





2025

CITY OF LABELLE

Comprehensive Plan 2025-2050

Table of Contents

~~Introduction~~ Vision ____ ~~3~~26

Chapter 1: Future Land Use Element ____ ~~26~~27

Chapter 2: ~~Traffic Circulation~~ Mobility Element ____ ~~46~~47

Chapter 3: Housing Element ____ ~~50~~51

Chapter 4: Infrastructure Element ____ ~~57~~58

Chapter 5: Conservation Element ____ 65

Chapter 6: Recreation and Open Space Element ____ ~~73~~73

Chapter 7: Intergovernmental Coordination Element ____ 77

Chapter 8: Capital Improvements Element ____ 80

Chapter 9: Concurrency Management ____ ~~86~~87

Chapter ~~9~~10: Public School Facilities Element ____ ~~89~~90

Chapter 11~~10~~: Economic Development Element ____ ~~90~~101

Chapter ~~11~~12: Private Property Rights Element ____ ~~103~~106

Definitions ____ ~~104~~107

~~Table of Contents~~
List of Maps~~, Figure & Tables~~

Map Series ~~114~~

Map 1: Future Land Use Map ~~115~~

Map 2a: Traffic Circulation (Level of Service) ~~116~~

Map 2b: Traffic Circulation (Maintenance Responsibility) ~~117~~

Map 3a: Water Service Overlay ~~118~~

Map 3b: Sewer Service Overlay

~~Map 4: Floodway 119~~

~~Map 5: Soils 120~~

Map ~~6~~4: Historic Locations ~~121~~

~~Map 7: Hendry School District Location Map, LaBelle Area 122~~

~~List of Figures & Tables~~

~~List of Figures~~

~~Figure I-1: City of LaBelle Location 4~~

~~Figure I-2: Annexed Lands Map 9~~

~~Figure I-3: Vacant Lands Map 10~~

~~Figure I-4(a) & (b): Outlying Mixed Use Re-Allocation Map 15~~

~~Figure I-5: Downtown District Conceptual 17~~

~~Figure I-6: Employment Village Location 18~~

~~Figure I-7: Residential Density Unit Potential (Existing) 19~~

~~Figure I-8: Residential Density Unit Potential (Proposed) 19~~

~~Figure I-9: Helm Road Extension Map 24~~

~~Figure 1-10: South LaBelle Community Conceptual Land Use Map 43~~

~~List of Tables~~

~~Table I-1: Population Projection 2000-2035 6~~

~~Table I-2: Age Distribution 6~~

~~Table I-3: Racial/Ethnic Change 1990-2000 7~~

~~Table I-4: Existing Residential Development Potential Per Land Use Category 11~~

~~Table I-5: Existing Commercial Development Potential Per Land Use Category 12~~

~~Table I-6: Existing Industrial Development Potential Per Land Use Category 13~~

~~Table I-7: Future Land Use Map Density Potential 20~~

~~Table 1-8: LaBelle/Hendry County Existing Recreational Facilities 22~~

~~Table 1-1: South LaBelle Community Development Summary 39~~

INTRODUCTION

I. PURPOSE OF THE COMPREHENSIVE PLAN

People often express concern about the future, the well being of their community and the quality of the environment they will leave for their children. There are many issues a community faces and many differences of opinion on how to handle them. One thing is certain: change will occur. Without planning for growth, we risk losing a quality of life that we have come to value as well as the loss of irreplaceable resources.

City planning enables a public process for identifying the issues that affect us the most, for developing a mutual community vision to serve as a guide for addressing those issues, and for public discussion of alternatives and solutions. Planning can also preserve the heritage and small town qualities of LaBelle, as it enhances its economic viability and natural resources.

The City's Comprehensive Plan provides its citizens with a tool to help ensure a diversity of opportunity for jobs, housing, transportation and recreation. Planning for growth results in public improvements that LaBelle may otherwise be unable to accomplish. It provides an organized means of reaching the goals set forth by the community.

This plan establishes a logical, well thought-out set of guidelines and development policies that will guide public and private development within the community. It will provide policies that the Board of Adjustments, Parks and Recreation Board, School District Board, Local Planning Agency (LPA) and the City Commission may use to make decisions in order to fulfill a collective vision for LaBelle.

State Statute requires government entities to review and as needed, update their Comprehensive Plan every seven years. This process is known as the Evaluation and Appraisal Report, or EAR.. The EAR process provides opportunity for local government to identify issues or concerns within their community, and to update the goals, objectives and policies of the Comprehensive Plan in response to these concerns.

The 2011 Comprehensive Plan Amendment is a result of the EAR process, and will update the 1997 Comprehensive Plan. The City of LaBelle and surrounding areas have experienced unprecedented development pressures over the past 10 years. This plan is intended to guide the City in its planning efforts over the next 25 years. It will provide the tools that the City may use to preserve and enhance its existing qualities while allowing it to reach its fullest potential as a community.

With a population close to 4,600 the City of LaBelle is located on the northern border of Hendry County, approximately 32 miles east of Fort Myers (the closest metropolitan area and located in Lee County), 50 miles east of the Gulf of Mexico and approximately 92 miles west of West Palm Beach (Palm Beach County). LaBelle is bound by Glades County to the north, Palm Beach County to the east, Collier County to the south and Lee County to the west, and encompasses approximately twelve square miles. It is the site of the county seat of Hendry County and the only urban area of any size in western Hendry County and southern Glades County. As such, LaBelle provides the commercial base for an area that reaches beyond the corporate limits of the City into surrounding Hendry and Glades Counties.

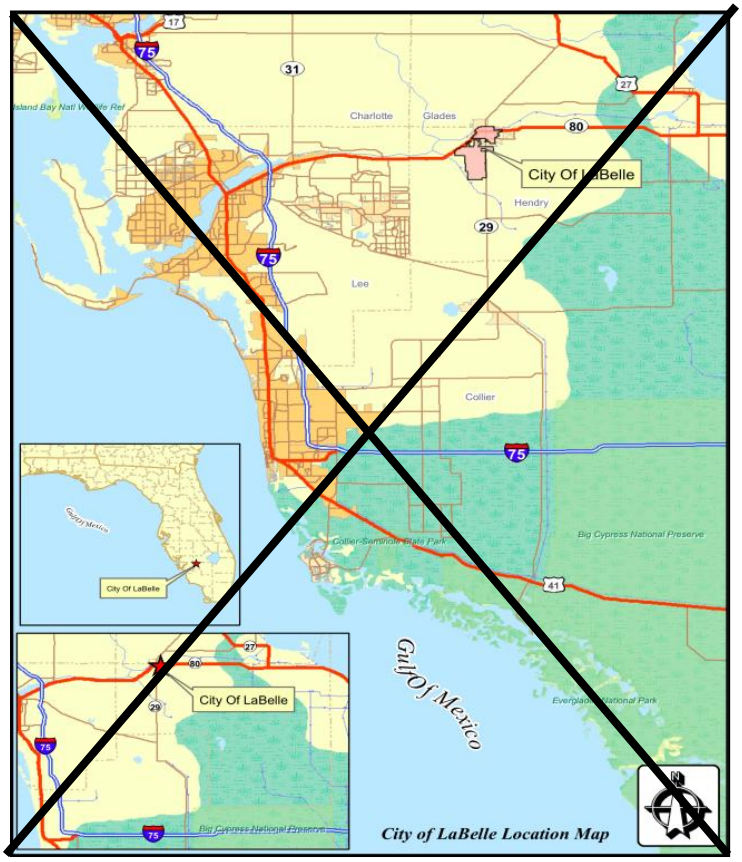
Two major state roads, State Road (SR) 80 and State Road 29, bisect the City. SR 80 (Hickpochee

~~Avenue) connects the east and west sides of Southern Florida (Fort Myers to West Palm Beach) while SR 29 connects travelers north and south from SR 27 to Everglades City.~~

~~The City's small town atmosphere and pleasant neighbors are clear reasons many reside in LaBelle. The vast majority of the city is nestled amongst its mature oak trees that extend to the striking natural feature that borders the northern boundary of the city, the Caloosahatchee River.~~

~~From September through June, millions of boxes of oranges, grapefruit and specialty citrus are trucked to and through LaBelle as southwest Florida has become Florida's fastest growing citrus production area. The "gulf" region, which includes Charlotte, Collier, Glades, Hendry and Lee Counties, currently produces about 25% of Florida's total annual citrus crop and contributes over $1 billion to the Southwest Florida economy[1].~~

~~Figure 1-1: City of LaBelle Location Map~~



~~[1]Greater LaBelle Chamber of Commerce Website~~

II. ISSUES LEADING TO REVISIONS TO THE COMPREHENSIVE PLAN

Evaluation of the City's Comprehensive Plan began in the summer of 2008. Through a series of public workshops and hearings, as well as ongoing meetings with established boards, staff, the Local Planning Agency and the City Commission, began the Comprehensive Plan Evaluation Process.

Prior to the initiation of the evaluation process, the City completed a visioning exercise to create a Downtown Redevelopment Plan. This project, through surveys, stakeholder interviews, workshops and public meetings assisted in identifying a vision not only for the downtown area of LaBelle, but the community as a whole. The input received as part of this process has been incorporated into the establishment of a vision for the City of LaBelle, and has formed the basis for identification of the growth needs and desires of the community.

Participants were asked to identify those aspects of the community they particularly cherished and to also identify issues of concern or in need of improvement. The participants noted that a desirable future for LaBelle included:

- Downtown as a focal point;
- Maintaining small town charm and friendliness;
- Providing a diversity of jobs and educational opportunities;
- Preserving of the oak tree canopy, and
- Improving water quality



The desires identified through these public participation exercises uphold the City's current vision as identified in the comprehensive plan, to:

- embrace the importance of agribusiness as a viable mean dos economic growth and support the expansion of agriculturally based activities;
- support the addition of other clean industries, especially "green" technologies and renewable energy;
- create a balanace between the urban and natural environment, i.e., oaks, indigenous vegetation and the Caloosahatchee River;
- encourage a mix of housing, recreation and job opportunities;
- become a vibrant, self-sustained employment center, and
- maintain the small town atmosphere, and

III. DEMOGRAPHIC CHANGES

Change In Population

The City's 2000 population was established as 4,210 residents according to estimates from the University of Florida Bureau of Economic and Business Research (BEBR mid-range). Recent publications from BEBR in April 2009 show a net increase of 359 residents increasing the City's population to 4,569. This represents a growth rate of just less than 1% per year, which is in keeping with the historic growth rate for the City.

There are planning efforts currently underway that may increase the rate of growth in future years. The annexed area of the City now known as South LaBelle Community is currently under review for development approval for a Development of Regional Impact (DRI) of approximately 1,018 acres, representing the first phase of the project. The application proposes development of 2,500 residential dwelling units. Additionally, Hendry County recently received funding for the extension of Helms Road. This project will provide an additional east/west corridor connection between State Road 29 and State Road 80, and borders the northern property line of the South LaBelle Community Phase I area. It is anticipated that construction of this corridor will attract various development opportunities to this area, resulting in an increased rate of growth.

Table I-1: Population Projection 2000-2035

Year	Projected Population
2000	4,210
2009	4,569
2010	4,600
2015	4,763
2020	4,956
2025	5,471
2030	6,040
2035	6,669

Source: BEBR, Florida Estimates of Population, 2009; Office of Economic and Demographic Research, U.S. Census Bureau
[1]City Growth Rate based on .07% per year to 2024, then 2% per year to 2035

As a result of these pending projects, Table I-1 assumes an increase in growth rate of 2%, beginning in 2025. This change represents an average increase in population of 113 persons per year. Based on the current household occupancy of 2.71 persons per household, this growth would result in an average annual housing growth rate of 41 dwelling units, which could be accommodated through both infill and new development areas.

Age Distribution

The median age in LaBelle is 36, indicating that LaBelle is not only a retirement destination, but sought after and suitable for young families.

Table I-2 provides a comparison of age groups for LaBelle, Clewiston, Hendry County and the State of Florida. This table indicates that the percentage of population by age group in LaBelle aligns with the percentages both county and state-wide.

Table I-2: Age Distribution

Age Group	LaBelle	Hendry	Florida
Under 5 Years	327 (6.8%)	3,863 (6.9%)	1,127,695 (6.9%)
18 & Over	3,581 (74.3%)	27,835 (74.1%)	13,007,459 (74.1%)
65 & Over	879 (12.4%)	5,553 (12.4%)	2,756,230 (12.4%)

Source: U.S. Census Bureau Profile Of General Demographic Characteristics, 2000

Racial/Ethnic Make Up

The racial/ethnic make-up of LaBelle did not change significantly between 1990 and 2000. Table I-3 reflects the most significant increase to be among the Hispanic population.

Table I-3: Racial/Ethnic Change 1990-2000		
Race/Ethnicity	**1990**	**2000**
White	76.6%	75.1%
Black	12.7%	12.3%
Other Races (Non-Hispanic)	<1%	<1%
Total Hispanic (All Hispanic)	9.6%	12.5%

Source: U.S. Census Bureau Profile of General Demographic Characteristics, 1990 and 2000

IV. HOUSING CHARACTERISTICS

The Shimberg Center for Affordable Housing data indicates there were 1,759 total housing units existing in the City in 2000, with the majority of units being single-family dwellings.

In 2005, 76% of the housing units in LaBelle were owner-occupied and 24% were renter-occupied, and approximately 17.2% of all housing units in the City were vacant.

The majority of housing units in LaBelle were built between 1970 and 1980, comprising 56% of the housing inventory. Shimberg data indicates that in 2000, of the occupied units, 366 were renter-occupied and 597 were owner-occupied. 36% of the renter-occupied units and 20% of the owner-occupied units represented a cost burden of 30% or more. In other words, 56% of the residents occupying housing units in LaBelle spend 30% or more of their income on housing.

Approximately 11% of the housing units are considered overcrowded, meaning they house more than one person per room. The state average is 6.5%.

While LaBelle has no formal program for encouraging the development of affordable housing units, during the housing boom of 2000-2006, the City did attempt, through new development proposals and developer agreements, to provide for either on-site project specific affordable housing units or fees in lieu of actual units. The fees in lieu of would provide a funding source that the City could then use as a means of developing affordable housing projects in targeted areas of the community. Unfortunately, most if not all of the new developments have not come to fruition limiting the City's ability to move forward with possible housing programs.

V. CHANGES IN LAND AREA

The rural, stable environment of LaBelle has provided minimal increase in its population. It was not until recent years that the City experienced any type of development interest due, in part, to the major build-out efforts along the Southwest Florida coastline.

Since 2002, LaBelle has annexed approximately 5,982 acres into the City, primarily through four voluntary annexations. The most significant annexed area is now known as South LaBelle Community and is comprised of approximately 5,280 acres. A comprehensive plan amendment for this community was approved by the City Commission and finalized by the State Department of Community Affairs (FDCA) in 2005. South LaBelle Community is proposed as a mixed-use community approved for 15,840 residential units, 1 million square feet of commercial development and over 300,000 square feet of industrial land uses. This development also includes a 300-acre civic component. The focus of the annexation is to accommodate new development while expanding the city's ad valorem and other tax revenue by creating a mix of housing types and additional commercial and industrial uses to subsidize the existing commercial uses in the City.

The impact of these privately initiated annexations was not anticipated in the existing Comprehensive Plan. The majority of these lands have been re-designated from Hendry County Agricultural lands (1 unit/5 acres) to newly created land use categories of higher density and intensity (average 2.8 units/acre). While this increase in density and intensity is considered low for an urbanized area, the overall development potential that has been added to the City is quite significant.

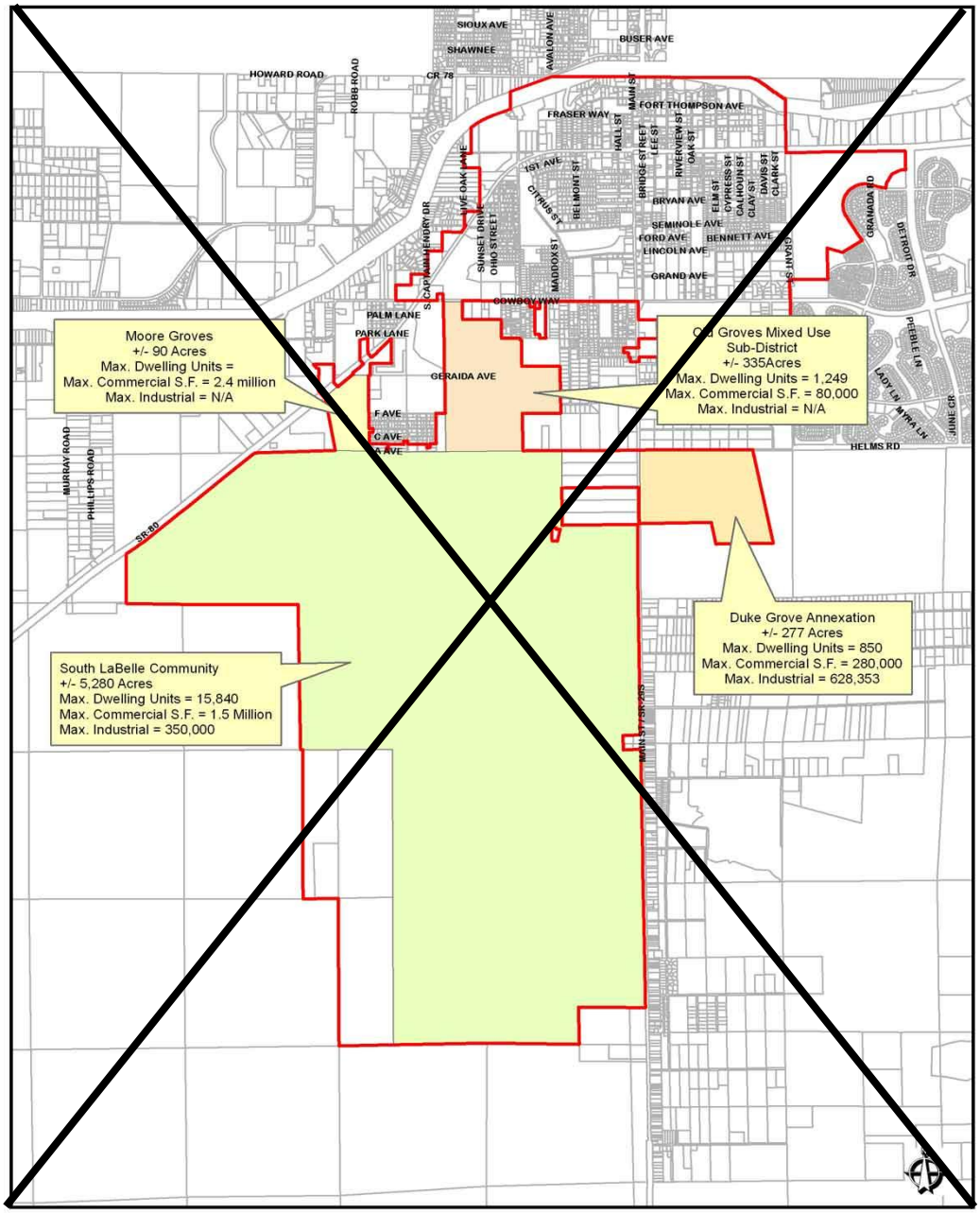
Prior to these annexations, the City of LaBelle was approximately four square miles in area. Today, with the addition of these annexed lands, the City's area has grown to approximately twelve square miles, more than doubling the size of the City.

Additionally, the City's population potential, prior to these large annexations would have provided for approximately 8,300 additional residential dwelling units, or 22,493 residents (at 2.71 persons/unit). The additional density associated with the annexed properties combined with the existing density allocations within all of the land use categories, provides for a potential dwelling unit count of approximately 25,752 or a population potential of 69,787.

It is important to keep in mind that these figures are reflective of a maximum build out potential based on current allowable densities. This potential is more than likely unachievable, as there are multiple factors that must be considered in providing a maximum density to land. Issues such as environmental preservation, water management and economy of scale are examples of issues that directly affect the ability or the desire to develop to this potential.

Intentionally Left Blank

~~Figure 1-2: Annexed Lands Map~~

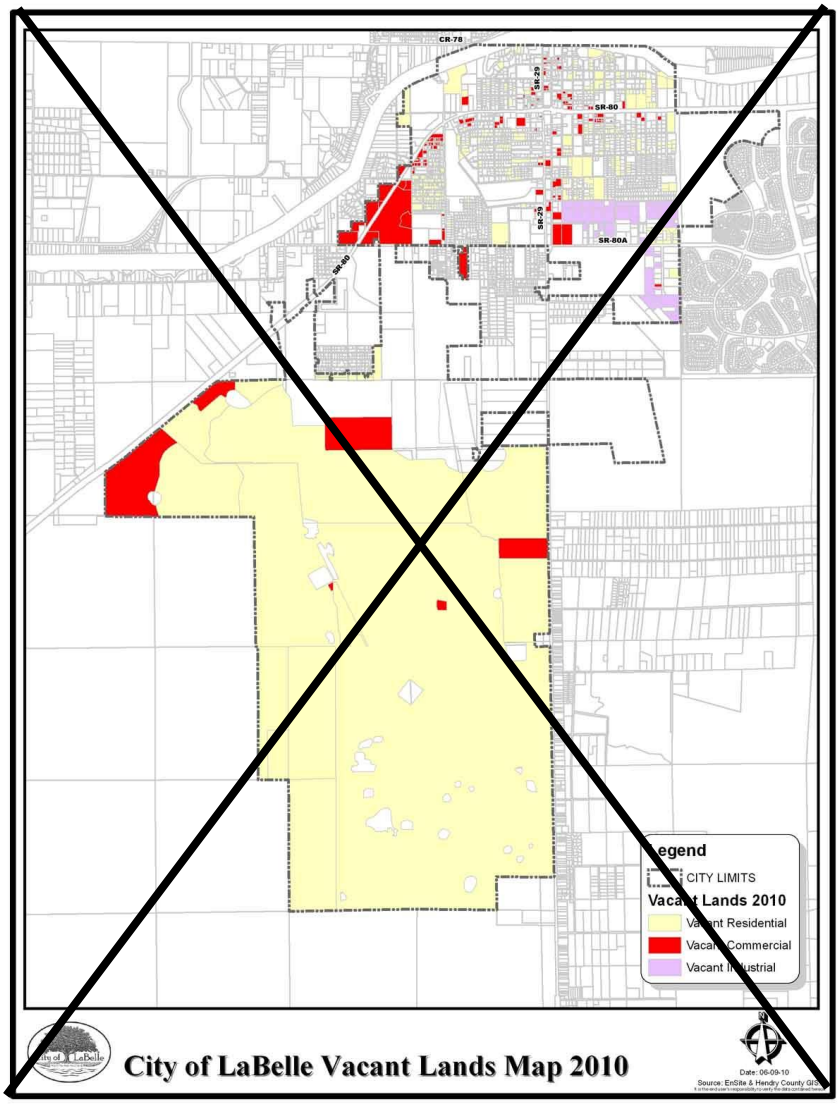


~~Vacant Land for Future Development~~

~~The greatest challenge for the City of LaBelle in pursuing a mix of land uses is not to lose the ability to provide adequate and appropriate opportunities for business and industry by allowing conversion of~~

potential industrial lands to housing and related uses. As of January 2010, only 560 acres of the ±9,201 acres that comprise the City of LaBelle are designated for industrial use, or about 6 % of the entire City. Approximately 50% of these lands are located within the South LaBelle Community land use designation. There is a need for larger acreage industrial lands that will accommodate more significant industry in a way that will assist the City in revenue generation, employment opportunities and economic sustainability.

Figure I-3: Vacant Lands Map



Source: City of LaBelle Planning Department

While there is more than adequate land available for residential development, the majority of available land falls into land use categories that are representative of lands located on the edges of the City rather than its central core. For purposes of discussion, the City's "core" represents the original downtown and the immediate residential areas as identified in the City of LaBelle Downtown Plan. In this respect, the current land use pattern and associated densities encourage a spreading of the City at a relatively low density. These

factors, combined with the ease of development on large, vacant parcels, encourages the movement of populations outward rather than inward, thereby creating challenges in providing a level of population needed to sustain the core of LaBelle and its re-development.

Residential Lands

Prior to the annexations of the past few years, the City was comprised of approximately 600 acres of vacant land. Today, the majority of these lands consist of scattered, small, single-family infill lots located within established neighborhoods served by existing infrastructure. The more recently annexed lands consist primarily of larger parcels located on the edges of the original city limits and typically located outside of the service areas for water and sewer. The combination of these two different land types equates to approximately 6,600 acres of vacant land within the city limits. Over 65% of these vacant lands are available for future residential development. The annexed lands have significantly added to the residential development potential of LaBelle, and more than adequately provide for future residential growth.

Table I-4: Existing Residential Development Potential Per Land Use Category

Future Land Use Category	Total Acres	Residential Developable Acres	Density per Comp. Plan (units/acre)	Vacant Residential Acres	Potential Housing Units
Residential Suburban	±650.8	±650.8	6		3,904
Residential Urban	±173.6	±173.6	15		2,604
Outlying Mixed Use	±380.4	±266.3	6	±318	1,597
Downtown District	±55.8	±55.8	5		279
Old Groves Mixed Use	±332.9	±322.9	3.8		1,249
South LaBelle Community	±5,209.1	±4,812.5	Ranges from 2.5-15	±4,812.5	15,840
Commercial	±431.7	0	0	0	0
Industrial	±260.0	0	0	0	0
Public	±533.7	0	0	0	0
Other	±1,173.0	0	0	0	0
Total	**±9,201.0**	**±6,282**	**0**	**±5,130.5**	**25,752**

In an effort to counter this sprawling effect, increases in density to the land use categories that are central to the survival and re-development of the core of LaBelle. At the same time, a reduction in density allocation has been made in areas of the community where existing densities have not been met or are not desired. The result is a minimal increase to the existing residential development potential citywide.

It is hoped that this will attract and provide for a concentration of population that will reinvigorate the downtown area and provide continued support of its merchants and activities. While the current land use plan more than accommodates a future population, the idea is to re-direct the population to the built areas of the community that need it to survive.

Commercial Lands

There are approximately 1,035 vacant acres available for commercial development within the City. Typically, 15 to 18 percent of the lands in small rural towns are developed commercially[v]. This is partly due to the low demand for new or converted retail or business space. While business opportunities may change, they are not dependent on an increase in population for growth.

The City of LaBelle has approximately 245 acres of existing commercially developed lands. This acreage, combined with vacant commercial land provides for a commercial land use area of ±1,280 acres, or approximately 14 percent. This indicates that additional commercial land area should be considered to support the economic growth of the City.

Table I-5: Existing Commercial Development Potential Per Land Use Category

Future Land Use Category	Total Acres	Commercial Developable Acres	Vacant Commercial Acres	Potential Commercial Development @ 9,000 s.f./acre*
Residential Suburban	±650.8	0	0	0
Residential Urban	±173.6	0	0	0
Outlying Mixed Use	±380.4	±114.1 (30%)	±198	5,253,300
Downtown District	±55.8	±55.8	-	-
Old Groves Mixed Use	±332.9	±10	-	-
Commercial	±431.7	±431.7	-	-
South LaBelle Community	±5,209.1	±837.5	±837.5	1,500,000**
Total	**±7,234.3**	**±1,449.1**	**±1,035.5**	**6,753,300**

Source: City of LaBelle Planning Department

* Square feet per acre is based on local industry standard and accounts for other site design criteria such as parking, stormwater management and open space.

** Per Future Land Use Designation

Source: 'The Small Town Planning Handbook, 3rd Edition; Thomas L. Daniels, John W. Keller, Mark B. Lapping, Katherine Daniels James Segedy; Planners Press, 2007

A common-sense method of determining commercial area needs is to determine the ratio of existing commercial area to existing population. Assuming that the need for additional commercial area will increase at the same ratio in the future, a projection of additional commercial lands can be made[v]:

Population in 2010: 4,600
Existing Commercial Acreage: 1,449

1,449/4,600 = .31 acres per person

Population Projection for 2025: 5,440

5,440 persons x .31 acres = 1,632 acres – 1,449 existing acres = 183 additional acres needed by 2025

While this exercise provides a base from which to determine commercial acreage needs, it is important to keep in mind that most small communities in rural areas exhibit slow change and low demand for new commercial space. Therefore, a common sense approach should apply. At the same time, there is a trend nationwide of commercial chains and big box retailers to seek raw land that allows them to build to their corporate specifications. While accommodation of this trend may be necessary to attract these businesses, the community should remain focused on the redevelopment of its core area.

Industrial Lands

Of the 260 acres of industrial lands within the City of LaBelle, approximately 129 acres are vacant (see Table 1.6). This represents approximately 50% of the existing industrial acreage, indicating that additional lands may not be needed. While the amount of industrial area appears adequate, the challenge is in providing parcels that are large enough to support major industry. The existing vacant industrial properties range in size from approximately .5 acres to 8.9 acres and are inadequate for major industrial development. An industrial expansion area that is comprised of a minimum of 20 acres is needed to attract such industry and should be located where there is ease of access, availability of infrastructure and immediate permitting potential. A business park concept is ideal in that it incorporates these components through master planning, addressing development challenges upfront, thereby reducing problems as industry becomes attracted to the area. While major industry does not make up the largest percentage of local employment in small towns, new opportunities do exist and are attracted to rural areas where costs are typically less and quality of life is often considered better.

Table I-6 – Existing Industrial Development Potential Per Land Use Category

Future Land Use Category	Total Acres	Industrial Developable Acres	Vacant Industrial Acres	Potential Industrial Development @ 15,000 s.f./acre*
South LaBelle Community	±5,209.1	±300	±300	350,000**
Industrial	±260.0	±260	±129	3,900,000
TOTAL	**±5,469.1**	**±560**	**±429**	**4,250,000**

*Square feet per acre is based on local industry standards and accounts for other site design criteria such as parking, stormwater management and open space.
** Per Future Land Use Designation

The annexed land area and associated density has brought challenges to the City's rural community. At the time of the annexations, the City welcomed the potential growth of their community, bringing with it economic development opportunities and revenue. While the economic potential associated with such

development is real, the recognition of the challenges that the City has to face regarding its ability to maintain its small town quality of life has become a concern.

Changes to Future Land Use

In an effort to limit the continuation of a sprawling development pattern and to increase opportunity for economic development, the analysis above has formed the basis for changes to the Future Land Use Map as well as of the land use designations, with the goal of re-directing populations to the core of the City and increasing the opportunity for managed commercial and industrial development. The discussion below highlights these changes.

Residential Land Use

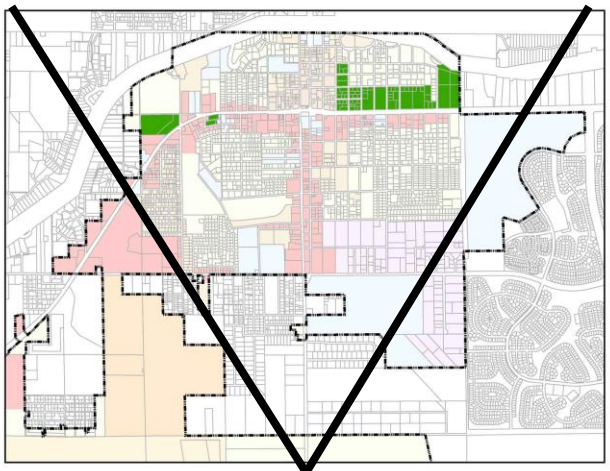
While it has been established that there is no need to accommodate additional population, there is a need for re-allocation of existing densities to ensure that compact development will occur in areas:

- where there is existing infrastructure,
- where populations are needed to support existing and future commerce,
- where pedestrian mobility can be optimized,
- where land patterns exist that already form the basis to accommodate increased densities and walkability.

The original downtown area of LaBelle provides the ideal land pattern for concentration of density where block sizes exist that allow for comfortable walking distances and businesses are a mix of or can be a mix of personal services, entertainment, restaurants, offices and boutique shops. Increased density in this area is further supported by the findings and guidelines established in the 2008 Downtown Plan.

Outlying Mixed Use District

The Outlying Mixed Use and Downtown Districts make up the majority of land use categories that fall within or adjacent to the core of the City. As a result, these two land use designations have been revised to encourage a mix of uses, compact development patterns and a substantial increase in density to support the re-development of this area.



~~Figure I-4(a) Existing Outlying Mixed Use Re-Allocation~~



~~Figure I-4(b) Propose Outlying Mixed Use Re-Allocation~~

~~Previously, the Outlying Mixed Use category provided for a blanket density of six (6) units per acre with an intention of mixed use as its prime purpose. This category now provides for three density categories that are established based on parcel size. Through land pattern and parcel analysis, it has been determined that the Outlying Mixed Use category is an applicable category for several different areas of LaBelle where a mixed development pattern should be encouraged, but where the characteristic of development differs from the core of LaBelle. In this regard, the density and intensity of allowable development is based on parcel size categorization. Because parcels in the core area are the smallest in the land use designation, qualification for applying higher density and intensity are established based on the land use designation, qualification for applying higher density and intensity are established based on parcel size at the time of this amendment, rather than parcel size at the time of development. In this way, it is hoped that future aggregation of land for development will not be discouraged or considered penalized by such efforts.~~

~~The changes to the Outlying Mixed Use District result in a potential increase in dwelling units from 1,597 to 3,120. Maps I.4 (a) and (b)shows the re-allocation or concentration of the Outlying Mixed Use category in the core area of town, with some overspill into locations of the City that can begin to form mixed-use nodes rather than strip development. This concentration of population will serve to support future commercial development.~~

~~Downtown District~~

~~The Downtown District (DWD) was established in the early 2000's as a mixed-use district that targets specific properties within Downtown LaBelle. The intent of this district is to create and enhance the historic area of~~

the City, allowing for integration of uses. Bonus densities and intensities are used as incentive to increase compact urban form. While this is a common approach to attracting development, because downtown is a key focal point of the community and its success is dependent on ample population, the DWD has been revised to establish a density which provides for a maximum of eighteen (18) dwelling units per acre. In this manner, encouraging the re-development of this area at a density that brings populations to the core of LaBelle is established. This increase in density is largely a re-allocation of dwelling units from other residential land use categories of the City. The elimination of a special process for increasing density will hopefully attract and encourage re-development of this area.

The current base density in the DWD will allow for a maximum residential density of 279 single-family dwelling units or 558 multi-family dwelling units. The proposed change in density will provide for a maximum of 1,004 dwelling units. Please refer to Map I.5 on page 17 depicting the DWD.

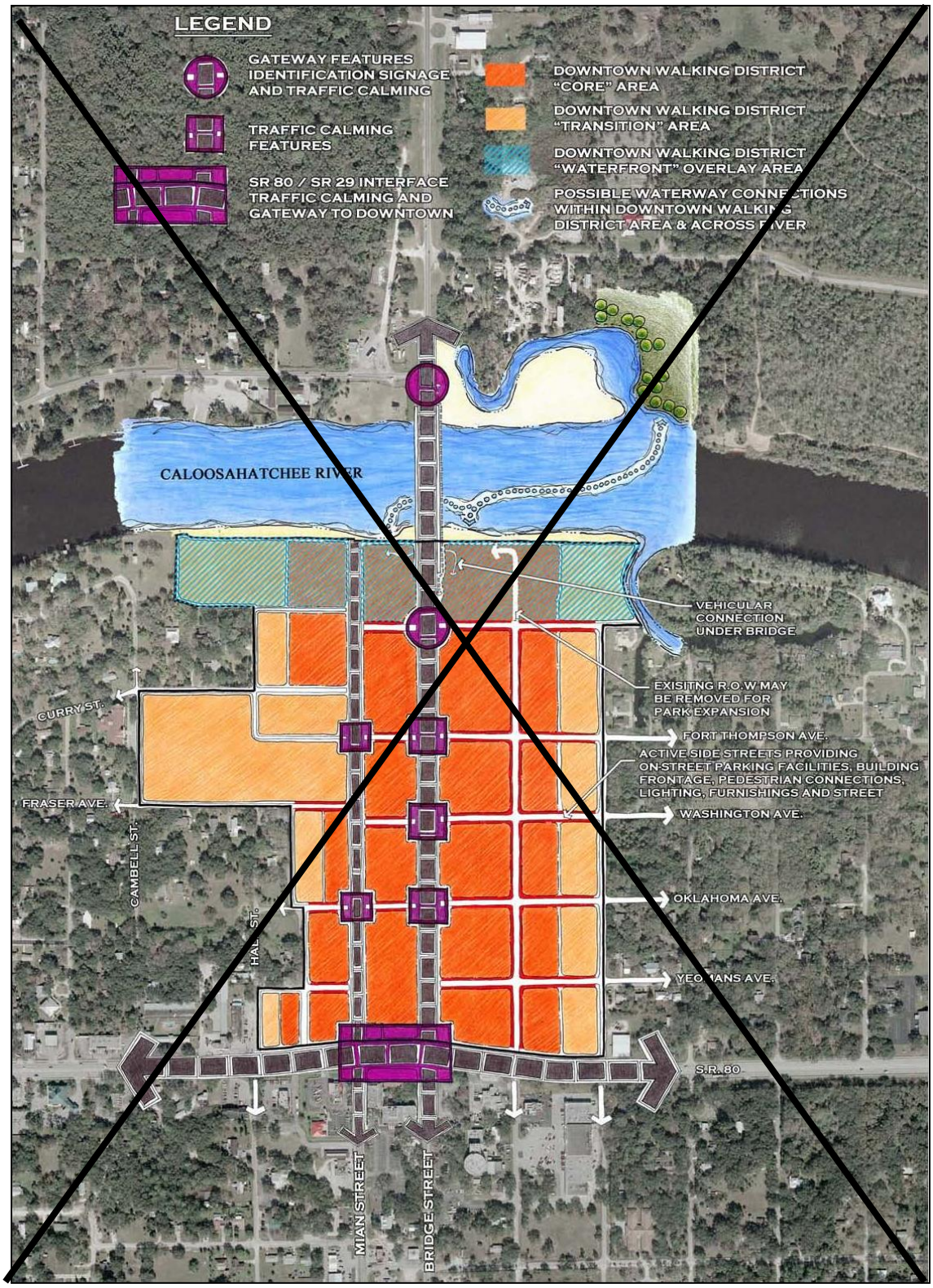
Employment Village District

The 2010 EAR amendments include the creation of a new land use category to be referred to as the Employment Village District. This land use category is envisioned as a zone for employment generating business and industry with limited new residential development. This category targets a mix of uses with emphasis on commercial and industrial development, and builds upon the goal of strengthening the overall economic viability of the City.

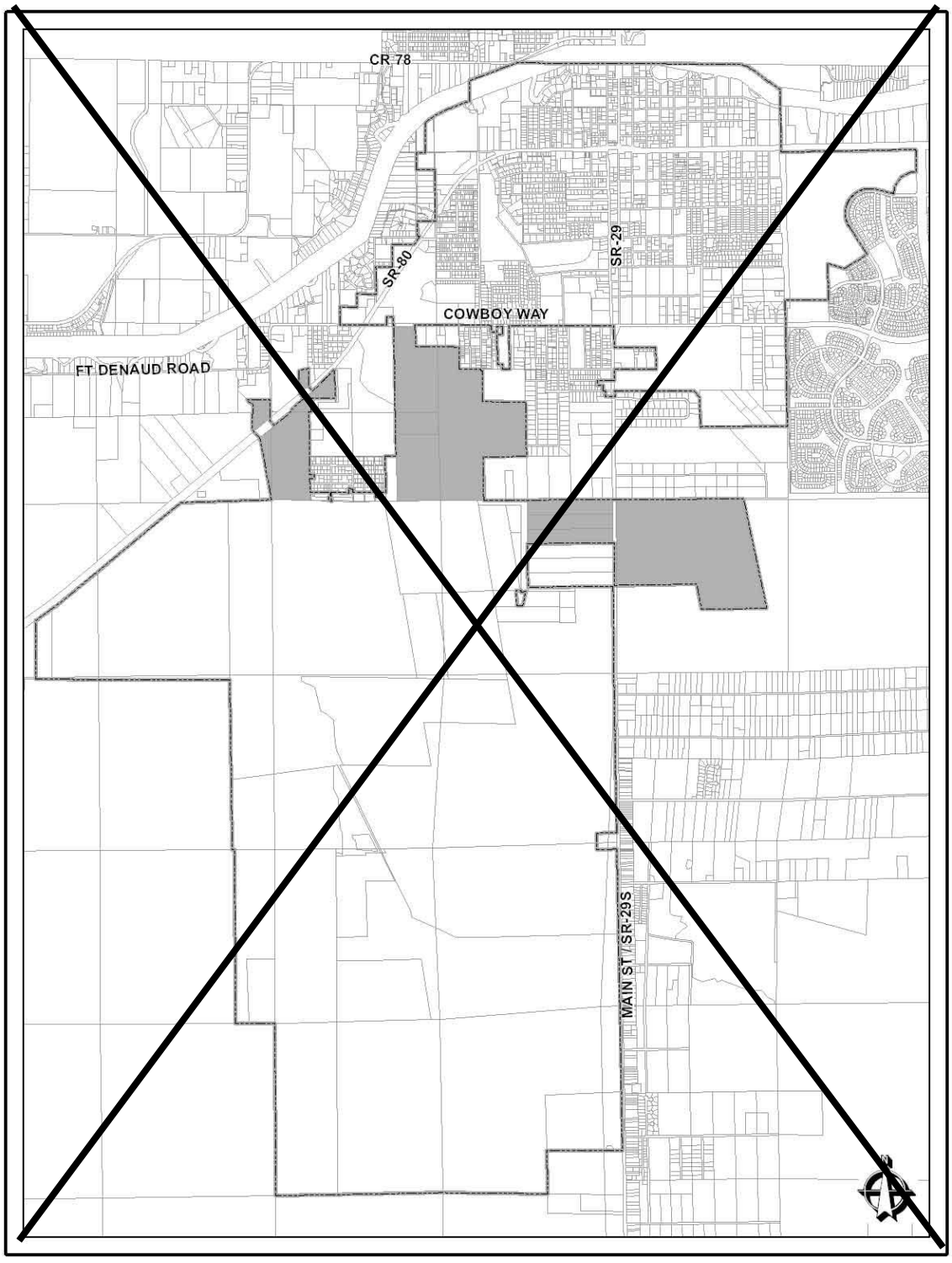
This District does include a small allocation of residential density with the intent of encouraging a mixed-use environment where residents both live and work. Residential development will be limited to multi-family units, encouraging innovative, affordable housing types such as lofts and live/work units.

The total acreage in this land use category is ±792.8, however residential development is limited to a maximum of 30%, equating to approximately 237.8 acres. With a proposed density of three (3) units per acre, the maximum dwelling unit potential is 713. Please refer to Map I.6 on page 18, which depicts the locations of the Employment Village District land use category.

~~Figure I-5: Downtown District Conceptual Plan~~



~~Figure I-6: Employment Village Location Map~~



Summary

The proposed changes to the Outlying Mixed Use and Downtown District Future Land Use categories is an attempt to attract residential development to the existing areas of LaBelle that can best support and address a need for an increase in population. The Employment Village land use district is designed to focus development of new industry in a mixed use environment that offers alternative housing types to the single family dwelling.

Figures I.7 and I.8 below demonstrate a higher concentration of residential density potential in those land use categories located in or in near proximity to the core of LaBelle, as compared to the existing residential allocation.. These charts further demonstrate that the proposed change in densities reduce the potential number of dwelling units, thereby reducing the overabundance of population accommodation. Under the current density allocation, the dwelling unit potential is 25,473 or a population of 69,031 (based on 2.71 persons per household). The revised density and re-allocation efforts will reduce the number of potential dwelling units by 1,618 to 23,855, thereby reducing the population accommodation to 64,647. The changes to the land use designations with regard to encouraging compact development while addressing an over-abundance of residential density allocation has been achieved.

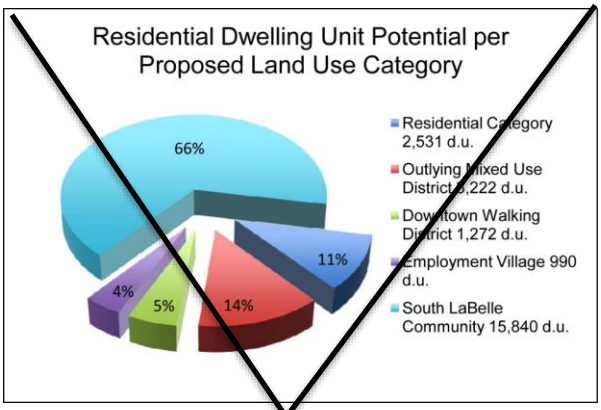


Figure I-7: Residential Density Unit Potential (Existing)

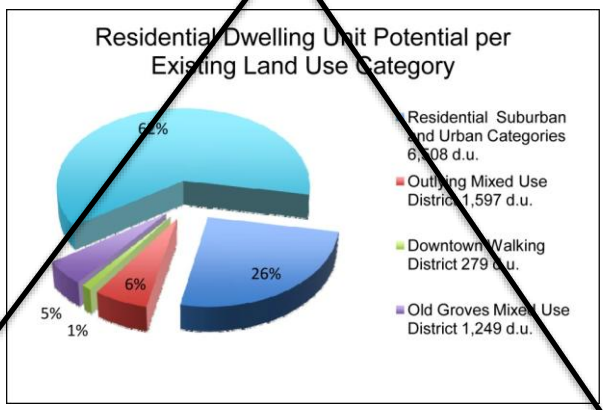


Figure I-8: Residential Density Unit Potential (Proposed)

Table I-7: Future Land Use Map Density Potential			
Future Land Use Category	Acres	Proposed Density	Total Dwelling Unit Potential
Residential	853.9	3	2,560
Outlying MU	-	-	-
<8 acres	144.6	16	2,311
8-16 acres	21.1	14	295
> 16 acres	102.6	6	615
Commercial	142.9	*2	285.8
DWD	70.7	18	1,272
Industrial	258.1	0	0
Public	577.9	0	0
Employment Village	237.8	3	713.5
South LaBelle Community	4,812.5	varies	15,840
TOTAL	**9.273**	-	**23,892**

*The B-1 (Business Professional) zoning district allows for very limited residential development as part of its neighborhood commercial mixed use concept.

VI. DEMANDS OF GROWTH ON INFRASTRUCTURE

Potable Water

The City of LaBelle provides potable water within the City as well as within certain unincorporated areas of Hendry County. The current level of service for potable water is 137 gallons per capita per day of treatment capacity on an annual average basis. Currently, the City's Level of Service for potable water is 275 gpd/ERC (gallons per day/Equivalent Residential Connections).

The City's existing water treatment plant has a 999,999 gallons per day capacity and is thirty-plus years old. Maintaining the quality of water to meet today's standards has become a challenge. Additionally, while the existing plant is adequate to serve existing customers, if new developments are proposed for the future, the existing plant capacity will need to be expanded.

In 2009, the City received funding assistance to construct a 750,000 gpd nano-filtration plant to improve it water treatment abilities, thereby improving water quality. While this system does not add additional capacity, in 2010, the City received additional funding for the construction of a 1.5 mgd

reverse osmosis facility. Completion of construction of this facility is anticipated in 2013. The new facility will not only further assist in addressing water quality issues, but will secure availability of potable water for future development.

Sanitary Sewer

The City of LaBelle provides sewage collection, transportation, and treatment service within the City as well as within unincorporated areas of Hendry County. The current level of service for sanitary sewer is 100 gallons per capita per day.

Currently, the plant's operating capacity is .33 MGD. Its maximum permitted capacity is .75 MGD. The plant capacity is adequate to service its existing customers, and has excess capacity to accommodate future development based on the current growth rate of the City. The larger annexed areas of the City will require expansion of service lines and depending on the rate of growth, may require capacity expansion for build out.

Solid Waste

The existing landfill includes approximately 1,734-acres located in the southeast corner of Hendry County, north of SR 82, and is shared with Hendry County, Lee County and the City of LaBelle. The Landfill has available capacity to serve the needs of the County for 20 years.

The current level of service for solid waste for the City is approximately 3.5 pounds per capita per day. In May 2009, the City implemented a recycle program. While this program is in its early stages, participation has been quite good. The addition of recycling will further reduce the amount of solid waste begin transferred to the landfill, thereby further reducing the burden on its capacity.

Drainage

The City and the Florida Department of Transportation (FDOT) provide drainage facilities within the city limits. The current level of service for drainage facilities system capacity is a historic discharge for a 25 year-3-day storm event.

While the primary function of the FDOT drainage system is to service state roadways, there are portions of the city that use this system as well. However, the ditch system often referred to, as "City Ditch", located to the east of the City, just outside of the city limits, is a major drainage system managed by Hendry County.

The Comprehensive Plan provides for cooperation and coordination of the City with the South Florida Water Management District to determine the necessity and feasibility of drainage improvements by the City should improvements be warranted.

Recreation and Open Space Facilities

Because of the rural nature of the area, the City and Hendry County provide joint recreational facilities on a countywide basis rather than as separate entities. An existing Hendry-LaBelle Recreation Board consisting of representatives from the County Commission, the City of LaBelle and the Hendry County School Board handles facilities and needs. This organization works closely with private entities such as the LaBelle Rotary Club, LaBelle Youth Athletics and various neighborhood groups.

~~The City does not have backlogged needs for recreational facilities to achieve the Level of Service Standards set forth in the Comprehensive Plan. Furthermore, the projected population growth of the City does not require the acquisition of recreational facilities to maintain concurrency with the Level of Service Standards. The current inventory of parks and recreational facilities are listed in Table I.8.~~

Table I-8 LaBelle/Hendry County Existing Recreational Facilities

	Hendry County Facilities[1]		LaBelle Facilities[1]	
	Name	**Acres**	**Name**	**Acres**
Neighborhood Parks	AA Thomas Park 1	0.83	Barron Park	2.50
	AA Thomas Park 2	1.65	Euclid Ave Playground	0.40
	Big Cypress Rec Area[2]	5.00	Ford Park Rec. Area	2.40
	Harlem Civic Park	4.08	Frazier Ave. Park	10.30
	Hookers Point Park	1.00	LaBelle Elem. School	1.00
	J. Singleton C. Center	1.00	LaBelle Middle School	0.10
	Joe Culver Park	0.23	Seminole Playground	0.10
	People Who Care Park	1.12	Sunset Park	0.40
	L-1 Canal Park	0.33	Water Plant Park	4.00
	Lions Park	1.00	Kid Jones Park	2.50
	Office	0.30	Old Daniels School Park	1.00
	Young Men's Park	1.83		
	TOTAL:	**18.37**	**TOTAL:**	**24.70**
Community Parks	Bob Mason Park	3.00	LaBelle Boat Dock	0.16
	Felda Community Center	2.00	Captain Hendry House	5.47
	Hendry-LaBelle Sports	9.00	SFWMD Park	99.00
	LaBelle Nature Park	10.33	New B-Ball Complex	37.15
	LaBelle Rodeo	20.00	Soccer Complex	10.00
	New B-Ball Complex	17.85		
	Pioneer Plantation	10.00		
	Soccer Complex	13.00		
	Soccer Complex	6.44		
	TOTAL:	**91.62**	**TOTAL:**	**151.78**

~~Source: [1]Hendry County Evaluation and Appraisal Report, 2008 and City of LaBelle, [2]Florida DEP's Recreation Facility Inventory. NOTE: Several parks are listed under multiple names; however total acreage does not take into account any duplications. Multiple Listed Parks Include: Joe Culver = Euclid Avenue Playground = Sunset Park; Hendry-LaBelle Sports = Sports Complex; Kid Jones Park =Ford Park; Old Daniels School Park = J. Singleton C. Center. Neighborhood parks (2 to 5 acres per 1,000 population) and community parks (5 to 20 acres per 1,000 populations~~

The City would like to improve pedestrian and bicycle connectivity to provide for safe routes for all of its residents and visitors. There are a significant number of migrant workers who live in or near the City who are dependent on alternative forms of transportation. The City should also consider a Safe Routes to School program to ensure safe travel for children. Additionally, the City has opportunities to provide scenic pedestrian/bicycle routes, which could be used to promote an element of tourism. These routes can incorporate the historical features of the City as well as the enjoyment of its canopy of oaks, the Caloosahatchee River and the local eateries while adding diversity to the economy of LaBelle.



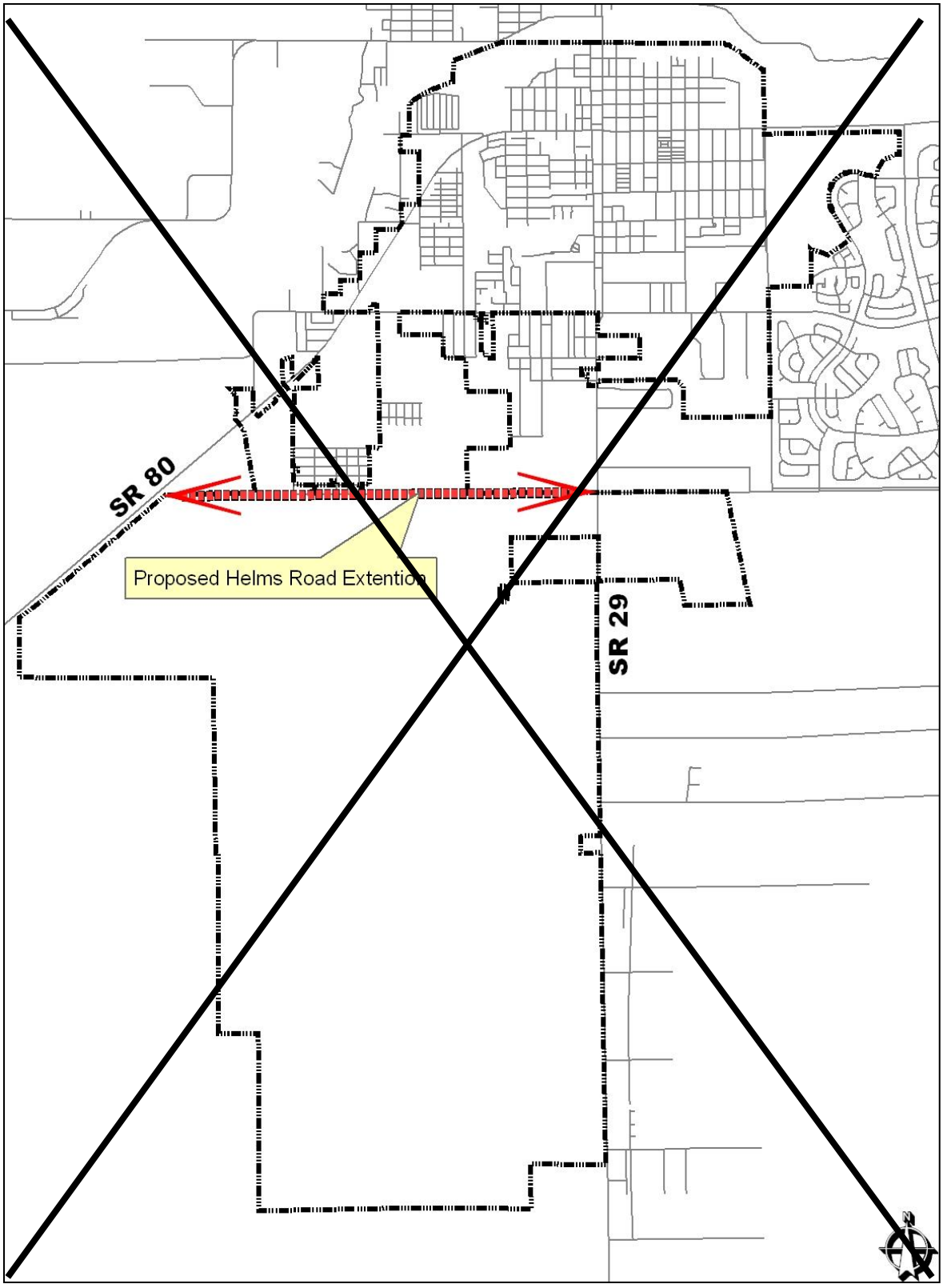
Transportation

There are no new transportation facilities required within the City to maintain Level of Service Standards or overcome existing deficiencies. However, general improvements to existing roadways are planned at locations throughout the City on a priority basis as determined by the City Commission. Such improvements will include street paving and extension of Helms Road. In its first phase, the Helms Road extension will provide direct access from the proposed Edison College campus to State Road 80, completing the connection to State Road 29 in the second phase. This roadway extension will not only provide access to the proposed college campus, but will eventually become a significant east/west connection between the two major state roadways. Additionally, the roadway will provide access to the South LaBelle Community land use designated area. Please refer to Map 1.9 on page 24, which demonstrates the location of the Helms Road Extension.

Safe Routes to School program to ensure safe travel for children. Additionally, the City has opportunities to provide scenic pedestrian/bicycle routes, which could be used to promote an element of tourism. These routes can incorporate the historical features of the City as well as the enjoyment of its canopy of oaks, the Caloosahatchee River and the local eateries while adding diversity to the economy of LaBelle.

Intentionally Left Blank

~~Figure I-9: Helms Road Extension Map~~



Public Education Facilities

LaBelle is the county seat for Hendry County, and thus is the center of governmental activities, including the School Board. The district administrative offices are also housed in the City of LaBelle.

In 2009, the City adopted a Public School Facilities Element into the Comprehensive Plan to establish a framework for the planning of public schools.

Classroom availability in public schools is now a prerequisite for the approval of residential construction. Level of Service is defined as 100% of the Florida Inventory of School Housing (FISH) capacity. The Hendry County School District (District) is required to submit a 5-10-20 Year Work Program to the Department of Education, outlining improvements necessary to maintain Level of Service standards and address any deficiencies.

The District currently has ancillary facilities in LaBelle, which could be expanded if needed, and should be adequate unless major development occurs in this area of the County. (Source: Hendry County Public School Facilities Element, 2008 and Hendry County EAR, 2008)

The District as a whole is operating at 108% of permanent capacity. To address this existing shortfall, the District has included additional modular classrooms in the 5-Year Work Program. However, reliance on portable classrooms is not a permanent solution. The district's most pressing backlog of deficiencies is its inventory of aging portable classrooms, which for the most part exceeds the 20-year life expectancy for these structures. Therefore, projects in the 10 and 20-year plan include new permanent student station capacity to reduce the capacity backlog currently addressed with portables.

VII. SUMMARY

In recognition of the negative impacts of economic influences have had on Hendry County's agriculture economic base the vision for Hendry County anticipates a gradual shift in focus, particularly in Western Hendry County, from an agricultural base to a more viable means of economic growth. This is particularly true for the urbanized setting of the City of LaBelle. Economic development includes the need to promote industries that create a diverse economy, a skilled workforce and well-paying jobs. As equally important is having adequate lands to accommodate future development.

The 2010 EAR proposes extending the planning period of the Comprehensive Plan from 15 years (2025) to 25 years (2035). Planning the long range growth of a community requires an extended view into the future and increases the reality of achieving the community vision via established goals, objectives and policies. Combined with the slow-down of economic growth of recent years and the changing direction of growth in the future, it is difficult to anticipate the actual needs and demands for the City within a relatively short planning period. Additionally, the extension of the planning period better aligns the City with the planning period of Hendry County as a whole.

In summary, the City's desire to plan for the future direction of its economy while sustaining its small town charm reaffirm its place as the unique community that it is. Its location along two major roadway corridors, the re-development opportunities associated with the downtown, and the larger parcel annexed lands can be used as catalysts to attract new and more significant industry that will bring well-paying jobs and increased educational opportunities. By managing growth of the community in a succinct and orderly fashion, the City will prosper and preserve the rural character that it is known for.

CITY OF LABELLE VISION

The Vision of the City of LaBelle City Commission and its citizenry is rooted in its rich agricultural heritage, small-town charm, neighborly values, evolving opportunities for balanced economic growth, and the deep commitment to preserve the City's abundance of natural resources.

This Comprehensive Plan will guide the City through the year 2050 in a manner that protects what is important and central to the community's identity, while providing a framework for local prosperity for all citizens. Through its implementation this Plan will foster a community where every resident feels valued, connected, and proud to call the "City Under The Oaks" their hometown.

Chapter 1

FUTURE LAND USE ELEMENT

Purpose of the Element

The City of LaBelle's *Future Land Use Element* presents a framework for decisions about land use and development patterns. The Element defines goals for providing vibrant urban corridors, active public spaces, and enhanced neighborhood character. Policies and implementing actions seek to maximize development opportunities that respect established neighborhoods and historic assets and promise to stimulate social and economic activity. This Element provides a means of achieving a more sustainable environment through compact development patterns, contemporary building and landscaping practices. The *Future Land Use Element* provides the foundation for all other Elements of the Comprehensive Plan to create a cohesive and precise vision of the future of the community.

The Goals, Objectives, and Policies (GOPs) of the *Future Land Use Element* guide future growth in the fine balancing act between individual development rights and community benefit. Implementation of the Comprehensive Plan is an important component in preserving and reinforcing the City's pattern of development, preventing urban sprawl, and preserving historic and natural resources in order to create a more sustainable urban environment. Therefore, the GOPs must be far-reaching enough to encompass the full range of community vision, while allowing the necessary flexibility required by the rapidly changing social, economic, and technological landscape. Balancing growth with economic sustainability will become paramount in a time of increasingly limited resources. While the need to ensure a logical development pattern serves as the primary purpose, another purpose of the Element is to preserve existing historic resources. These resources define the character of LaBelle, giving it a connection to the past and helping to define its unique sense of place. The Future Land Use Element therefore seeks to document, protect, and enhance these resources.

Additionally, the *Future Land Use Element* seeks to protect important environmental resources. Protection of these resources is especially important given LaBelle's location on the Caloosahatchee River. The protection of the River serves not only the natural world, but also the built environment through the mitigation of risk from natural disasters.

The *Future Land Use Element* also seeks to protect existing residential areas. These areas can be subject to pressures ranging from conversion to inappropriate commercial use to increase densities not in keeping with the existing character. The Element seeks to recognize these pressures and balance personal property rights with the community's best interests, through policies that seek to minimize the impact of these outside pressures on residential communities.

The *Future Land Use Element,* through the establishment of Goals, Objectives, and Policies seeks to codify the desired vision of the City of LaBelle. This vision will govern the logical pattern for continued growth and development in accordance with the State of Florida Comprehensive Plan.

GOAL 1.0: ENSURE THAT LAND USES ~~AND~~ FUTURE DEVELOPMENT AND REDEVELOPMENT ARE GUIDED IN A MANNER TO PRODUCE SUSTAINED AND WELL-PLANNED GROWTH, WHILE MAINTAINING LABELLE'S SMALL TOWN CHARACTER THROUGH THE PROTECTION OF EXISTING RESIDENTIAL NEIGHBORHOODS, PROMOTION OF ITS HISTORIC DOWNTOWN, AND ENHANCEMENT OF THE CITY'S NATURAL AND PHYSICAL RESOURCES. ~~AND WITHIN THE CAPABILITIES OF THE NATURAL, PHYSICAL AND HUMAN RESOFURCES OF THE CITY.~~

Objective 1.1: Efficient Management of Land Resources

The City will protect and promote the health, safety, and welfare of all citizens of LaBelle through proper and efficient management of land resources and the careful evaluation of proposed development and redevelopment based upon consistency with this Plan.

Policy 1.1.1: The City will ~~establish~~ continue to ensure compatibility is reviewed as an important ~~one of the~~ criteria in the review of development and redevelopment proposals.

Policy 1.1.2: The City will protect and enhance the fabric and character of neighborhoods by maintaining Zoning regulations that ~~are consistent with the Comprehensive Plan, by enforcing code provisions and by fostering redevelopment through a comprehensive process of economic facilitation.~~ create opportunities for economic development and growth, while maintaining compatibility with existing, established neighborhoods.

Policy 1.1.3: The City will protect and enhance natural resources ~~and~~ that serve as community amenities through careful evaluation of impacts during the development review process and by coordinating review efforts with other pertinent agencies.

Policy 1.1.4: The City will assure that services and facilities are provided at the adopted level of service concurrent with existing and future demand.

Policy 1.1.5: The City will regulate development to mitigate potential flood-related hazards in flood prone areas through compliance review during building permit application review.

Policy 1.1.6: The City will require the availability of water and sewer and other facilities and services for which there are level of service standards concurrent with growth.

Policy 1.1.7: Future development shall be coordinated with topography, soil conditions, and availability of facilities and services as established in the Comprehensive Plan.

Objective 1.2: Balanced ~~Urban~~ Growth

Facilitate a compact ~~urban~~ and compatible development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in mixed-use land use designations.

Policy 1.2.1: The City will promote varied and balanced growth to enhance the community both fiscally and physically, providing for housing and employment needs.

Policy 1.2.2: The City will maximize the use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations, particularly focusing on redevelopment of the Downtown.

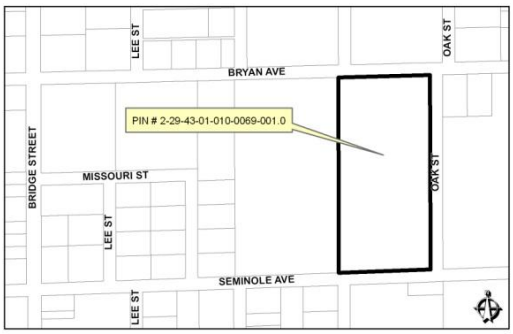
Policy 1.2.3: Existing agricultural uses may continue ~~until issuance of a building permit is completed~~. as permitted under the agricultural zoning district and Land Development Code. The conversion of lands for agricultural usage will be carefully evaluated for compatibility with the established land use patterns and public investment in infrastructure.

Policy 1.2.4: The Future Land Use Map will specify the desired development pattern for the City through a land use category system that provides for the location, type, density and intensity of development and redevelopment.

Objective 1.3: Future Land Use Categories

Continue to promote LaBelle as a desirable place to live, work and play, by establishing future land use categories that promote economic development while retaining the character and quality of life of the community.

Policy 1.3.1: The **Residential** future land use category ~~Residential lands~~ is designated in ~~are~~ those areas of the City that are used predominantly for housing and are comprised mostly of existing single-family, duplex, or ~~quadraplex~~ in limited cases, multi-family development. These areas are largely defined by their linear street pattern and historic subdivisions plats ~~average lot size of .45 acres~~. Other uses that are consistent with residential character may be permitted subject to the requirements of the land development regulations. Examples of potentially compatible uses include, but are not limited to, houses of worship, community group homes, parks, golf courses, libraries, schools, and day care centers. The maximum residential density for this land use category is three (3) dwelling units per gross acre. Residential equivalent uses for Assisted Living Facilities and similar group housing will not exceed four (4) beds per dwelling unit. Non-residential uses allowed by the land development regulations will not exceed a floor area ratio (FAR) of .30.



An exception to the residential density allocation of three (3) units per acre will apply to ~~property known as "The "Mathew Kutty Property", identified as PIN #2-29-43-01-010-0069-001.0. This property is comprised of approximately 7.5 acres and has a current land use designation of Residential-Suburban, allowing a maximum residential density of six (6) units per acre. In good faith, the property owner has moved forward with rezoning and development planning based on the current density of six units per acre. Therefore, density allocation for this property will remain unchanged.~~ properties zoned R-2, R-2T and R-3 as of December 31, 2026. For such properties, development will be permitted in accordance with

the regulations of the zoning district per the Land Development Code.

Policy 1.3.2: The **Outlying Mixed Use** future land use category is established to provide for integrated planned developments where a mixture of land uses are permitted and encouraged. The most appropriate land uses for this area will continue to be residential with neighborhood and general commercial uses permitted at locations that meet the sub-category standards as described herein. ~~No more than 30% of the total area of the Category will be used for single use commercial development, and no more than 70% will be used for single use residential development.~~

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

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

- Allowable uses in this land use category include residential, office, commercial, ~~artist studios~~, personal services, transient accommodations, institutional, and recreation ~~and parks~~. Uses will be integral to, oriented within and function as part of a mixed-use project. Free-standing, unrelated out-parcel type uses or strip commercial development is strongly discouraged.

- Project design should include uninterrupted pedestrian connections, internal roadway systems to reduce impacts to offsite areas, open space and recreation facilities, public/common spaces in relationship to key project uses, bicycle facilities, and an overall pedestrian friendly environment. Vehicular, pedestrian, park and open space connectivity within and with adjacent developments is considered essential in the effort of avoiding development of isolated areas of the City. Such integration will be designed so as to increase the interaction between uses, to reduce the need for automobile use within the development, as well as the reduction of off-site automobile trips attributable to the development, and to encourage the provision of shared infrastructure. Parking areas should be located internal to the development, rather than along the street frontages. Site design will discourage increased traffic through established residential neighborhoods.

- A minimum of 30% of the project acreage will remain as natural preserve, open space, lakes, park area or public space such as plazas or courtyards.

- Within this category, density and intensity for mixed-use projects shall be calculated as follows:

  Horizontal Mixed-Use: Mixed-use developments where residential and non-residential uses (commercial, office, industrial) are not mixed within structures.

  Density. The number of residential dwelling units or equivalent residential units contained within the mixed-use project shall be divided by the gross residential acreage of the

development site (not including the non-residential acreage).

Intensity. The gross square footage of the non-residential buildings shall be divided by the total gross non-residential acreage of the development site.

Common areas containing shared infrastructure (roads, water management, buffers) shall be calculated proportionately based upon the percentage of the site allocated to residential and non-residential uses.

Vertical Mixed-Use: Mixed-use developments where residential and non-residential uses (commercial, office, industrial) are integrated within the same structure.

Density. The total number of residential dwelling units or equivalent residential units contained within the mixed-use project shall be divided by the gross acreage of the entire development site.

Intensity. The gross non-residential building floor area shall be divided by the total gross acreage of the entire development site.

- 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.

Neighborhood Center: Parcels Up to 8 Acres

Neighborhood Centers will be limited to 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. Commercial development will have a floor area ratio (FAR) of 0.75. 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

Town Centers provide for higher intensity retail, office, and service uses. The Town Center sub-category provides proper location for larger establishments that will generally service most if not all of the community of Labelle. Allowable non-residential uses in this sub-category include residential, commercial, retail, personal services, offices, hotels/motels, institutional, public/semi-public and recreation and parks. Industrial uses are not permitted. Town Centers are comprised of slightly larger parcels that typically exist on the edges of the core of LaBelle. Commercial development will not exceed a floor area ratio (FAR) of 0.75. Non-residential uses will be concentrated along major street frontages, and will have direct access to a collector or arterial street with interconnection between developments strongly encouraged. Access to a local street is strongly discouraged.

Regional Center: Parcels Greater Than or Equal to 16 Acres

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

Planned Unit Development (PUD) Application – Required

Projects in the Outlying Mixed Use Category that require rezoning approval, must be rezoned through the Planned Unit Development (PUD) process. Projects that comply with the underlying zoning district and all applicable regulations in the Land Development Code do not require PUD rezoning. 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.

The master development plan (not a bubble plan) will 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 residential component(s) are integrated with the other uses in the development;
- Sufficient information to demonstrate the relationship between, and compatibility of, the commercial and residential uses within and adjacent to the development;

- Demonstration of vehicular and pedestrian connectivity to adjacent properties/developments as well as public rights-of-way, and
- An architectural concept that suggests proposed building style.

A narrative will be included that provides discussion of:

- The functional relationship between the residential component and anticipated demand for this housing;
- 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 plan categories or non-residential land uses.
- Request for bonus density, if applicable detailing how the project meets the criteria listed in this Policy.

Policy 1.3.3: The **Downtown District** future land use category ~~This land use district~~ is primarily intended to encourage, support, and enhance Downtown LaBelle as the urban core ~~most high-intensity office and employment area~~ of LaBelle with the highest densities and intensities, subject to conformance with the form-based code contained in the Land Development Code and compatibility with established surrounding single-family neighborhoods. The Downtown District supports mixed-use (office combined with hotel, residential, and other uses) development as important components of the area's vitality. Emphasis is on the integration of commercial, residential, entertainment, civic, institutional and public spaces, multi-modal access, and activated public spaces to promote social interactions and a strong sense of place. A broad array of compatible uses, including retail, restaurants and cafes, residential, office, cultural, educational and indoor recreation is permitted, with active ground floor uses.

The Caloosahatchee River and Barron Park will serve as the key focal points of the Downtown, essentially becoming the downtown's front porch. Building intensities will support small town urban design as well as provide livability goals such as walkability and community gathering places, and will build upon the natural features and historic assets of LaBelle to promote richness and diversity.

The Downtown District will:

- Ensure an overall balance of uses that furthers downtown's role as a premier, commercial, civic, cultural, and visitor center for the City of LaBelle and Hendry County.

- Foster a diverse mix of uses to support ~~a~~ a lively and dynamic core that compliments the small town character and ~~urban~~ lifestyle.

- ~~Incorporate the development concepts and guidelines established in the City of LaBelle Downtown Plan, adopted November 18, 2010 into the Comprehensive Plan.~~

- Become a compact but intense office/commercial and employment hub, with a strong government, financial, retail, and visitor-serving orientation, while permitting ~~high density~~ denser

residential development than permitted elsewhere in the City to provide vitality during non-work hours and opportunities for residents to both live and work in the Downtown.

- Allow a diverse range of retail establishments of any size in the Downtown Core area, as established in the Downtown Plan, provided they are integrated developments that maintain a pedestrian orientation and active street frontage, and discourage block consolidation or street closure.

    - » Enhance livability through the preservation of the street grid system.
    - » Provide for a pedestrian friendly context.
    - » Protect public views of significant features within and adjacent to the downtown, such as the Caloosahatchee River and the Hendry County Courthouse.

- Encourage the integration of a mix of uses that will incentivize the redevelopment of the area and provide service and support uses to ensure availability of essential services within downtown.

    - » Will have a maximum FAR (Floor Area Ratio) of 1.0.
    - » Require commercial (such as offices, live/work units, galleries) retail, restaurants, and other similar active commercial uses at the ground level along designated streets in the Downtown Core, as established in the Downtown Plan.

- Encourage higher residential density that will provide a population significant enough to support redevelopment.

    - » Will have a maximum residential density of 18.0 units per acre and will be limited to multi-family unit types with an emphasis on mixed-use buildings.
    - » Achieve a residential population that is comprised of people of diverse incomes to create vitality, a market for broad support of services and opportunities for living close to jobs and future transit.

- Preserve the historic nature of the downtown area.
- Preserve and enhance public space and natural features.
    - » Encourage the development of smaller open spaces, including public plazas, fountains and pocket parks to supplement Barron Park and to provide local focal points and diversity in the built environment.
    - » To the greatest extent possible, require preservation and incorporation of existing oak trees into the redevelopment efforts of the downtown from both private and public development efforts.
    - » Encourage the position of outdoor/pedestrian oriented activities, including seating and/or café's where appropriate.

Policy 1.3.4: ~~Commercial Land Use Category~~ The **Commercial Land Use Category** applies predominantly to lands located along the street frontages of State Roads 80, Cowboy Way and 29 South. This land use category may also be appropriate along portions of Helms Road. This land use category accommodates commercial, retail and office uses that are more auto oriented due to scale and typology, while ~~respecting~~ emphasizing ~~the~~ pedestrian and alternative transportation modes through land development code requirements ~~design standards~~.

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

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

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

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

Policy 1.3.5: ~~Industrial Land Use Category:~~ The **Industrial Land Use Category** is designated for facilities which assemble, market and distribute products, engage in research and development ~~or~~ ancillary commercial uses. Multi-tenant industrial uses as well as office space that is accessory to a primary industrial use is allowed. ~~Heavy industrial uses that have significant nuisance or hazardous effects are excluded from this category~~. ~~Specifically, the City finds~~ ~~m~~Mining is prohibited. ~~to be a significant nuisance and therefore is not a permitted use in the Industrial Land Use Category~~. ~~Commercial retail and~~ ~~r~~Residential uses are not permitted within this Category.

The maximum Floor Area Ratio (FAR) in this Category is limited to 1.0.

Policy 1.3.6: The **Employment Village Category:** ~~This land use category~~ is envisioned as a zone for employment-generating industries and businesses that co-exist with existing and limited new residential development. This category targets a mix of uses with emphasis on industrial development, and builds upon the goal of strengthening the overall economic viability of the City. The residential units in this category are ~~primary~~ primarily multi-family dwellings, such as condominiums, apartments or live/work units.

Much of the land associated with this category is adjacent to or in near proximity to either existing residential development or areas with density allowances that more than adequately address population accommodation for the City. Rather than treat each "village" as an entity within itself, the goal of this land use category is to provide employment opportunities city-wide. Developments within this category will be viewed as smaller villages within the larger village of LaBelle. Commuting city-wide is minimal. While the ideal land use pattern for this category might provide for a higher residential density in an attempt to reduce off-site vehicular trips and provide for convenience to work, the reality is that the City of LaBelle has more than enough density potential allocated under the current Comprehensive Land Use categories and the

focus over the course of this planning period should concentrate on providing larger land masses that will attract substantial commercial and industrial development. This effort will assist in fulfilling the need for employment opportunities that might include training and higher wages for the existing population as well as future populations. The addition of residential dwellings and their support services within or in proximity to employment centers will provide some housing and commercial services near employment and reduce the number and length of vehicle trips for employees if connectivity is provided between these different uses. While the business, retail, and residential uses are physically located within a single master-planned development, the concept behind this land use category is to integrate these different uses into an urban mixed-use center similar in function to the traditional downtown, recognizing that this approach may not be practical in every employment center since there are some uses (e.g. certain types of manufacturing) that may not be compatible.

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

In recognizing that the industrial/commercial/residential mixed use concept is not always possible or practical, the requirement of public review and approval for development of these designated land areas helps to coordinate the juxtaposition of housing, employment, retail and other uses in a more typical mixed-use urban environment. The intention is that a good portion of the residents will work within the immediate employment district or nearby.

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

The following standards apply to this land use:

a. Allowable uses in this land use category include:

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

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

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

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

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

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

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

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

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

For example:

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

A narrative will be included that provides discussion of:

- 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.

Sub Policy 1.3.6.1: ~~Old Groves Mixed-Use Subdistrict:~~ The purpose of ~~this sub-district~~ the **Old Groves Mixed-Use Subdistrict** 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.

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

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.

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.

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.

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

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

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

A minimum of two (2) acres of land will be designated for a community facility with recreation and a swimming pool facility to serve the recreational needs of residents. A minimum of one (1) acre of usable land will be set aside to provide a neighborhood park adjoining existing lakes, greenbelt, and wetland areas in order to provide a variety of active and passive recreational opportunities for residents. The proposed community facility and park will be centrally located and will link with pedestrian and bicycle paths where appropriate in order to facilitate an integrated, functional network of accessible facilities which are convenient to residents. Development will be clustered away from wetlands, lakes and canals, and the open

area will be interconnected in a manner to incorporate greenbelts, where possible, around residential neighborhoods which will also provide paths, trails, and boardwalks where necessary that will serve the passive and active recreational needs of the community.

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

~~**Policy 1.3.7 Agriculture Use Category**~~

~~Agriculture lands are designated for properties that have recently been annexed into the City of LaBelle and are in current use for agricultural activities. Agricultural lands may not exceed a maximum residential density of one (1) dwelling unit per five (5) acres. Uses on land designated as Agriculture include: single-family residential dwelling units, ranching, crop farming including citriculture, silviculture, aquaculture, row crops and resource extraction industries.~~

Policy 1.3.8: ~~Public Use Category~~ Lands in the **Public Use Category** are characterized by public ownership or by private ownership of facilities that accommodate the general public. The Floor Area Ratio (FAR) for public uses will be limited to 0.5.

~~**Policy 1.3.8.1**~~
~~The City adopts by reference, the 2003 Edition of the International Property Maintenance Code as amended, to insure that existing development is not be allowed to deteriorate.~~

~~**Policy 1.3.8.2**~~
~~Future development shall be coordinated with topography, soil conditions, and availability of facilities and services as established in the comprehensive plan.~~

Policy 1.3.9: ~~South LaBelle Community Land Use Category~~ ~~This~~ The **South LaBelle Community Land Use Category** land use category will provide for a mix of housing, employment, educational, recreational and civic uses that will accommodate anticipated growth within Western Hendry County, while implementing innovative planning and environmental strategies that result in a strong economic base for the City of Labelle. Development in the South LaBelle Village Land Use Category will be guided by Exhibit A, Figure 1-1 (Conceptual Land Use Overlay Map), and will be subject to the following minimum standards to ensure a wide array of land uses are developed in a manner that is financially feasible and promotes compact development patterns.

Policy 1.3.9.1: Development in the South LaBelle Community Land Use Category will comply with the minimum and maximum densities and intensities set forth in Table 1-1 below.

Table 1-1: South LaBelle Community Development Summary

Land Use	Minimum development at build-out	Maximum development at build-out
Residential	5,280 du	15,840 du
Retail	200,000 square feet	1,000,000 square feet
Office (general and medical)	100,000 square feet	500,000 square feet
Light Industrial	N/A	3,000,000 square feet

Policy 1.3.9.2: Conceptual Land Use Framework. In order to provide guidance on the appropriate mix and location of land uses within the South LaBelle Community, and to update the City of LaBelle Comprehensive Plan Traffic Circulation Map, a generalized Land Use Overlay is established as Future Land Use Map, Exhibit A, Figure 1.1. Figure 1-1 projects generalized locations for land use areas to be implemented through the Planned Unit Development zoning district. The designations contained in this overlay are defined below. The land use areas are conceptual in nature and may be modified through the Planned Unit Development rezoning process subject to compliance with the Policy 1.3.9 and sub-policies contained herein.

1. Village Residential - will define areas that are primarily for residential uses. Village Residential uses may be developed at a density no greater than 2.5 dwelling units per gross acre. Clustering will be achieved as a result of a requirement for a minimum of 30% open space. Uses in the Village Residential category include both single and multi-family units, as well as town house, duplex and any other similar unit types, as well as public or private recreational facilities, and civic uses like schools, libraries, etc.

   Commercial uses up to a FAR of .25 are permitted to meet the needs of the adjacent neighborhoods.

   An area equal to 2% of the net residential acreage within the Village Residential category must be used for civic or active and passive recreational facilities, and will be interconnected with the remainder of the community via pedestrian connections.

2. Urban Residential – will define areas that are primarily for higher density residential neighborhoods, mix-used development, and supportive commercial uses, which are within proximity to other non-residential uses or arterial roadway corridors. Urban Residential areas may be developed at a gross density no greater than 10 dwelling units per gross acre. A minimum of 25% open space must be provided within this area. Uses include both single and multi-family units, as well as town house, duplex and any other similar unit type. In order to ensure a variety of lifestyle choices and price ranges, a minimum of 30% of the total units within the Urban Village shall be multi-family or townhome dwelling types.

   Non-residential uses are permitted in Urban Residential areas, limited to civic, active and passive recreation, and commercial uses to serve the needs of the adjacent neighborhoods. Commercial uses may be developed at a maximum Floor Area Ratio of 0.5.

An area equal to 2% of the net residential acreage of the Urban Village category must be used for civic or active and passive recreational facilities, and will be interconnected with the remainder of the community via pedestrian connections.

3. Commercial Activity Center - defines areas that are intended to meet the shopping, business and entertainment demands of the local and regional population.

   Commercial Activity Centers are required to have direct access to an arterial or major collector road. Development shall be limited to a maximum floor area ratio of 0.5, and must provide a minimum of 20% open space.

4. Resource Protection – defines areas that generally contain jurisdictional wetlands, or indigenous areas required for preservation of protected species, or other areas that have been set aside for the protection of natural resources. These areas are shown conceptually on Figure 1-1, and subject to verification and permitted by the appropriate state and federal agencies. Where possible, pedestrian connections shall be encouraged between the Resource Protection Areas and the developed areas within SLCLUC.
5. Civic uses, including but not limited to churches, institutional uses, public and quasi-public facilities and recreational uses may be permitted in any of the SLC land use categories, except Resource Protection, which is limited to passive recreational uses subject to state and federal permit approval.

6. Continued agricultural uses. Agricultural uses will be a permitted use in any land use category in the South LaBelle Community when zoned Agriculture (AG), or approved on an interim basis as part of a Planned Unit Development. Excavation and mining activities are also permitted subject to the AG zoning district requirements and regulations.

Policy 1.3.9.2 Performance standards. In order to ensure quality development, all development within the South LaBelle Community must comply with the following minimum standards and requirements.

a. **Planned Unit Development rezoning required.** All development within the South LaBelle Community, except for those uses permitted by the underlying Agriculture zoning district, must be rezoned to the Planned Unit Development zoning district.

b. **Timing of adequate public facilities and infrastructure.** All development with the exception of agricultural uses and interim public facilities and uses must connect to centralized water and sewer service. Prior to the issuance of building permits, the developer must demonstrate adequate public services and facilities to serve proposed development are available via written verification from Sheriff, the Fire District, EMS, Hendry County School District, or via interlocal agreement(s), special districts, community development districts, or other appropriate funding mechanisms.

c. **Phasing of non-residential and residential uses.** In order to ensure that a mix of uses is achieved, the following minimum non-residential square footages must be constructed within the South LaBelle Community prior to obtaining a certificate of occupancy for the corresponding number of residential units.

Maximum No. of Residential Units	Minimum Required Non-Residential S.F. (Building Floor Area)
1,000 Units	10,000 S.F.
2,000 Units	30,000 S.F.
3,000 Units	60,000 S.F.[1]

Note:

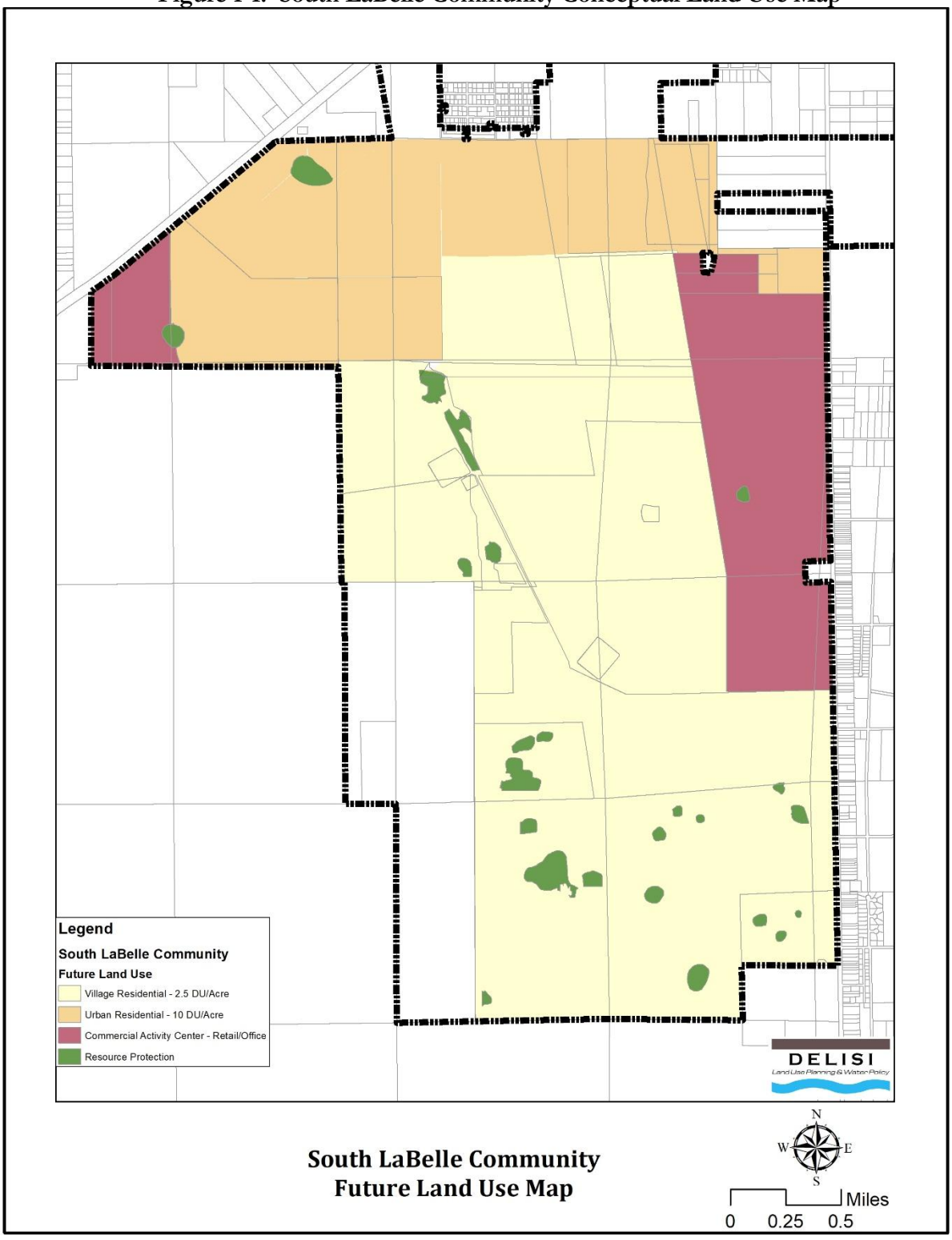
1. The residential and non-residential figures listed above are totals, and are not to be treated as cumulative numbers.
2. The following uses may be counted towards the completion of the non-residential requirement:
   a. any commercial use (office or retail)
   b. any active public recreational building (including recreational center and YMCA's)
   c. any civic use building (including but not limited to: church, community hall, meeting room, government offices)

d. **Development monitoring requirements.** The developer will be required to monitor all development occurring within the South LaBelle Community to ensure compliance with the minimum performance standards contained in Policy 1.3.9 and sub-policies. The PUD zoning ordinance shall contain appropriate conditions requiring the submittal of biennial reports, or other form of monitoring acceptable to the City, through project build-out. The monitoring reports shall demonstrate the amount of residential and non-residential development constructed within the South LaBelle Community as of the date of the report, and compliance with other minimum requirements including, but not limited to: open space, civic space, minimum and maximum densities and intensities, and the provisions of public services and infrastructure.

e. **Pedestrian and Bicycle Facilities.** All development shall be served by an internal transportation system that includes pedestrian and bicycle facilities, as evaluated through the PUD process.

Intentionally Left Blank

Figure 1-1: South LaBelle Community Conceptual Land Use Map



Objective 1.4: Energy Efficient Land Uses

Encourage and manage land use patterns in conjunction with innovative transportation strategies that serve to optimize energy conservation with sound economic, environmental, and social principles.

Policy 1.4.1: The City will encourage land use ~~projects and~~ patterns ~~in LaBelle~~ that result in reduced energy consumption by encouraging multi-modal accessibility, interconnectivity and FDOT's "Complete Streets Principles" contained in the FDOT Greenbook, as amended.

Policy 1.4.2: The City will make energy sustainability a primary consideration in decisions about land use, density, and design by:

- Analyzing existing policies, and developing new policies, rules and standards that create incentives to emphasize energy sustainability;
- Locating land uses to encourage walking, biking, and transit and to encourage greater accessibility to jobs and businesses;
- Designing density with amenities that encourage and reward the use of green criteria in the designs; and
- Applying ecological best practices to achieve green, safe, accessible, adaptable and engaging streets, parks, and public places.

Policy 1.4.3: New development will be encouraged to provide vehicular, bicycle and pedestrian connections to adjacent commercial development and to adjacent residential development, except when such connections are precluded by physical layout or environmental features.

Policy 1.4.4: The City will encourage clustered residential growth and higher densities, proximate to employment centers with multi-modal opportunities.

~~**Objective 1.5 Energy Generation**~~

~~Encourage energy production from renewable resources where feasible.~~

~~**Policy 1.5.1**~~
~~In coordination with energy suppliers, the City will investigate options for public/private partnerships in the generation of electricity from renewable sources such as roof top solar facilities.~~

Objective 1.6: Compatibility and Neighborhood Protection

The City of LaBelle's future land use map is comprised of a range of densities, all of which can be accommodated in the appropriate areas when the following policies and standards are met. All new development and redevelopment must be compatible with existing and planned surrounding development in order to protect the City's established residential neighborhoods and ensure a high quality of life for its residents. For the purposes of this objective, compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and

architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Policy 1.6.1: Locational standards. The density ranges set forth in this Element provide the general range of appropriate densities in each future land use category. Densities in the upper limits of the allowable density range will be evaluated as to the availability and proximity of the road network; centralized sewer and water services; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with neighboring land uses; and any other relevant facts affecting the public health, safety, and welfare.

Policy 1.6.2: Higher Density and Intensity Land Uses. Higher density and intensity development shall occur in urbanized areas of the City, generally near Downtown and the arterial roadway network. These developments are intended to provide for greater housing diversity, employment opportunities and a compact, mixed-use and multi-modal built environment.

Policy 1.6.3: Sensitive Site Design. Projects must demonstrate sensitive site design to address compatibility with the surrounding neighborhood. Such design may include but is not limited to: spatial separation between existing low-density uses and proposed higher-density uses through the use of open space, buffers, setbacks; consistent lot sizes and lot coverage requirements that align with abutting developed lots; limitations on building heights; performance standards; and other appropriate conditions of approval. Projects must demonstrate the transition of proposed densities within the project to the external boundaries, where proximate to established low-density residential neighborhoods.

Objective 1.7: Annexations

Coordinate with Hendry County on annexations to expand the City's tax base and ensure a compact municipal boundary for efficient provision of services.

Policy 1.7.1: Future Annexation Areas. The City will work with Hendry County to identify suitable areas for future annexation on the adopted "Future Annexation Area" Map to ensure continuous and efficient service provision.

Policy 1.7.2: Voluntary Annexations. The City will encourage voluntary annexation of properties located in the "Future Annexation Area" Map when legally feasible as outlined in Chapter 171, Florida Statutes.

Policy 1.7.4: Interlocal Coordination. The City will continue to pursue a Joint Planning Agreement or Interlocal Service Boundary Agreement with Hendry County to facilitate annexation of properties and will inform Hendry County of any annexation applications in a timely manner.

Chapter 2

~~TRAFFIC CIRCULATION~~ MOBILITY ELEMENT

GOAL 2.0: **PROVIDE AND MAINTAIN A SAFE, COORDINATED, EFFICIENT, AND COST EFFECTIVE MULTI-MODAL TRANSPORTATION SYSTEM. ~~FOR THE MOVEMENT OF PEOPLE AND GOODS THROUGHOUT LABELLE WHILE MAINTAINING COMPATABILITY WITH EXISTING AND POTENTIAL FUTURE LAND USES~~.**

Objective 2.1: Level of Service Standards

The City shall continue to maintain a safe, convenient, efficient, and diverse transportation system through the maintenance of level of service standards for all aspects of the system in accordance with Florida Statutes.

Policy 2.1.1: The City adopts the following peak hour level of service standards:

for SR 80, level of service "C",

for SR 29, level of service "~~D~~C",

for CR 80A (Cowboy Way), level of service "~~D~~C", and

for all other streets within the City, level of service "D".

Policy 2.1.2: Representatives of the City will work with representatives of Hendry County and FDOT to continue to monitor Level of Service on area roadways ~~the traffic count program~~ to determine the existing conditions and the need for improvements.

Policy 2.1.3: ~~The City will work with Hendry County and FDOT to maintain the appropriate levels of service on county and state roads within the City.~~ The City will permit developments to satisfy the transportation concurrency requirements by payment of a proportionate share contribution established through a development agreement, however this mitigation cannot be used to address backlogs.

Policy 2.1.4: The City will require all transportation facilities needed to support new development to be in place or under construction within three (3) years after approval of building permit, unless transportation concurrency requirements are satisfied through a development agreement in accordance with Policy 2.1.3.

Policy 2.1.5: Improvements to the traffic circulation system will be made so as to ensure safety of all users and reduce congestion ~~reduce negative impacts~~, especially during periods of heavy usage by supporting circulation, connectivity/interconnectivity and bicycle/pedestrian infrastructure.

Objective 2.2: Protection of Right-of-Way

The City shall protect the existing and future rights-of-way from building encroachment by

enforcement of its right-of-way setback requirements for all structures along new or realigned arterial roadways through the periphery of the City, while allowing for development patterns that encourage multi-modal usership, safety, and balance of uses through the core of LaBelle, generally east of Dr. MLK Jr. to Forrey Drive. ~~outside of the Historic Downtown District~~.

Policy 2.2.1: The City will ~~establish standards~~ coordinate with Hendry County and FDOT for the donation/dedication of right-of-way by developers.

Policy 2.2.3: The City will allow donation/dedications of right-of-way by developers to be applied as credit against any future transportation concurrency requirements, if the contribution exceeds the infrastructure needed to support the development. ~~expands a state transportation facility.~~

Policy 2.2.2: The City will require developers to provide access ~~management plans~~ adequate to meet the needs of their project, as determined by the City or any other applicable agency.

Policy 2.2.3: Applications for vacating of public right-of-way will consider the impacts on overall traffic circulation and delivering of essential services, including but not limited to Fire/EMS, police, waste management, school bus routes, and emergency evacuation routes.

Policy 2.2.4: Whenever possible, the City will ensure it acquires adequate widths of rights-of-way to allow for the construction of sidewalks and pathways ~~bicycle ways~~ along future roadways, particularly those identified in the Hendry County Pathway Plan, to support multi-modal transportation patterns.

Objective 2.3: Maintenance of Transportation Infrastructure

Prepare and update a five-year priority listing and a budget for needed improvement or construction of City streets.

Policy 2.3.1: The City will maintain existing roadways, consistent with the level of service standards adopted in this element.

Policy 2.3.2: The City will annually examine the five-year maintenance needs of the City roadways.

Policy 2.3.3: The City will maintain the existing public street system.

Policy 2.3.4: The City will permit ~~multi-use Developments of Regional Impact (DRIs)~~ developments to satisfy the transportation concurrency requirements by payment of a proportionate share contribution established through a development agreement, however this mitigation cannot be used to address backlogs.

Objective 2.4: Provision of Multi-modal Transportation

Ensure that sidewalks and bicycle paths are constructed ~~as needed~~ throughout the City, to provide a variety of safe and continuous multi-modal transportation opportunities for residents.

Policy 2.4.1: The City will implement the Hendry County Pathway Plan to provide for an integrated bicycle and walkway system.

Policy 2.4.2: The City will annually review sidewalk and bicycle needs.

Policy 2.4.3: To the extent possible, the City will provide for bicycle and pedestrian facilities in proposed transportation improvement projects.

Policy 2.4.4: ~~By 2012, the~~ The City will continue to ~~modify the~~ enforce and update, as needed, the Land Development Code ~~to address the~~ provisions ~~of~~ for bicycle circulation and pedestrian facilities within new developments and existing development undergoing substantial improvements.

Policy 2.4.5: The City will examine, and where appropriate implement, the Safe Routes to School Program as a funding mechanism for sidewalk improvement projects in proximity to ~~elementary and middle~~ schools.

Objective 2.5: Future Land Use Map Coordination

Coordinate the traffic circulation system with the land uses shown on the future land use map.

Policy 2.5.1: Applications for ~~future land use or zoning amendments to more intense or dense designations~~ development will be considered in conjunction with existing~~, undeveloped land densities and platted lots of record in,~~ established neighborhoods relating to the roadway network, compatible traffic patterns, and in the context of long range planning for improvements to the City's transportation system.

Policy 2.5.2: The Transportation Element will be reviewed and updated ~~as needed with each amendment to~~ in conjunction with the Future Land Use Element to ensure internal consistency between land uses and supportive transportation infrastructure.

Policy 2.5.3: The City shall ~~, as part of its Land Development Code,~~ encourage interconnectivity of Adjacent development in order to minimize access points to major roadways, particularly SR 80 and SR 29.

Policy 2.5.4: The City will uphold the access management standards established by the Florida Department of Transportation for SR 80 and SR 29, in addition to the access management standards established by Hendry County for Helms Road .

Policy 2.5.5: The City will require all transportation facilities needed to support new development to be in place or under construction within three (3) years after approval of building permit unless transportation concurrency requirements are satisfied through a development agreement in accordance with Policy 2.1.3.

Policy 2.5.6: The City shall require all development proposals to provide safe and convenient on-site traffic flow and adequate parking for both motorized and non-motorized vehicles through site design measures including adequate bicycle and vehicle parking spaces, internal sidewalks and crosswalks, multi modal signage and other measures identified in the FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, also known as the "GreenBook".

Policy 2.5.7: The City shall review and revise the parking requirements in its ~~codes and ordinances~~Land Development Code ~~and shall revise these~~ as needed to maintain functional development patterns. ~~at least once every three years.~~

Objective 2.6: Intergovernmental Coordination

The City shall annually coordinate its traffic circulation planning efforts with the Florida Department of Transportation and Hendry County for consistency with its Five-year Transportation Plan, and with the plans and programs of other agencies.

Policy 2.6.1: Representatives of the City will meet with representatives of Hendry County, FDOT, and other agencies to maintain and improve the ~~traffic~~ multi-modal circulation system within LaBelle.

Policy 2.6.2: The City will annually notify Hendry County and the Florida Department of Transportation of the needs of the state and county multi-modal road system in LaBelle.

~~**Policy 2.6.3:** Representatives of the City will meet quarterly with representatives of the Florida Department of Transportation, Hendry County, and the Hendry County School Board to discuss roads, sidewalks, and bicycle paths and to review City transportation needs.~~

~~**Policy 2.6.4:** The City will adopt by reference the Hendry County Transportation Needs Assessment Study, prepared by the Florida Department of Transportation, 2010.~~

Chapter 3

HOUSING ELEMENT

GOAL 3.0: ~~**PROVIDE A REGULATORY SYSTEM AND A PLAN THAT PROVIDES AN OPPORTUNITY FOR SANITARY, AND AFFORDABLE HOUSING AND A SUITABLE ENVIRONMENT FOR ALL RESIDENTS OF LABELLE**~~. **TO PROMOTE, PRESERVE, AND EHNAHCE THE DEVELOPMENT OF HIGH-QUALITY, BALANCED, AND DIVERSE HOUSING OPTIONS FOR PERSONS OF ALL INCOME LEVELS AND AGES THROUGHOUT THE CITY OF LABELLE**

Objective 3.1: **Housing Diversity**

To encourage the development of a variety of housing choices by types and affordability levels to accommodate the present and long-term needs of ~~and location within the economic reach~~ of ~~all~~ existing and future residents ~~of LaBelle~~ in a manner that upholds the small-town residential character of LaBelle.

Policy 3.1.1: The City will encourage and promote development controls that provide flexibility and innovation in residential design and permit a range of housing types, sizes, styles, and price ranges.

Policy 3.1.2: The City will evaluate and modify, as necessary, all zoning and subdivision regulations and building and development codes to encourage the use of proven, innovative techniques and materials as may be suggested by the Area Housing Commission to support a diverse housing supply. The City of LaBelle participates with and has representation on the Area Housing Commission of Clewiston, LaBelle, and Hendry County.

Policy 3.1.3: The City will continue to permit mobile homes in all areas designated as "mobile home and Mobile home subdivision" in the zoning code.

Policy 3.1.4: The City will continually review and update its architectural and site design regulations, where allowed by Florida Statutes, to improve the structural and aesthetic quality of housing stock in the City.

Policy 3.1.5: The City will protect residential neighborhoods from encroachment and detrimental impacts of development by enforcing existing regulations that require buffering and compatibility measures between single-family areas and more intensive uses, such as multifamily buildings, institutional uses, and other non-residential development

Policy 3.1.6: The City will recognize the value of strong and stable neighborhoods as it relates to protection of housing stock by encouraging neighborhood identity, through various design measures such as landscaping, signage, monumentation, and public art, to foster a strong sense of community throughout the City.

Objective 3.2: Affordable Housing

The City will identify methods for expanding and preserving existing affordable housing sites for the current and future population through the implementation of the following policies.~~provide adequate locations for housing for extremely-low, very-low, low and moderate-income persons to meet their housing needs. The City, in cooperation with appropriate agencies, will continue actions to make affordable housing available through housing implementation programs, specifically suited to meet the needs of low income households.~~

Policy 3.2.1: The City will review the Land Development Code to identify and eliminate unnecessary impediments to the development of extremely-low, very-low, low and moderate-income housing projects, where such constraints are not supported by a valid concern for the health, safety, or welfare of the community and shall consider relief from Land Development Code design standards for the provision of additional affordable housing units.

Policy 3.2.2: The City ~~will amend the~~ continue to implement the Land Development Code ~~to permit~~ relating to accessory dwelling units within certain residential zoning districts to promote a range of housing opportunities~~, particularly for extremely-low income persons~~.

~~**Policy 3.2.3:** The City will permit accessory dwelling units intended for very-low, low-income, and moderate-income persons to apply towards the City's affordable housing component, in accordance with Policy 3.2.2.~~

Policy 3.2.4~~3~~: The City shall continue discussions with non-profit housing groups and adjacent governmental entities for preserving and providing additional affordable housing units in and adjacent to the City of LaBelle. ~~will provide technical assistance to non-profit agencies to plan and develop low-cost housing.~~

Policy 3.2.5~~4~~: The City will make available subsidy, in the form of low interest loans or grants to include, but not limited to, CDBG, SHIP, and HOME dollars where appropriate and feasible.
Policy 3.2.5: The City shall seek appropriate grant funding for the construction and rehabilitation of dwelling units for very low and low income households.

Policy 3.2.6: The City shall encourage the development of three and four-bedroom rental units appropriate for families with children.

Policy 3.2.7: The City shall encourage the dispersal of affordable housing throughout the City with a preference for such housing in areas accessible by transit and in close proximity to local services and employment.

~~**Objective 3.3 Housing Assistance**~~

~~Promote public and private programs that will meet the special housing needs of low and moderate income families (both owners and renters), the elderly, and the handicapped.~~

~~**Policy 3.3.1**~~
~~The City should will work closely with the U.S. Department of Agriculture Rural Development and other appropriate agencies to obtain assistance for homeowners and renters.~~

~~**Policy 3.3.2**~~

~~The City will annually request local lending institutions and the Area Housing Commission to assist in the promotion of low interest loan programs for house maintenance, rehabilitation, and construction through such actions as the provision of information for display in City Hall.~~

~~**Policy 3.3.3**~~

~~The City will continue to cooperate with the Area Housing Commission to address the special housing needs of very low, low, and moderate income families in LaBelle.~~

~~**Policy 3.3.5**~~

~~The City will work with Hendry County, the Area Housing Commission, or similar groups to achieve that achieve equivalency through cooperative efforts that may result in dwelling units located outside the city limits.~~

Objective 3.3: Special Needs Housing

The City shall ~~To~~ encourage the provision of housing, with adequate density and distribution of site ~~sites for community residential homes and foster care facilities~~ to ensure the benefits of living in normal residential communities for those residents with special needs such as disabled person, senior citizens, and children in foster care, through the implementation of the following policies: ~~elderly, dependent children, physically disabled, individuals with developmental disabilities.~~

Policy 3.3.1: The City will provide consistency in placement of community residential homes in compliance with F.S. 419~~.001, (2010)~~.

Policy 3.3.2: The City shall consider varying the minimum lot size, living area, and height for the following housing types:

a. Foster Care;
b. 55+ Retirement Communities;
c. Senior Citizen Care Facilities; and
d. Housing units designated for disabled persons.

~~The City shall notify permitting agencies for community residential homes and similar facilities of the need for City permits prior to the establishment of such facilities within the City.~~

Policy 3.3.3: The City will work to streamline the permitting process for permits for housing units for people with special needs, specifically physical or developmental disabilities, foster care children, and senior citizens. ~~request permitting agencies for community residential homes and similar facilities to notify the City prior to the issuance of permits for such facilities within the City.~~

Policy 3.3.4: The City shall permit the location and development of housing units for people with special needs, as identified in Objective 3.3.1, in all residential land use categories.

Objective 3.4: Agency Coordination

Encourage coordination among the city, county, and other agencies in the implementation of housing plans and programs.

Policy 3.4.1: The City will review the need for coordination agreements for housing planning with Hendry County and other agencies that provide, license, or fund housing.

Policy 3.4.2: The City should review housing proposals outside of the City limits which impact LaBelle through the Intergovernmental Coordination and Review process and Development of Regional Impact review process.

Policy 3.4.3: The City will continue to cooperate with the Area Housing Commission to address the special housing needs of low income families by having a designated representative on the commission.

Objective 3.5: Equitable Access to Housing

Encourage equal access to an open housing market for all persons at each income level, regardless of religion, sex, or ethnic background.

Objective 3.6: Adequate Housing Supply

The City will ensure that sufficient land is designated for residential growth.

Policy 3.6.1: Every five years, the City will review and update the data and analysis of need and expected demand for residential land.

Policy 3.6.2: The Future Land Use Map and the official zoning map will be revised and this plan amended, as needed, to reflect the results of that annual analysis to ensure that the amount of land designated for residential use is approximately consistent with the results of the analysis of need determined at that time.

Objective 3:7.8: Quality ~~Maintain~~ Housing Stock and Safe Neighborhoods

The City shall regulate housing construction through strict enforcement of the Florida Building Code, Florida Fire Prevention Code, and any other relevant regulations to eliminate substandard housing conditions and protect the City's residential neighborhoods. ~~To encourage the conservation and rehabilitation of existing residential areas and protect both new and existing areas from deterioration.~~

Policy 3.7.1: The City will maintain an effective housing code with realistic and humane minimum housing standards, as well as an enforcement program.

Policy 3.7.2: The City will enforce the housing code to the extent this is financially feasible for the property owner. Where enforcement of the housing code would create a hardship, the City should seek funds for housing rehabilitation through the Community Development Block Grant Program, the U.S. Department of Agriculture Rural Development, the SHIP (State Housing Initiative Program) and Other programs and agencies. In all cases, however, sanitation requirements (i.e., cleanliness, garbage disposal, litter, open storage of abandoned items, etc.) shall be enforced.

Policy 3.7.3: The City shall continue to conserve existing housing and improve the quality of neighborhoods by emphasizing neighborhood planning, community redevelopment programs, and enforcing appropriate development regulations.

Objective 3.8: Historical Preservation

The City will preserve and protect historically and archaeologically significant structures.

Policy 3.8.1: The City will continue its efforts to identify and protect historically significant housing via the~~.~~ Historic Preservation Board and ~~adopted a~~ Historic Preservation Ordinance.

Policy 3.8.2: The City will encourage property owners to rehabilitate and renovate their historically significant structures by supplying them with technical assistance and information regarding any available state and federal grants.

Policy 3.8.3: The City will apply for available grants and alternative funding to expand the local knowledge and awareness of existing historic and archaeological sites and structures.

Policy 3.8.4: The City will assist property owners of historically significant housing in submitting their properties for inclusion in State or National Register of Historic Places.

Policy 3.8.5: Developers will be required to provide a historical resource assessment as part of the development approval process. Where found, the development of such property will include protection and/or proper treatment of such historic/archeological assets.

Objective 3.9: Housing Stabilization

Promote housing opportunities for new households in already established neighborhoods and ensure the stabilization of all neighborhoods through the following policies, when applicable.

Policy 3.9.1: The City will identify neighborhoods that are in need of rehabilitation or are experiencing instability based on any and all of, but not limited to, the following criteria:

(a) Proliferation of crime.
(b) A large percentage of substandard housing units.
(c) Poor or deteriorating infrastructure, including water, drainage, traffic and pedestrian systems.

Policy 3.9.2: The City will assist and cooperate with residents, neighborhood improvement groups and representatives from education, law enforcement and other governmental agencies to promote programs to protect and improve residential areas.

Policy 3.9.3: The City will ensure a high level of resident and owner participation in any plan or program implemented for the purpose of improving and/or stabilizing neighborhoods.

Policy 3.9.4: City facilities will be available for public meetings of residents, neighborhood improvement groups, City officials, city staff, school board, law enforcement and others interested in crime prevention, neighborhood improvement, community redevelopment or similar issues.

Policy 3.9.5: The City will continue enforcing the regulations prohibiting the expansion of non-conforming and incompatible uses within residential neighborhoods.

Policy 3.9.6: The City will continue to require buffering and screening of residential neighborhoods from nearby incompatible uses by using landscape buffer yards or other creative methods.

Objective 3.10: New Housing Developments

The City shall ~~To~~ promote new housing developments that are compatible with existing neighborhoods and consistent with the orderly and economic~~al~~ growth of LaBelle.

Policy 3.10.1: The City will require that all new residential developments be consistent with the comprehensive plan.

Policy 3.10.2: The City will require all housing developments, on a fair and consistent basis, to provide adequate and necessary public facilities and services, or funds (fee-in-lieu) to provide for their proportionate share of such facilities and services. In order to prepare the infrastructure for the future needs, the City will annually evaluate the need for impact fees or suitable alternatives.

Policy 3.10.3: The City will encourage residential development and redevelopment in areas within, or adjacent to, established growth areas.

Objective 3.11: Sustainable Housing Stock

The City shall ~~To~~ encourage environmentally responsible and energy-efficient residential development that will not adversely affect natural systems.

Policy 3.11.1: The City will encourage new residential developments to alleviate possible negative impacts on the air, water, and adjacent land area.

Policy 3.11.2: Environmentally sensitive areas shall be mapped and necessary special regulations shall be developed and maintained by the City to manage such areas.

Policy 3.11.3: The City will encourage energy-efficient home siting, landscaping, and design.

Policy 3.11.4: The City will establish energy efficiency as one of the criteria in the review of new development proposals.

Policy 3.11.5: Foster flexibility in site design for the development of housing to minimize new development's impacts on environmentally sensitive areas.

Objective 3.12: **Resilient ~~Safe~~ Housing**

The City strives to ~~T~~o protect the residents of LaBelle from the effects of natural disasters through the following policies.

Policy 3.12.1: The City will require that adequate precautions against storm damage be implemented in all residential developments.

Policy 3.12.2: The City shall will cooperate with Hendry County to maintain a emergency management

program providing adequate shelters, provisions, evacuation routes, emergency equipment, and personnel to assist City residents in emergencies.

Policy 3.12.3: The City shall require any future mobile home parks to design on-site support buildings (such as laundry and recreational facilities) to function as ~~windstorm~~ hurricane shelters for park residents.

Policy 3.12.4: The City shall require all residential development to comply with the standards of the National Flood Insurance Program.

Policy 3.12.5: The City shall cooperate in any approved regional hurricane evacuation plan developed for Southwest Florida.

Objective 3.13: Displacement

The City will treat persons displaced from their homes by governmental action on a uniform and equitable basis in accordance with the provisions of the Anti-displacement and Relocation Policy Adopted by the City on September 11, 1990, as required by participation in the Community Development Block Grant Program, under the Department of Housing and Urban Development Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended, found at 24 CFR Part II.

Policy 3.13.1: The City will protect occupied housing units from government redevelopment until suitable replacement housing is provided.

Chapter 4

INFRASTRUCTURE ELEMENT

GOAL 4: ENSURE THAT THE SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER AQUIFER RECHARGENEEDS OF THE RESIDENTS OF LABELLE ARE MET AND THAT THE NATURAL RESOURCES AND ENVIRONMENTAL QUALITY OF THE CITY ARE PROTECTED.

Objective 4.1: Level of Service Standards

To achieve and maintain acceptable levels of service standards for water quality and availability through both short-term periods of strain and long-term increases in demand.

Policy 4.1.1: The following Level of Service standards shall be used to determine the demand generated by a new development and the availability of facility capacity:

Facility Type	Level of Service Standard
Wastewater Treatment Facilities	~~250~~ 200 gp ERC
Potable Water Facilities	~~275~~ 250 gp ERC
Solid Waste Facilities	3.5 pounds per capita per day
Drainage Facilities System Capacity	Historic discharge for 25 year-3 day storm event
Flood Protection for Buildings	100-year storm event

Policy 4.1.2: All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.

Policy 4.1.3: The City will coordinate with the Future Land Use map to ensure that development and building permits are issued based on adequate potable water availability and an adopted level of service standard.

Policy 4.1.4: Review all land use amendments, zoning changes, or utility service area extensions to determine the availability of utility system capacity.

Policy 4.1.5: Prior to approving a building permit or its functional equivalent for new development, the City shall consult with the applicable water supplier to ensure that adequate water supply will be available by the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

Policy 4.1.6
Deny the issuance of Certificates of Occupancy or its functional equivalent for new development that

would result in exceeding the adopted ~~potable water~~ level of service standards for potable water, sanitary sewer, solid waste, and drainage.

Objective 4.2: Capital Improvement Coordination

A five-year schedule of capital improvement needs for public facilities shall be annually updated and maintained, in conformance with the review of the Capital Improvements Element.

Policy 4.2.1: The City hereby adopts by reference the ~~2019~~ 2026 Water Supply Facilities Work Plan Updated into the City's Comprehensive Plan~~, adopted December 2019,~~ for the planning period of not less than 10 years. The Work Plan Update addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the City.

Policy 4.2.2: The City will review and update the Water Supply Plan every five years to meet present and projected needs of the planning period established by the Comprehensive Plan.

Policy 4.2.3: Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work programs of the City.

~~**Policy 4.2.4:** Proposed capital improvement projects shall be evaluated and ranked according to the following priority level guidelines:~~

~~Level One: The project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.~~

~~Level Two: The project increases the efficiency of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development.~~

~~Level Three: The project represents a logical extension of facilities and services within a designated service area.~~

Objective 4.3: Potable Water Supply

Provide potable water supplies for the residents of LaBelle.

Policy 4.3.1: The City will protect or improve the quality of raw water supply sources.

Policy 4.3.2: The City will not approve development proposals which will result in the deterioration of public surface or groundwater supply sources.

Policy 4.3.3: The City will review its regulations to determine their adequacy to protect its current and future potable water wellfields and related facilities.

Policy 4.3.4: The City will provide adequate water supply facilities for the future population and associated growth of LaBelle.

Policy 4.3.5: The City will continue to require development proposals to meet City level of service standards for potable water as specified in this Comprehensive Plan.

Policy 4.3.6: Potable water facilities will be in place and available to serve new developments consistent with the requirements of Section 163.3180(2), F.S.

Policy 4.3.7: The City will improve the operation of the entire potable water system.

Policy 4.3.8: The City will maintain a water supply facilities work plan that is coordinated with South Florida Water Management District (SFWMD)'s District Water Supply Plan by updating its own work plan within 18 months of an update to SFWMD's Water Supply Plan that affects the City.

Policy 4.3.9: The City shall seek the assistance and cooperation of the Florida Department of Environmental Protection (FDEP), the ~~South Florida Water Management District~~ SFWMD, and other appropriate public and private agencies and groups to accomplish Policy 4.3.6.

Policy 4.3.10: Efforts to improve the operation of the potable water system shall include the identification and correction of all system deficiencies and equipment problems with emphasis on the reduction of unexplained water loss.

Policy 4.3.11: The City of LaBelle will develop conservation measures to assist in decreasing water consumption on a on a per capita basis.

Action 4.3.11.1: Through utility flushing automation, the City will reduce the amount of water used for system flushing by an estimated .40 million gallons per year.

Action 4.3.11.2: Through an automatic water meter reading system, the City will save an estimated 1.5 million gallons per year of potable water by increasing its ability to profile data and leak detection and notification of such to its customers.

Action 4.3.11.3: Through established landscape standards, the City will promote the use of native vegetation and the preservation of existing natural areas in order to reduce the need for irrigation.

Action 4.3.11.4: The City will require installation of fixtures and equipment that comply with today's building codes as a pre-condition to water service.

Action 4.3.11.5: The City will use its website to educate the community on water supply and water shortage notifications.

Policy 4.3.12: The City will adhere to the following planning principles regarding utility extensions.

- Continue to plan for the delivery of potable water services to facilitate a compact and contiguous urban growth pattern.

- Utility extension over the next planning period will involve consideration of proximity to existing urbanized areas for the effect on the efficient use of existing and planned utilities

infrastructure, the City's future land use needs, and the desire to encourage compact and contiguous growth.

- Water and sewer line extension proposals will be reviewed for compact and contiguous development and provision of services to land uses encouraging or increasing economic development efforts.

- Deny the issuance of permits for new development that would result in exceeding the adopted water level of service standards.

Policy 4.3.13: The City of LaBelle will continue to evaluate and implement conservation measures to decrease per capita demand.

Action 4.3.13.1: The City will provide efforts in public education and outreach to raise the awareness of its residents on the importance of water conservation and will provide special educational programs for high water use customers.

Action 4.3.13.2: The City will implement regulations that requires water conserving ~~architecture~~ building design and landscaping.

Action 4.3.13.3: The City will seek out plumbing and fixture rebates and retrofits that will aid in the conservation of water.

Policy 4.3.14: At the time that a proposed development demonstrates a potable water demand of a minimum of 365 ERC's, the City will evaluate the technical, financial, and regulatory feasibility of a water reuse system to offset demands on the potable water system.

Policy 4.3.15: ~~By 2012, the~~ The City will adopt provisions in the Land Development Code to require all new residential subdivisions and commercial/industrial developments to include reuse transmission lines that meet City standards.

Policy 4.3.16: The City will identify sources for reuse, such as City landscape areas and parks and other future public improvements, where appropriate.

Policy 4.3.17: The City will modify existing Land Development Regulations to encourage water conservation and Florida friendly landscaping.

Policy 4.3.18: The City will continue to educate residents of water conservation use by providing updates in City communications.

Objective 4.4: Sanitary Sewer

Ensure adequate sanitary sewer or on-site disposal service for the residents of LaBelle, in accordance with state standards.

Policy 4.4.1: The City will require properly permitted and approved wastewater treatment systems.

Policy 4.4.2: The City will require efficient and effective sewage treatment collection and treatment systems.

Policy 4.4.3: The City will not approve any development proposal unless adequate sewage disposal capacity is available.

Policy 4.4.4: The City will support efforts to coordinate and connect sewage treatment systems for the purpose of increasing efficiency and improving operation and maintenance of systems.

Policy 4.4.5: The City will promote innovation in sewage disposal.

Policy 4.4.6: The City will support innovative methods in the disposal of sewage wastes, consistent with public health and environmental quality.

Policy 4.4.7: The City will cooperate with the South Florida Water Management District and other appropriate public and private agencies and groups to examine the feasibility of providing treated effluent for irrigation purposes for agriculture and other uses.

Objective 4.5: Storm Drainage

Provide adequate drainage of stormwater runoff to protect the public health, safety and welfare.

Policy 4.5.1: The City will require storm drainage practices to be consistent with the natural resources and environmental quality needs of the City.

Policy 4.5.2: The City will coordinate with the South Florida Water Management District to require redevelopment and new developments to:

(a) Integrate natural storage areas and drainage systems into drainage plans,

(b) Maintain natural hydrological conditions for downstream receivers,

(c) Prohibit the construction or alteration of drainage projects which would endanger wetlands as depicted on maps within this comprehensive plan; and

(d) Apply Best Management Practices to control runoff, maintain or improve water quality and groundwater recharge, minimize erosion, and to promote water conservation.

Policy 4.5.3: The City will protect wetlands by means such as clustering structures on upland portions of building sites, maintenance of upland buffers adjacent to wetlands, reducing densities for development in or adjacent to wetlands, prohibitions against the generation, use, or storage of hazardous materials or waste within or adjacent to wetlands, and protection of vegetation within wetlands.

Policy 4.5.4: The City will require redevelopment and new developments to have adequate stormwater drainage systems.

Policy 4.5.5: The City will not approve any development which does not meet the drainage system standards required for that project by SFWMD and as stated in Chapter 40E-4, Florida Administrative Code. For any project that does not require a permit from the water management district, stormwater runoff must meet the water quality standards required by ~~Rule 40E-4.053(8)~~ 62-302, F.A.C. and post-development runoff volume must not exceed pre-development runoff volume.

Policy 4.5.6: Stormwater discharge facilities must be designed so as not to degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter ~~17-302~~ 62-302.400, F.A.C.

Policy 4.5.7: For any parcel that was recorded on or before the date of plan adoption and which does not contain sufficient uplands to permit development, one residential structure will be allowed, consistent with the regulations applicable to the land use category for that parcel, provided that the direction and rate of historical surface water flows are maintained.

Objective 4.6: Solid Waste

Provide adequate solid waste collection, transportation, and disposal.

Policy 4.6.1: The City will promote mechanisms to improve solid waste collection.

Policy 4.6.2: The City will work with the franchised solid waste hauler to improve solid waste collection.

Policy 4.6.3: The City will coordinate with Hendry County and other appropriate agencies and bodies to reduce the amount of solid waste generated per capita in LaBelle.

Policy 4.6.4: The City will cooperate with Hendry County and other appropriate agencies and bodies to develop and implement programs to increase recycling and resource recovery.

Policy 4.6.5: The City will work to eliminate illegal dumping and littering. The city has mandatory garbage pickup in order to eliminate illegal dumping.

Policy 4.6.6: The City will examine mechanisms for increasing the detection of violators, including stricter ordinances and prosecution of violators.

Policy 4.6.7: ~~The City will continue to cooperate with Hendry County to implement a hazardous waste management program to ensure that collection, storage, and transfer operations comply with the provisions of Section 403.7265, F.S.~~ The City shall coordinate with Hendry County in its efforts with the regional hazardous waste program as defined in the Southwest Florida Regional Planning Council's Strategic Regional Policy Plan.

~~**Policy 4.6.8:**~~
~~The City will continue to cooperate with Hendry County to implement a program that will reduce the volume of solid waste generated per capita in LaBelle and requiring disposal by 30 percent from the level of 1991.~~

Objective 4.7: Groundwater Aquifer

Protect groundwater aquifer recharge areas needed to support and provide water resources.

Policy 4.7.1: ~~The City, within three years of adoption of the Evaluation and Appraisal Report, shall request the assistance of the South Florida Water Management District to review the City's plan to identify and map areas of groundwater aquifer recharge, including high recharge and prime recharge areas, to determine those land uses to be permitted, restricted, or prohibited in such areas in order to protect existing and planned public wellfields.~~ The City will continue to collaborate with the SFWMD on efforts to conserve and protect the City's groundwater resources.

~~**Policy 4.7.2:** Until a wellfield protection ordinance is adopted by the City, the City shall designate an area of 200 feet in diameter around each public well as an interim wellfield protection zone.~~

Policy 4.7.3: The City will review its land use development regulations to protect natural drainage features And aquifer recharge areas at least once every five years and will request the assistance of the SFWMD in this review.

~~**Policy 4.7.4:** The City will request the assistance of the South Florida Water Management District in this review.~~

Objective 4.8: Energy Generation

Encourage energy production from renewable resources where feasible.

Policy 4.8.1: In coordination with energy suppliers, the City will investigate options for public/private partnerships in the generation of electricity from renewable sources such as roof top solar facilities.

CHAPTER 5

CONSERVATION ELEMENT

GOAL 5: **CONSERVE, PROTECT AND MANAGE THE DIVERSE NATURAL RESOURCES OF THE CITY OF LABELLE.**

Objective 5.1: **Water Resource Protection**

Manage and protect the quantity and quality of the City's water resources.

Policy 5.1.1: The City will ensure that future development does not degrade the quality of groundwater resources or prevent aquifer recharge.

Policy 5.1.2: The City will establish the following water conservation measures and practices to achieve Policy 5.1.1:

a. The City will require the use of low volume plumbing fixtures for all new construction, to be implemented as part of the City's building code and Land Development Code.

b. The City will encourage the use of water-efficient irrigation and xeriscape landscaping techniques for new development.

c. The City will require all new developments to connect to water reuse systems, when available.

d. The City will evaluate the feasibility and effectiveness of using inverted water rates to increase consumer water conservation and achieve its overall water conservation goals.

Policy 5.1.3: The City will cooperate with emergency water conservation measures of the South Florida Water Management District (SFWMD).

Policy 5.1.4: The City will meet annually with the SFWMD, Southwest Florida Regional Planning Council (SWFRPC) and Hendry County to cooperatively develop measures or programs to protect and conserve water sources. Such measures or programs may include, but are not limited to: coordination of land development regulations to ensure consistent and adequate protection; coordination of planning and development activities through reciprocal notification of proposed activities; and agreement on utility service areas.

Policy 5.1.5: The City will adopt by reference the Water Supply Facilities Work Plan. The City will continue to maintain and update the Water Supply Plan as required by state law. ~~every five (5) years.~~

Policy 5.1.6: The City will continue to ensure that adequate water supplies and facilities are available to serve new development prior to issuance of a building permit.

Policy 5.1.7: The City will continue to ensure that new development proposals are reviewed to ensure that potential impacts of the proposed development do not degrade water quality and/or the quantity of

groundwater resources.

Objective 5.2: Wetland Protection

Conserve, protect and restore the natural functions of wetlands within the City of LaBelle to ensure the adequate filtration of water to enhance water quality, provision of flood control, maintenance of wildlife habitat, and the provision of recreational opportunities.

Policy 5.2.1: The City, as part of its development review process, will require the coordination of development plans with the SFWMD and other appropriate regulatory agencies, to assist in monitoring land uses which may impact potential wetlands. In order to properly identify and delineate wetlands, the City will rely on the delineation of wetlands by the SFWMD or the Florida Department of Environmental Protection (FDEP), as applicable.

Policy 5.2.2: The City will prohibit any development within designated wetland areas, unless the appropriate permit(s) have been obtained through the appropriate agency(ies).

Policy 5.2.3: ~~The City will examine the need for a program to protect wetlands, including consideration of use as flood storage.~~ The City will regularly evaluate and update programs and policies to incentivize wetland protection within development.

Policy 5.2.4: The City will develop and implement a stormwater master plan that includes wetland preservation and restoration, where warranted and where possible ~~if necessary~~.

Policy 5.2.5: Publicly owned wetlands are limited to resource-based passive recreation and open space uses such as walkways, piers and docks elevated on pilings; however, existing public facilities shall continue as conforming uses.

Policy 5.2.6: The generation, storage, or use of hazardous materials and waste shall be prohibited within wetlands.

Policy 5.2.7: The City shall maintain~~s~~ generalized wetlands and floodplains maps.

Policy 5.2.8: The City will identify and assess the environmental quality and habitat value of wetland areas depicted on the Floodways Map and additional wetland areas that should be included on the City's generalized generalized wetlands map. In assessing, the City will consider the following:

a. whether the wetlands are of regional significance. In making this determination, the City will be guided by the designation of regionally significant wetlands prepared by the Southwest Florida Regional Planning Council.

b. whether the wetlands are part of a larger interconnected system.

c. whether the wetlands are small, isolated, and degraded.

d. whether the wetlands contain important habitat or perform important water quality functions.

e. the type, value, function, condition, and location of the wetlands.

f. whether the wetlands are a good candidate for restoration;

Policy 5.2.9: The City will identify actions for the expenditures of City funds or available grant resources to acquire, conserve or restore wetland areas depicted on the City's Floodways Map and maximize the recreation and educational aspects of the City's natural resources.

Policy 5.2.10: Development may incorporate isolated wetlands into stormwater management systems, provided that the stormwater runoff is treated prior to entering the wetland system, so that the wetland is used for nutrient or volume attenuation. The City shall encourage stormwater system designs which maintain the existing natural vegetation in retained wetlands, except where permitting agencies agree that the imposition of conditions which favor different plant communities is more desirable for the purpose of providing habitat improving water quality or enhancing wetland values.

Objective 5.3: Flood Plain & Floodway Protection

Protect water quality and the natural flood-water carrying and storage capacity of one hundred-year floodplains and protect structures from flood damage.

Policy 5.3.1: Publicly owned lands that lie within the one-hundred-year floodplain are limited to resource based Passive recreation and open space uses such as walkways, piers, and docks; however, existing public Facilities shall continue as conforming uses.

Policy 5.3.2: The natural functions of the one-hundred-year floodplain on privately owned lands shall be preserved so that flood-carrying and flood-storage capacities are maintained.

Policy 5.3.3: The City will discourage increased density within the one-hundred-year floodplain.

~~**Policy 5.3.4**: The City will develop programs that allow for transfer of development rights from environmentally-sensitive lands including wetlands, 100-year floodplain and such to suitable receiving areas within the City where such rights may be concentrated.~~

Policy 5.3.4: For lots of record that existed on June 12, 1991 and that lie entirely within the one-hundred-year floodplain, one single-family residential unit or one, two-family residential unit shall be allowed if the lot is smaller than one-eighth (1/8) acre.

Policy 5.3.5: For any site within the one-hundred-year floodplain--other than sites in previously platted are that have streets and water lines and for lots of record that existed on June 12, 1991to the maximum extent feasible consistent with sound community planning standards, development shall be directed to the the non-floodplain portion of the site. If the lot does not contain sufficient non-floodplain areas to permit construction of the dwelling, the minimum amount of encroachment into the floodplain necessary to permit construction of the residential structure shall be allowed.

Policy 5.3.6: The lowest floor elevation of all residences in the one-hundred-year floodplain will be elevated above the one-hundred-year flood height.

Policy 5.3.7: The City will prohibit land uses requiring the generation, storage or use of hazardous or toxic materials and waste within the one-hundred-year floodplain.

Policy 5.3.8: A property owner whose land is depicted on the Flood Insurance Rate Map of the Federal Emergency Management Agency (FEMA) as lying within the one-hundred-year floodplain may appeal such flood zone designation in accordance with FEMAs procedures~~. The property owner shall provide adequate supporting engineering data to the City to justify the request for a map amendment or revision to rebut the presumption that the property lies within the one-hundred-year floodplain.~~

~~The City shall submit such documentation to the Federal Emergency Management Agency on Behalf of the property owner, as provided by the National Flood Insurance Program guidelines, to request a Letter of Map Amendment, or Letter of Map Revision. Lands that are found to lie outside of the one hundred year floodplain shall be allowed to develop at the assigned density.~~

Objective 5.4: **Preservation of Native Vegetation and Wildlife Communities**

Encourage the preservation and restoration of native vegetation communities to protect wildlife habitat, scenic beauty, and the overall quality of life within the City.

Policy 5.4.1: ~~By 2013, the City, will adopt a local ordinance~~ The City will continue to update and refine regulations in the Land Development Code for the protection of wildlife, wildlife habitat, and native vegetative communities~~, by requiring a protected species survey on projects over twenty-five acres in size, where a threatened or endangered species habitat is known to exist or has the potential to exist.~~

Policy 5.4.2: ~~By 2012, the City will implement~~ The City will regularly review and update, as needed, the Land Development Code ~~land development regulations~~ to ensure the protection of native vegetative communities from destruction by development activities~~. Regulations will address the on-site and off-site preservation of native vegetative communities, and the utilization of native plant species for landscaping.~~

Policy 5.4.3: The City will give preference to native plant species for use in the City's ~~landscape ordinance~~ Land Development Code.

Policy 5.4.4: The City will enforce the most current list of invasive, non-native plants, ~~as~~ as established by the Florida Exotic Pest Plant Council.

Policy 5.4.5: Review and approval of site development plans are will continue to ensure the elimination of noxious invasive, non-native vegetative species.

Policy 5.5.5: The City will continue to conserve, and protect endangered and threatened wildlife, and their habitat through the development review process and coordination with applicable agencies.

Policy 5.5.6: The City will encourage the public acquisition or formal protection of the City's rare and unique habitat.

Policy 5.5.7: ~~By 2013, the City,~~ The City will conduct periodic public workshops with the cooperation of FWC, the SFWMD, and/or the FDEP, ~~will conduct at least one (1) public workshop to:~~ and the public

to:

i. Review and update the inventory of natural resources,

ii. determine whether natural areas within the City should receive greater protection,

iii. promote ~~manatee~~ protected species awareness,

iv. protect the natural functions of the Caloosahatchee River,

v. review efforts by the City to assist in the protection of endangered and threatened wildlife in areas within city jurisdiction, and

vi. if needed, initiate the amendment of this Plan.

Policy 5.5.8: The City will utilize the current "Florida Endangered and Threatened Species" of the Florida Fish and Wildlife Conservation Commission to consider areas for acquisition or protection.

Policy 5.5.9: The City will continue to update its Land Development Code to enhance protection of Oak Trees, including providing density bonuses and other incentives for their protection.

Objective 5.6: Mining/Excavation

Protect the City's quality of air, water, land, and wildlife resources from mining/excavation activities.

Policy 5.6.1: The City will ~~prohibit~~ evaluate mining/excavation activities within the City through the public hearing process to ensure such activities do not adversely impact the City's natural resources.

Policy 5.6.2: The City will review any applications for new mining/excavation projects adjacent to the City limits to ensure adequate protection of the City's resource and quality of life.

Objective 5.7: **Air Quality**

Protect and improve air quality within the City.

Policy 5.7.1: The City will not permit development, which will violate state air quality standards.

Policy 5.7.2: The City shall require necessary federal and state air quality permits to be reviewed by the appropriate agencies, prior to site plan approval.

Policy 5.7.3: The City will encourage a compact development pattern and alternative forms of transportation through the provision of bicycle paths and pedestrian sidewalks pattern as long-term strategies to protect air quality

Policy 5.7.4: The City will continue to reduce the potential for automotive air pollution by requiring vegetative buffers along rights-of-way, and by assuring the continued operation of roadways at established Levels of Service.

Policy 5.7.5: The City will report suspected air-quality violations to the FDEP.

Objective 5.8: **Protection of the Caloosahatchee River**
The City will encourage the use of open space along the Caloosahatchee River to protect the River and natural resources development.

Policy 5.8.1: The City will encourage open space in areas adjacent to the Caloosahatchee River will to Minimize intrusive activities and impacts of development ~~such as trespass, pets, visual impacts, vehicles, noise, lights and stormwater runoff.~~ and will seek creative opportunities to utilize this open space to serve the recreational needs of residents.

Policy 5.8.2: The City will promote utilization of the City's scenic areas, particularly along the Caloosahatchee River.

Policy 5.8.3: ~~By 2013, the City shall review the official zoning map to ensure lands along the Caloosahatchee River are appropriately zoned to provide adequate protection.~~ The City will evaluate land uses and development rights along the Caloosahatchee River to ensure adequate protection of the water quality of the river.

Policy 5.8.4: ~~The City shall examine the feasibility of developing new recreational facilities, which complement and protect the Caloosahatchee River.~~ The City will develop creative programs, including Transfer of Development Rights programs, bonus incentives that allow for creation of public space along the riverfront for the enjoyment of the community.

Objective 5.9: Historical, Archaeological and Cultural Protection
Protect and preserve significant historical, archaeological and cultural resources.

Policy 5.9.1: The City shall require development proposals of five (5) acres or more to perform a cultural resource survey or documentation from the State Division of Historical Resources prior to development approval.

Policy 5.9.2: The City will continue to utilize the Comprehensive Plan, the Historic Preservation Ordinance and the assistance of the state and local historical preservation societies, the Florida Department of State, and others to identify and protect historic and archaeological resources.

Policy 5.9.3: The City ~~has adopted the~~ shall ensure all development is consistent with the City of LaBelle Historical Preservation Ordinance, which encourages the preservation of historic and archaeological resources through designation as a historic building or site and tax benefits.

Policy 5.9.4: The City will allow the destruction of a designated building or site only after a determination by the Historic Preservation Board that the renovation, development, or other change desired by the owner of the designated building or site cannot be otherwise achieved, as by adaptive reuse.

Objective 5.10: **Public Education**

Generate public awareness of the natural environment and the benefits of integrated planning for:

a. water resource management
b. conservation
c. recreation
d. redevelopment and long range community planning.

Policy 5.10.1: The City will endeavor to educate the public regarding natural resources through the use of signage, brochures, press releases, social media ~~and~~ community meetings and the like.

Policy 5.10.2: The City will continue to cooperate with the SFWMD and County Extension office~~, and SWFRPC~~ to provide citizen education.

Objective 5.11: Energy Conservation

Recognize the importance of public preservation lands and other areas of native vegetation and the roles it plays in the reduction of greenhouse gases.

Policy 5.11.1: ~~The City will maintain the integrity of existing vegetative areas that contribute to carbon sequestering and improve air quality through improved proper habitat management practices.~~ The City will maintain and regularly update its tree protection regulations as a critical component to the reduction of greenhouse gases.

Policy 5.11.2: The City will continue to promote and enforce landscaping techniques that require low maintenance and reduce water usage, such as encouraged by the Florida Yards and Neighborhood Program. Incorporation of landscaping into Low Impact Development (L.I.D.) design of stormwater systems is encouraged.

Policy 5.11.3: The City will promote opportunities for acquisition of natural areas that provide regional ecological benefits and benefits based on existing vegetation or opportunities for re-vegetation.

Chapter 6

RECREATION AND OPEN SPACE ELEMENT

GOAL 6: **TO PROMOTE AND MAINTAIN AN INTEGRATED AND FUNCTIONAL SYSTEM OF RECREATIONAL OPPORTUNITIES AND OPEN SPACES THAT SERVES USERS OF ALL AGES, ENSURES EQUITABLE ACCESS, AND ARE DESIGNED TO MEET THE EVOLVING NEEDS OF BOTH CURRENT AND FUTURE RESIDENTS.** ~~**PROMOTE THE PHYSICAL, MENTAL, AND SOCIAL DEVELOPMENT OF THE RESIDENTS OF LABELLE THROUGH THE DEVELOPMENT OF A COMPREHENSIVE OPEN SPACE SYSTEM THAT PROVIDES A DIVERSE RANGE OF OUTDOOR OPPORTUNITIES FOR RESIDENTS, WORKERS AND VISITORS.**~~

Objective 6.1: ~~**Park Standards**~~**Publicly Accessible & Well-Planned Park Systems**

The City shall continually seek to improve the City's unique parks and recreational assets and ensure that public access be provided for diverse populations across all backgrounds, ages, and abilities, including those with disabilities. ~~Provide diversified recreational opportunities through continual review, improvement, and management of existing and potential recreational resources.~~

Policy 6.1.1: The City shall prepare and maintain a Parks, Recreation, and Open Space Master Plan to inventory and guide the future planning, design, protection, and maintenance of new and existing infrastructure and amenities in both the natural and built environments.

Policy 6.1.2: The City shall seek to provide a variety of recreational and open space facilities such as pocket parks, dog parks, nature trails, and passive open space, distributed throughout the city, to serve all citizens.

Policy 6.2.3: The City will provide a balanced and varied program to meet the recreational, cultural, and social needs of the citizens of LaBelle.

Policy 6.1.4: The City will ensure that its park system will provide a range of recreational facilities and programs that serve all segments of the City's population through its participation with the Hendry LaBelle Recreation Board.

Policy 6.1.5: Through community participation and design excellence, the City will maintain existing and create new public parks and plazas that are harmonious, inspirational, and sources of community pride and character.

Policy 6.1.6: The City will continue its efforts to work with the Hendry County School Board and Hendry County to address the problems of liability and vandalism of public recreational facilities.

Policy 6.1.7: Every five years, the City will review existing park and recreational facilities to ensure access for all City residents.

Policy 6.1.8: For those facilities determined to have inadequate access, such access shall be improved within one year of that determination.

Objective 6.2: Level of Service Standards for Parks

To ensure adequate lands are provided for parks, the City will adopt the National Recreation Park Association Level of Service Standards as further described in the Capital Improvements Element.

Policy 6.2.1: The City shall adopt a level of service of ten (10) acres of recreation and open space area per one-thousand (1,000) residents and will monitor this LOS through the creation of a Parks, Recreation, and Open Space Master Plan.

Policy 6.2.2: The City will require common open space as part of all new residential developments.

Policy 6.2.3: The City will utilize the level of service review standards to recommend recreation improvements located within private development.

Policy 6.2.4: The City's Land Development Code (LDC) shall include definitions of the following terms:

- Active recreation
- Passive recreation
- Open space
- Usable open space

Objective 6.3: Equitable Access to Recreation

Recreational opportunities will be available to all City residents, including the elderly, handicapped, and disadvantaged.

Policy 6.3.1: Every five years**,** the City will review existing park and recreational facilities to ensure access for all City residents.

Policy 6.3.2: For those facilities determined to have inadequate access, such access shall be improved within one year of that determination.

Objective 6.4: Historical, Cultural, and Archaeological Resources

Promote the identification and preservation of the City's historic, archaeological, and other cultural resources.

Policy 6.4.1: The City shall integrate historic, cultural, and archeological resources into park design as key features through preservation, adaptive reuse, and the incorporation of historically inspired materials, layouts, and landscape elements.

Policy 6.4.2: The City shall work to reduce impacts to historic and cultural resources by limiting or avoiding site disturbances through site-sensitive design, including the use of buffers, conservation areas, and controlled access, where appropriate.

Policy 6.4.3: The City shall promote public awareness and appreciation of cultural resources through interpretive signage, exhibits, public art, and interactive educational tools when planning and designing parks.

Objective 6.5: Access to Caloosahatchee River

Increase and preserve access to the Caloosahatchee River for the enjoyment of the City's residents and visitors.

Policy 6.5.1: The City will preserve and protect its ownership in riverfront property and in river access locations.

Policy 6.5.2: The City shall continue to provide access to riverfront areas via Barron Park.

Policy 6.5.3: The City will work to promote visual and physical access to the River by preserving key view corridors and minimizing barriers created by infrastructure or private development.

Policy 6.5.4: Design River access facilities to be safe, resilient, and environmentally sensitive, minimizing impacts to natural habitats and water quality.

Policy 6.5.5: The City will periodically review and identify suitable areas to provide access to the River in such a way as to minimize disturbance to adjacent property owners.

Policy 6.5.6: Within ~~one~~ two years of identifying suitable areas for river access, the City, acting either alone or with other local governments or agencies, will initiate steps to obtain such access.

Policy 6.5.7: The City will encourage private developers of riverfront properties to incorporate public access.

Objective 6.6: Loss of Park Space

Prevent the loss of potential parks and open space lands to urban development and preserve sufficient open space for existing and future recreational activities and outdoor enjoyment.

Policy 6.6.1: The City will pursue the acquisition of new smaller open spaces – including public plazas and places, fountains and pocket parks – on portions of blocks throughout downtown to supplement the larger public open spaces, provide focal points and diversify the built environment.

Policy 6.6.2: The City will encourage the position of outdoor seating and/or cafes where appropriate.

Policy 6.6.3: The City, with the Hendry LaBelle Recreation Board will continue to identify suitable lands for parks and open space development.

Policy 6.6.4: The City will discourage proposed land uses which are incompatible with adjacent open space or recreation areas and encourage compatibility of uses through appropriate zoning, buffers, and conservation easements.

Policy 6.6.5: The City shall prioritize the acquisition of new park land in areas experiencing population growth or identified deficiencies in level of service.

Policy 6.6.6: The City shall promote the redevelopment and enhancement of existing parks to maximize usability, efficiency, and capacity without reducing total park acreage.

Objective 6.7: Private Parks and Recreation Facilities

Encourage the dedication of open space for recreational and leisure activities within private developments, for the betterment of the community, and the enhancement of the environment.

Policy 6.7.1: The City will encourage developments to set aside any environmentally valuable or sensitive areas as open space.

Policy 6.7.2: All residential developments will be required to set aside areas for recreation and open space, based upon the Level of Service standards developed within this plan and open space requirements of the Land Development Code.

Policy 6.7.3: The City will continue to promote landscaping in new developments~~, as well as in~~ and City parks, for aesthetic and energy conservation purposes including the preservation and replanting of native canopy trees such as oaks, to enhance shade, environmental benefits, and community character.

Policy 6.7.4: Ensure long-term maintenance of private recreational facilities through enforceable mechanisms such as homeowners' associations, property management agreements, or similar entities.

Objective 6.8: Joint Use of Facilities

Expand and develop shared use programs and agreements for recreation and open space for purposes of acquisition, development and maintenance.

Policy 6.8.1: The City will work with landowners, developers, schools, other governmental agencies, and community organizations to further its inventory of accessible recreational and open space areas.

Policy 6.8.2: The City shall encourage joint use agreements between the local government and public agencies, private entities, homeowner associations, and nonprofit organizations for recreational and open space purposes.

Policy 6.8.3: The City, through its participation on the Hendry LaBelle Recreation Board, will cooperate with Hendry County and the Hendry County School Board in the joint provision and use of facilities and activities for LaBelle area residents.

Objective 6.9: Funding Sources

Support the long-term acquisition, development, and maintenance of recreational facilities and open space through the pursuit of diverse, sustainable, and equitable funding sources. ~~Pursue funding sources for the acquisition, development, and maintenance of open space, recreation areas, and natural reservations.~~

Policy 6.9.1: The City will pursue a balanced mix of local, state, federal, and private funding sources for the acquisition, development, renovation, and maintenance of parks, recreational facilities, trails, and open space.

Policy 6.9.2: The City will continue to evaluate the recreation and open space needs as part of any capital improvements program for recreation and open space.

Policy 6.9.3: ~~The City will utilize funds obtained from developers (as payment in lieu of dedication) for open space and recreation needs.~~ The City will encourage land dedication, fee-in-lieu contributions, or construction of on-site recreational amenities as part of new development where consistent with applicable regulations.

Policy 6.9.3: ~~The City will broaden the funding base for City recreation and open space, while also participating in federal, state, county, or district recreational programs.~~ The City shall promote partnerships with private entities, civic organizations, homeowners' associations, healthcare institutions, and nonprofits to fund, operate, or maintain recreational facilities and open space.

Policy 6.9.4: The City will continue to evaluate its use of special assessments as well as consider the implementation of user fees and charges (set at the minimum feasible level), returning all funds raised to the respective activity or facility.

Policy 6.9.5: The City will seek the assistance of federal, state, county, and other agencies in the development of City facilities. and promote the development of federal, state, county, and district parks and recreation areas within the City limits.

Chapter 7

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 7: TO PROMOTE ~~DEVELOP~~ A COORDINATED AND COOPERATIVE PLANNING AND COMMUNICATION PROCESS AMONG GOVERNMENTAL AGENCIES TO ENHANCE PUBLIC SERVICES, INFRASTRUCTURE, RESOURCE PROTECTION, AND THE QUALITY OF LIFE FOR RESIDENTS, ~~THAT MAINTAINS INTERNAL CONSISTENCY AND~~ CONFORMING~~S~~ WITH STATE AND REGIONAL GOALS AND OBJECTIVES.

Objective 7.1: Coordination of Plans

Ensure consistency with the comprehensive plans of other adjacent governmental jurisdictions to promote compatible development patterns and address issues of mutual concern.

Policy 7.1.1: As part of the preparation of an evaluation and appraisal report, the comprehensive plan will be provided to appropriate agencies for review and comment as required by section 163.3184, Florida Statutes.

Policy 7.1.2: Comprehensive plans of Hendry County, Glades County, the Southwest Florida Regional Planning Council, and the State (Ch. 187, Florida Statutes) will be reviewed as part of the evaluation and appraisal process for the City's Comprehensive Plan to ensure coordination and reduce possible conflicts.

Policy 7.1.3: The City will review and comment on copies of proposed comprehensive plan amendments and other items received from ~~adjacent local governments~~ Hendry County that might affect the City of LaBelle.

Policy 7.1.4: LaBelle shall continue to participate in the Regional Planning Council, where applicable.

Policy 7.1.5: For any public facility within LaBelle for which the City does not have responsibility, the City will adopt the level of service standard that is established by the entity that has operational and maintenance responsibility for that facility.

Objective 7.2: Intergovernmental Coordination

LaBelle shall maintain effective and efficient communication and working relationships with Hendry and Glades Counties and with other nearby units of governments to ensure the efficient provision of public facilities and services, promote compatible development patterns, and address issues of mutual concern.

Policy 7.2.1: Participants in the planning process at Hendry and Glades Counties ~~and the Southwest Regional Planning Council~~ will be identified and their roles and responsibilities determined.

Policy 7.2.2: The City will keep a current mailing and communication list of all relevant adjacent

governments, state and federal agencies, and private organizations.

Policy 7.2.3: Where necessary, the City Commission will execute memorandums of understanding or other interlocal agreements with adjacent jurisdictions or other agencies, as appropriate, to address shared planning and service delivery issues. ~~in order to ensure coordination.~~

Policy 7.2.4: The City shall review the Comprehensive Plan to determine if memorandums of understanding or other interlocal agreements are needed with adjacent jurisdictions or other agencies.

Policy 7.2.5: The City shall coordinate with Hendry County and the regional water supply authorities to protect ~~City~~ potable water facilities.

Policy 7.2.6: The City shall coordinate with neighboring jurisdictions to promote compatible land use patterns and development activities along jurisdictional boundaries.

Objective 7.3: Annexations

Proposals for annexation shall be coordinated with Hendry County, affected property owners, service providers, and other applicable agencies to promote orderly growth, efficient service delivery, and consistency with the Comprehensive Plan.

Policy 7.3.1: The City will forward to the Hendry County Commission a copy of any received proposal for annexation prior to final action by the City Commission regarding such proposal.

Policy 7.3.2: The City will request the assistance of the Southwest Florida Regional Planning Council, or other appropriate entity, for intergovernmental mediation when intergovernmental issues cannot otherwise be resolved.

Policy 7.3.3: The City shall encourage annexation of contiguous areas where municipal services can be provided efficiently and where annexation supports logical growth patterns and community development objectives.

Policy 7.3.4: Prior to annexation, the local government shall assess the fiscal impacts of the proposed annexation, including anticipated revenues, service demands, and capital improvement needs.

Policy 7.3.5: The City shall ensure that annexed properties area assigned appropriate future land use and zoning designations consistent with the Comprehensive Plan and surrounding development patterns.

Objective 7.4: Emergency Management

The City shall coordinate emergency preparedness, hazard mitigation, disaster response, and post-disaster recovery activities with other local governments and agencies to protect the health, safety, and welfare of residents. ~~of LaBelle from the effects of natural disasters, fires, and similar emergencies.~~

Policy 7.4.1: The City shall cooperate with Hendry County and other agencies in the development and implementation of plans and programs to prevent and address natural disasters, fires, and similar emergencies.

Policy 7.4.2: The City shall continue to examine the need for interlocal agreements and other means to prepare for and deal with such emergencies.

Policy 7.4.3: The City shall cooperate with the County to maintain a current emergency management program providing adequate shelters, provisions, evacuation routes, emergency equipment, and personnel to assist City residents in emergencies.

Policy 7.4.4: The City shall participate in local and regional emergency preparedness training exercises, disaster response activities, and recovery planning initiatives.

Policy 7.4.5: The City shall coordinate with utility providers, transportation agencies, school boards, healthcare providers, and special districts to ensure continuity of essential public facilities and services during and after emergency events.

Policy 7.4.6: The City shall coordinate with county, regional, state, and federal agencies to identify and pursue funding opportunities for hazard mitigation, resiliency improvements, and disaster recovery projects.

Policy 7.4.7: The City shall consider hazard vulnerability, flood risk, infrastructure resilience, and emergency access when reviewing development proposals and planning public infrastructure.

Policy 7.4.8: The City shall support public education and outreach efforts that increase community awareness or emergency preparedness, hazard mitigation, and disaster recovery resources.

Objective 7.5: Hurricane Preparedness and Evacuation

The Division of Emergency Management will be responsible for preparation of the updated regional hurricane evacuation plan. The City shall cooperate in any approved regional hurricane evacuation plan for Southwest Florida.

Policy 7.5.14: The City of LaBelle shall encourage citizen participation in the implementation of the approved regional hurricane evacuation plan.

Policy 7.5.2: The City will continue to follow the guidelines established in its adopted public participation procedures to ensure ongoing citizen participation, as outlined in Resolution No. 90-1, adopted March 8, 1990.

Policy 7.5.3: The City will provide, based on its determination of need, the programs and employees necessary for adequate operation and maintenance of public facilities and infrastructure as well as those other programs necessary to support the programs, public facilities, and infrastructure set out in this Comprehensive Plan.

Chapter 8

CAPITAL IMPROVEMENTS ELEMENT

GOAL 8: THE CITY OF LABELLE SHALL UNDERTAKE ACTIONS NECESSARY TO PROVIDE ~~ADEQUATE~~ TIMELY AND EFFICIENT PUBLIC FACILITIES ~~IN A MANNER THAT PROTECTS INVESTMENTS IN EXISTING FACILITIES, MAXIMIZES THE USE OF EXISTING FACILITIES, AND PROVIDES FOR NEEDED EXPANSIONS CONCURRENT WITH AN ORDERLY AND COMPACT GROWTH PATTERN.~~ FOR BOTH EXISTING AND FUTURE RESIDENTS CONSISTENT WITH AVAILABLE FINANCIAL RESOURCES.

Objective 8.1: Capital Improvement Schedule

Guide the provision of public facilities for the purpose of accommodating desired future growth, replacing facilities that have exceeded their useful lifespan and correcting existing deficiencies, consistent with the adopted Level of Service standards set forth in this Element.

Policy 8.1.1: The City will annually adopt by ~~reference~~ Resolution a 5-year Capital Improvement Schedule to ensure that the necessary public facilities will be in place to meet Levels of Service established within the Comprehensive Plan.

Policy 8.1.2: The Capital Improvements Schedule shall be reviewed and updated annually to reflect any applicable changes to goals, objectives and policies or capital improvement needs set forth in all elements of the Comprehensive Plan.

Policy 8.1.3: Capital Project for the following facilities and infrastructure will be included and funded as part of the City's Capital Improvement Schedule:

(1) Potable Water
(2) Sanitary Sewer
(3) Stormwater Management ~~(Drainage)~~ & Drainage
(4) Parks, Recreation and Open Space
(5) ~~Roads~~ Transportation & Mobility
(6) Schools

Policy 8.1.4: Capital improvements for inclusion in the Capital Improvements Element shall be defined consistent with Section 163.3177, Florida Statutes, and shall mean physical assets constructed to provide, improve or replace public facilities and which are large in scale, high in cost, typically nonrecurring, and often requiring multi-year financing. For the purpose of inclusion in this Element, capital improvements shall only include projects or programs with a total cost of more than $25,000.

Policy 8.1.5: The City shall schedule and fund, as a first priority, those capital facilities needed to correct existing

deficiencies.

Policy 8.1.6: The City shall annually evaluate the impacts on public facilities created by new development permitted within the preceding twelve months.

Policy 8.1.7: The City will maximize public facilities and services in currently developed areas that promote infill development or redevelopment of existing neighborhoods and commercial areas.

Policy 8.1.8: The City shall annually determine which public facilities or services operate at or below adopted levels of service.

Policy 8.1.9: The City shall annually identify the improvements, expansions, or new construction needed to ensure that public facilities that meet or exceed adopted level of service standards are available concurrent with the impacts of development prior to the issuance of future development orders or permits.

Policy 8.1.10: Proposed capital improvement projects will be evaluated and ranked as follows:

~~(1)~~ Level One: Projects needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

~~(2)~~ Level Two: Projects that increases the efficiency of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development.

~~(3)~~ Level Three: Projects that represents a logical extension of facilities and services within a designated service area.

Policy 8.1.11: The City of LaBelle ~~shall adopt~~ incorporates by reference, the Hendry County School District's annually updated financially feasible Five-Year Work Plan~~, as approved by the Hendry County School Board on August 26, 2008 for years 2008/2009 through 2012/2013, and subsequent annual updates thereto,~~ as part of its Schedule of Capital Improvements.

Policy 8.1.12: ~~The City of LaBelle, in coordination with the School Board of Hendry County shall annually update its tracking of public facilities capital improvements by using the adopted School District Facilities Work Program including the School District of Hendry County Capital Improvements Schedule to ensure maintenance of a financially feasible capital improvements schedule and to ensure the level of service standards will be achieved and maintained during the five-year planning period. Annual program amendments shall include the addition of a fifth year to the capital improvements element.~~ The City shall ensure that future needs for schools are addressed consistent with the School Concurrency Interlocal Agreement for Hendry County, the City of LaBelle, the City of Clewiston and the School Board of Hendry County.

Policy 8.1.13: The City and the School Board shall coordinate to ensure that schools are adequately and efficiently provided commensurate with growth. Key coordinating mechanisms shall include:

- Promotion of joint infrastructure park/school facilities when feasible;

- Consideration of the adequacy and availability of educational infrastructure during appropriate review of development order applications;

- Ensuring the provision of adequate infrastructure, on and off site, normally associated with new or expanded schools where consistent with state law restrictions on expenditures by the School Board;

- ~~Consideration of future inclusion of the School Board's Educational Plant Survey and Capital Improvement Program in the Comprehensive Plan Technical Support Documents (Data and Analysis) to provide the public with accessible information and effective coordination regarding educational infrastructure;~~

- Seeking that any new major residential development or redevelopment applicant submit information regarding projected school enrollments from the project; and

- Request that the School Board submit site plan information for all timely new schools.

Objective 8.2: Future Development

Future development shall bear a proportionate cost of facility improvements necessitated by development to maintain adopted levels of service standards.

Policy 8.2.1: The City shall provide the option of using development agreements to provide public facilities to accommodate future development.

Policy 8.2.2: The City shall annually review the use of impact fees, user fees, or other mechanisms for development proposals to fund improvements needed to maintain level of service standards for necessary public facilities.

Policy 8.2.3: The City will provide public facilities in a manner that promotes an orderly compact urban growth pattern, which is compatible with both existing land uses, and with the natural environment.

Policy 8.2.4: The City will permit multi-use developments ~~of regional impact~~ to satisfy the transportation concurrency requirements by payment of a proportionate share contribution.

Objective 8.3: Coordination of Land Use Decisions

Land use decisions and development approvals shall be coordinated with the Capital Improvements Element to maintain adopted level of service standards.

Policy 8.3.1: The City shall not approve any development that is inconsistent with the Capital Improvements Element, does not provide needed capital improvement facilities, or would cause a public facility to operate below an adopted level of service.

Objective 8.4: Funding of Public Facilities

Public facilities that are within the City's ability to fund or within the City's authority to require others to provide, on a fair and consistent basis shall be provided.

Policy 8.4.1: The estimated capital expenditures for all needed public facilities shall not exceed the expected revenues from sources that are available to the City pursuant to law.

Policy 8.4.2: The City shall continue to investigate other funding sources and strategies for the design, permitting, construction, operation and maintenance of built and proposed capital improvements.

Objective 8.5: Level of Service Standards

The following level of service standards shall be used to plan, maintain, and expand needed public capital facilities:

Facility Type	**Level of Service Standard**
Roads	SR 80: LOS "C," per FDOT SR 29: LOS "C" per FDOT CR 80A: LOS "C" per Hendry County All others: LOS "D"
Wastewater Treatment Facilities	200 gp ERC
Potable Water Facilities	250 gp ERC
Solid Waste Facilities	3.5 pounds per capita per day
Drainage Facilities System Capacity	Historic discharge for 25 year-3 day storm event
Flood Protection for Buildings	100-year storm event
Schools: Elementary/Middle	100% of permanent Florida Inventory of School Houses (FISH) capacity as adjusted by the school board annually to account for measurable programmatic changes. The Level of Service may increase up to 120% of permanent FISH capacity if the District Facilities Work Program" (aka '5-Year Facilities Work Plan') provides appropriate capital projects, or other strategies, to reduce the LOS back to the 100% of permanent FISH capacity within one -year cycle.
Schools: High	100% of permanent FISH capacity as adjusted by the school board annually to account for measurable programmatic changes. The Level of

	Service may increase up to 120% of permanent FISH capacity if the District Facilities Work Program" (aka '5-Year Facilities Work Plan') provides appropriate capital projects, or other strategies, to reduce the LOS back to the 100% of permanent FISH capacity within one 3-year cycle.
Recreation and Parks	10 acres/1000 residents

~~Facility/service — Level of Service Standard (LOS)~~

~~Roads~~

~~SR 80 — LOS "C," per FDOT~~

~~SR 29 — LOS "C" per FDOT~~

~~CR 80A — LOS "C" per Hendry County~~

~~All others — LOS "D"~~

~~Wastewater — 250gp ERC within core city~~
~~275gp ERC outside core city~~
~~(see Infrastructure Element)~~

~~Solid Waste — 3.5 pounds per capita per day~~

~~Drainage — Historic discharge for a storm of 25-year frequency and 3-day duration~~

~~Flood Protection for Buildings — 100-year storm event~~

~~Potable Water — 275gp ERC within core city~~
~~300gp ERC outside core city~~
~~(see Infrastructure Element)~~

~~Schools~~

~~Elementary/Middle/ — 100% of permanent FISH~~

~~High School — 100% of permanent FISH capacity~~
~~Note: the LOS standard may increase up to 120% of FISH capacity if the District Facilities Work Plan provides appropriate capital projects, or other strategies, to reduce the LOS back to 100% of permanent FISH capacity within one 3-year cycle.~~

~~Recreation* — Parks - Acres/Persons~~
~~Pocket Parks/Tot Lots 0.5 ac/1,000~~

~~Neighborhood Parks 1-2 ac/1,000~~
~~Community Parks 5-8 ac/1,000~~
~~City Parks 5-10 ac/1,000~~

~~Facilities* Quantity/Persons~~

~~Baseball 1/5,000~~
~~Multi-use Fields 1/10,000~~
~~Softball 1/5,000~~
~~Swimming Pools /20,000~~
~~Tennis Courts 1/2,000~~
~~Volleyball, Sand or Grass 1/5,000~~
~~Soccer 1/10,000~~
~~Badminton 1/5,000~~
~~Handball 1/20,000~~
~~Field Hockey 1/20,000~~
~~Golf Driving Range 1/50,000~~
~~Trails 1 per region~~
~~Archery Range 1/50,000~~
~~Combo Skeet & Trap Field 1/50,000~~
~~Golf – 9 Holes 1/25,000~~
~~Golf – 18 Holes 1/50,000~~

~~*Source: National Recreation Park Association Level of Service Standards~~

Policy 8.5.1: The City will evaluate Level of Service standards and progress in improving service deficiencies as part of the Evaluation and Appraisal Report process.

Objective 8.6: Debt Management

The City will adopt policies and procedures which address the management and utilization of debt for the purposes of capital project financing in a discerning and efficient manner.

Policy 8.6.1: Public facilities financed by the City (potable water, wastewater/sanitary sewer) will have their debt repaid by user fees and charges for services for current revenues (reserves, surpluses or current revenues).

Policy 8.6.2: The term of any debt issue will not exceed the projected life expectancy of the capital improvements it is financing.

Policy 8.6.3: Development orders and permits issued by the City which require public facilities that will be financed by debt must be guaranteed in the form of a development agreement or interlocal agreement. Development agreements will not exceed 20 years in duration.

Policy 8.6.4: The City will not commit to the provision of a public facility, nor will it accept the provision of a public facility by others, if the City is unable to pay for the subsequent annual operating and maintenance costs of these additional facilities.

Policy 8.6.5: ~~By 2012, the~~ The City will continue to develop methods for additional oversight and penalty provisions for failure to comply with this Element.

Chapter 9

CONCURRENCY MANAGEMENT ELEMENT

GOAL 9: THE ADOPTED LEVEL OF SERVICE STANDARDS REQUIRED WITHIN THIS COMPREHENSIVE PLAN FOR ~~ROADS~~ TRANSPORTATION FACILITIES, POTABLE WATER, SANITARY SEWER, SOLID WASTE, DRAINAGE, AND RECREATION AND OPEN SPACE WILL BE MAINTAINED.

Objective 9.1: Service Areas

The service area shall include the service area of the public facility or service as specified in the Plan. If not included in the Plan, the service area shall be determined by the Superintendent of Public Works.

Objective 9.2: Level of Service

Levels of service and capacities of public facilities will be reviewed and determined concurrently with the annual monitoring and evaluation of the Capital Improvements Element. The review and determination will be performed by the Superintendent of Public Works for the City of LaBelle.

Policy 9.2.1: Previously issued development orders for which development has not begun must be considered in the determination of the availability of capacity.

Policy 9.2.2: The annual determination of capacity for a public facility shall be determined by the following steps:

1. Measure the current capacity of the existing facility.
2. Subtract the current demand of existing development on that facility.
3. Add any additional capacity from planned improvements, additions, or expansions to that facility.
4. Subtract the estimated demand on that facility of planned but not yet built development.
5. The result is the available capacity of that facility.

Policy 9.2.3: The minimum requirements for concurrency within this management system for roads, potable water, sewer, solid waste, drainage and recreation and open space are as follows:

a. the necessary facilities and services are in place at the time a development permit is issued; or;
b. a development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
c. the necessary facilities are under construction at the time a permit is issued; or
d. the necessary facilities and services are guaranteed in an enforceable development agreement~~.~~; or

Objective 9.3: Development Agreements

An enforceable development agreement may include, but is not limited to development agreements pursuant to Chapter 163.3220, Florida Statutes, as amended, or an agreement or development order issued pursuant to Chapter ~~380~~ 125, Florida Statutes.

Minimum requirements are as follows:

1. Building Permits

   Building permits shall be issued only when the necessary facilities and services are in place, with the following exceptions:

   a. At the time of Certificate of Occupancy for water/sewer facilities;

   b. Shall be in place no later than 1 year following Certificate of Occupancy for park facilities;

   c. Shall be in place no later than 3 years from the time of issuance of building permit for roads.

   The determination that the necessary facilities and services are in place shall be based on the estimates made by the Local Planning Agency, or its staff designee, as part of the most recent monitoring and evaluation of the Capital Improvements Element.

2. Other Types of Development Orders

   Other types of development orders include, but are not limited to, approval of subdivisions, re-zoning, special permits, and site plan approval. These other types of development orders have less immediate impact on public facilities and services than do building permits.

   Therefore, even if it has been determined that the necessary facilities or services are in place and that the adopted levels of service are being maintained, the following requirement shall apply for the issuance of such development orders:

   a. The development order shall contain provisions that require:

      i. the developer to provide the additional public facility capacity needed to maintain the adopted levels of service due to the impacts of the proposed development and

      ii. the necessary facilities and services to be in place when the impacts of the development occur; or

   b. The development order shall contain provisions that require:

      i. the necessary public facilities be constructed by the public or private entity having jurisdictional authority over the facility to the level of service identified in and in conformance with the Five year Schedule of Improvements in the City.

ii. the facilities and services will be provided consistent with the City's adopted level of services and will be in place when the impacts of the development occur.

Policy 9.3.1: If there are competing applications for public facility capacity, the following order of priority shall apply:

1. Issuance of a building permit based upon a previously approved development order permitting redevelopment;

2. Issuance of a building permit based upon a previously approved development order permitting new development;

3. Issuance of a new development order permitting redevelopment; and

4. Issuance of a new development order permitting new development.

Policy 9.3.2: No development order shall be issued which would require the City Commission to delay or suspend construction of any of the capital improvements on the Five-year Schedule ~~of~~ in the Capital Improvements Element.

Policy 9.3.3: If, by issuance of a development order, a substitution of a comparable project on the Five-year Schedule is proposed, the applicant may request the City to consider an amendment to the Five-year Schedule.

Policy 9.3.4: The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the affected development or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).

Chapter ~~9~~10

PUBLIC SCHOOL FACILITIES ELEMENT

GOAL 10: COLLABORATE AND COORDINATE WITH THE HENDRY COUNTY SCHOOL BOARD TO ENSURE HIGH QUALITY PUBLIC SCHOOL, WHICH MEET THE NEEDS OF THE CITY AND HENDRY COUNTY'S EXISTING AND FUTURE POPULATION.

Objective 10.1: Coordination and Consistency

The City shall implement and maintain mechanisms designed to closely coordinate with the School Board and Hendry County in order to provide consistency between their respective comprehensive plan and public school facilities programs, such as:

1. Greater efficiency for the School Board, the County, and the Cities by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;
2. Improved student access and safety by coordinating the construction of new and expanded schools with roads, signalization, turn lanes, bike lanes, bicycle paths, and sidewalk construction programs;
3. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and,
4. The expansion and rehabilitation of existing schools to support neighborhoods.

Policy 10.1.1: The City shall manage the timing of new development to coordinate with adequate school capacity. Where capacity will not be available to serve students from the property seeking a change, the City may use the lack of school capacity as a basis for denial of petitions for final subdivisions or site plans for residential or mixed-use development.

Policy 10.1.2: In cooperation with the School Board and Hendry County, the City will implement the Interlocal Agreement for Public School Facility Planning for Hendry County, Florida between Hendry County, and all legislative bodies of the Cities, as required by Section 1013.33, Florida Statutes, ~~includes~~ including procedures for:

1. Joint meetings;
2. Oversight process;
3. Enrollment, projections, growth development trends;
4. Local planning agency, comprehensive plan amendments and development approvals;
5. Collocation and shared use;
6. School board planning process;
7. Public school facilities element, development and updates, and amendments;
8. Future land use and zoning classifications in which public schools are allowed;
9. Evaluation of new school sites;
10. Site acquisition process and procedures;

11. Comprehensive plan;
12. Implementation and amendments; and
13. Dispute resolution

~~1. Joint meetings;~~
~~2. Student enrollment and population projections;~~
~~3. Coordinating and sharing of information;~~
~~4. School site analysis, including site acquisition permitting process and procedures per Section of the Interlocal Agreement;~~
~~5. Supporting infrastructure;~~
~~6. Comprehensive plan amendments, rezonings, and development approvals, coordination of the long range public school facility map with the comprehensive plan including future land use map;~~
~~7. Education Plant Survey and Five-Year District Facilities Work program (aka Work Plan), annual updates to coordinate documents as required by law and rule;~~
~~8. Co-location and shared use which will enhance community design;~~
~~9. Implementation of school concurrency, including levels of service standards, concurrency service areas, and proportionate-share mitigation;~~
~~10. Oversight process; and,~~
~~11. Resolution of disputes.~~

Policy 10.1.3: The City shall include a representative of the school district, appointed by the School Board, as a voting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

Policy 10.1.4: The City shall coordinate with the School Board regarding annual review of school enrollment projections, and procedures for annual update and review of school board and local government plans consistent with the Interlocal Agreement.

Policy 10.1.5: On an annual basis the City will review the School Board's Five Year Work Program for deficiencies in existing school facilities, for school facilities required to meet future needs, and for consistency with the City's regulations and procedures.

Objective 10.2 Enhanced Community Design

Enhance community/neighborhood design through effective school facility design and siting standards by the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses.

Policy 10.2.1: The City will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the City Comprehensive Plan, pursuant to the Interlocal Agreement for Public School Facility Planning.

Policy 10.2.2: Consistent with the City of LaBelle Future Land Use Element, the City shall allow schools in the Public, Residential-Suburban, Residential-Urban, Outlying Mixed Use, Downtown District, South LaBelle Community and Old Groves Mixed Use Sub-District land use categories, consistent with the following criteria:

1. Schools shall be located in a coordinated manner ensuring that the planning, construction, and opening of educational facilities are coordinated in time and location, concurrent with both need and necessary services and infrastructure, and to ensure compatibility with the Comprehensive Plan.
2. The proposed location is compatible with present and projected uses of adjacent property.
3. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.
4. The proposed location is not within a velocity flood zone or floodway.
5. Proposed school sites should be located away from industrial uses, railroads, airports, and similar land uses to avoid noise, odor, dust, and traffic impacts and hazards.
6. Disrupting influences caused by school yard noises and traffic shall be sufficiently buffered from hospitals, adult communities, and nursing homes.
7. In the planning, siting, land acquisition and development of the facility, evaluation shall include consideration of the student population density of the area (such as sufficient student population of existing rural communities), and public safety.
8. There are no significant environmental constraints that would preclude development of a public educational facility on the site.
9. The City of LaBelle shall advise the School Board of all Plan amendments that may affect the location of new schools and proposed improvements.

Policy 10.2.3: When considering the acquisition of land for schools, to the greatest extent possible, a location will be selected that collocates the public school, parks, libraries and community centers, which is consistent with Objective 2.3 of the Hendry County Future Land Use Element "School Siting". The City of LaBelle shall continue to coordinate with the Hendry County School Board on the siting of new schools, ensuring the schools are located in close proximity to urban residential areas and other public facilities such as parks, libraries and community centers.

Policy 10.2.4: Consistent with Section 163.3177, Florida Statutes, the City will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools.

Policy 10.2.5: All public schools shall provide bicycle and pedestrian access consistent with Florida Statutes. Bicycle access to public schools should be incorporated in the countywide bicycle plan. Parking at public schools will be provided consistent with the Florida Building Code and State Requirements for Educational Facilities.

Policy 10.2.6: The City, in coordination with the School Board, shall implement the following strategies:

1. New developments adjacent to school properties shall be required to provide a right-of-way and a direct access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;
2. For new development and redevelopment within 2 miles of an existing or planned school, the City shall require sidewalks (complete, unobstructed, continuous with a minimum width of 5

feet) along the corridor that directly serves the school, or qualifies as an acceptable designed walk or bicycle route to the school;

3. In order to ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year;
4. Evaluate school zones to consider safe crossing of children along major roadways, including prioritized areas for sidewalk improvements including: schools with a high number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy busing for hazardous walking conditions, schools with significant walking populations, but poor pedestrian and bicycle access, and needed safety improvements; and
5. Coordination with the MPO Long Range Transportation Plans to ensure funding for safe access to schools including: development of sidewalk inventories and list of priority projects coordinated with the School Board recommendations are addressed.

Policy 10.2.7: The City, as applicable, and School Board will jointly determine the need for and timing of on-site and off-site improvements including water, sewer, roads, drainage, sidewalks, bus stops, signalization, bike paths and other infrastructure necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

Policy 10.2.8: The City will work with the County and the School Board to find opportunities to collaborate on transit and bus routes to better serve citizens and students.

Objective 10.3 Sustainable Design

Encourage sustainable design and development for educational facilities.

Policy 10.3.1: The City will coordinate with the School Board to continue to permit the shared-use and co-location of school sites with County and or City facilities with similar facility needs, according to the ~~Interlocal Agreement for Public School Facility Planning for the Hendry County, and the Cities of LaBelle and Clewiston~~ Interlocal Agreement For Hendry County, The City Of Labelle, The City Of Clewiston And The School Board Of Hendry County, as it may be amended. Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

Policy 10.3.2: The City will encourage the School Board to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs as referenced in Florida Statutes section 1013.451 Life-cycle costs comparison.

Policy 10.3.3: The City will continue to work with the School Board to coordinate efforts to build new school facilities, and facility rehabilitation and expansions, to be designed to serve as and provide emergency shelters as required by Section ~~163.3177~~ 1013.372, Florida Statutes, and shall coordinate with the School Board regarding emergency preparedness issues and plans.

Objective 10.4 School Capacity

Coordinate petitions for changes to future land use, zoning, subdivision and site plans for residential development with adequate school capacity. This objective will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for comprehensive plan amendments, re-zonings or final subdivision and site plans that generate students and impact the school system. Manage the timing of comprehensive plan amendments and other land use decisions to coordinate with adequate school capacity.

Policy 10.4.1: The City shall coordinate anticipated students growth based on future land use map projections of housing units with the School Board's long range facilities needs over the 5-year, 10-year and 20-year periods.

Policy 10.4.2: The City shall take into consideration the School Board comments and findings on the availability of adequate school capacity when considering the decision to approve comprehensive plan amendment and other land use decisions as provided for in Section 163.3177(6)(a), Florida Statutes.

Policy 10.4.3: The City shall give priority consideration to petitions for land uses, zoning and final subdivision and site plans for residential development in areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to or set aside for purchase by the School Board at raw land (pre-development approval) prices reflected in written agreement approved by the School Board.

Policy 10.4.4: Where capacity will not be available to serve students from the property seeking a land use change, the City will coordinate with the School Board to ensure adequate capacity is planned and funded. Where feasible, in conjunction with the plan amendment early dedications of school sites shall be encouraged. ~~To ensure adequate capacity is planned and funded, the School Board's long range facilities plans over the 5-year, 10-year and 20-year periods shall be amended to reflect the needs created by the land use plan amendment.~~

Policy 10.4.5: In reviewing petitions for future land use, rezoning, or final subdivision and site plans for residential development, which may affect student enrollment or school facilities, the City will consider the following issues:

1. Providing school sites and facilities within planned neighborhoods;
2. Insuring the compatibility of land uses adjacent to existing schools and reserved school sites;
3. The co-location of parks, recreation and community facilities with school sites
4. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;
5. Insuring the development of traffic circulation plans to serve schools and the surrounding neighborhood;
6. Providing off-site signalization, signage, access improvements and sidewalks to serve all schools;
7. The inclusion of school bus stops and turnarounds in new developments;

8. Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
9. School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions;
10. Available school capacity or planned improvements to increase school capacity, correct existing deficiencies; and,
11. Whether the proposed location is consistent with school design and planning policies.

Objective 10.5: Implement School Concurrency

Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency, and the School Board's 5-10-20 Year Work Program. The Work Program includes a financially feasible short term and long term capital plan for new schools and the repair, renovation and remodeling, of existing schools.

Policy 10.5.1: The City's Level of Service standards for schools and procedures for implementing school concurrency shall be consistent with the standards established per the Interlocal Agreement For Hendry County, The City of Labelle, The City of Clewiston and the School Board of Hendry County, as it may be amended. ~~Consistent with the Interlocal Agreement, the City agrees to the following standards for school concurrency:~~

~~**1. Level of Service Standard**~~

~~Consistent with the Interlocal Agreement, the uniform, district-wide level-of service standards are initially set as follows herein, and are hereby adopted in the City's Public School Facilities Elements and Capital Improvements Element:~~

~~a. Elementary: 100% of permanent FISH capacity as adjusted by the school board annually to account for measurable programmatic changes. The Level of Service may increase up to 120% of permanent FISH capacity if the District Facilities Work Program" (aka '5-Year Facilities Work Plan') provides appropriate capital projects, or other strategies, to reduce the LOS back to the 100% of permanent FISH capacity within one 3 year cycle.~~

~~b. Middle: 100% of permanent FISH capacity as adjusted by the school board annually to account for measurable programmatic changes. The Level of Service may increase up to 120% of permanent FISH capacity if the District Facilities Work Program" (aka '5-Year Facilities Work Plan') provides appropriate capital projects, or other strategies, to reduce the LOS back to the 100% of permanent FISH capacity within one 3 year cycle.~~

~~c. High: 100% of permanent FISH capacity as adjusted by the school board annually to account for measurable programmatic changes. The Level of Service may increase up to 120% of permanent FISH capacity if the District Facilities Work Program" (aka '5-Year Facilities Work Plan') provides appropriate capital projects, or other strategies, to reduce the LOS back to the 100% of permanent FISH capacity within one 3 year cycle.~~

Potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place each year as established in the Interlocal Agreement. If an amendment is proposed by the School Board, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plans. The amended level of service shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the first five years of the Capital Facilities Plan. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.

2. Concurrency Service Areas

The concurrency service areas shall be as shown in Map PSFE Exhibit 31. Potential amendments to the concurrency service areas shall be considered annually at the staff working group meeting to take place each year as established by the Interlocal Agreement. If an amendment is proposed by the School Board, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plan. The amended concurrency service area shall not be effective until all plan amendments and the amended Interlocal Agreement are all fully executed. No concurrency service area shall be amended without a showing that the amended concurrency service area boundaries are financially feasible.

3. Maximizing Concurrency Service Areas

Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social and economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, general "walkability"), diversity and geographic or man-made constraints to travel. The types of adjustments to school operations that will be considered in the City shall be determined by the School Board's policies on maximization of capacity.

4. Student Generation Rates

Consistent with the Interlocal Agreement, the School Board staff, working with the staff of the County and the Cities, will develop and apply student generation multipliers for residential units by type and projected price for schools of each type, considering past trends in student enrollment in order to project school enrollment. The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be updated at least every two years and shall be adopted into the City comprehensive plan.

5. School Capacity and Enrollments

The Department of Education permanent Florida Inventory of School Houses (FISH) capacity is adopted as the uniform methodology to determine the capacity of each school. Relocatables (portable classrooms) are not considered permanent capacity. School enrollment shall be based on the annual enrollment of each school based on actual counts reported to the

Department of Education in October of each year.

6. Concurrency Availability Standard

The County and the Cities shall amend the concurrency management systems in their land development regulations to require that all new residential units be reviewed for school concurrency at the time of final subdivision or site plan. The County shall not deny a final subdivision or site plan for residential development due to a failure to achieve and maintain the adopted level of service for public school capacity where:

a. Adequate school facilities will be in place or under actual construction within three years after the issuance of the final subdivision or site plan; or,

b. Adequate school facilities are available in an adjacent concurrency service area and the impacts of development can be shifted to that area; or,

c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final subdivision or site plan (or functional equivalent) as provided in the Interlocal Agreement. In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in the current year and years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. Relocatable classrooms may provide temporary capacity while funded schools or school expansions are being constructed.

7. Subdivision and Site Plan Standards

In the event that the School Board comments that there is not sufficient capacity in the affected concurrency service area to address the impacts of a proposed development, the following standards shall will apply. Either

a. The site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation; or
b. The site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured; or
c. A condition of approval of the site plan or final subdivision shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured. The amount of mitigation required shall be determined by the Department of Education's most current cost per student station applicable to Hendry County.

8. Coordination of the Work Program and the Capital Improvements Element

On an annual basis, the School Board and the County will coordinate the update of the 5 Year Work Program and the Capital Improvements Element by addition of the 5th year.

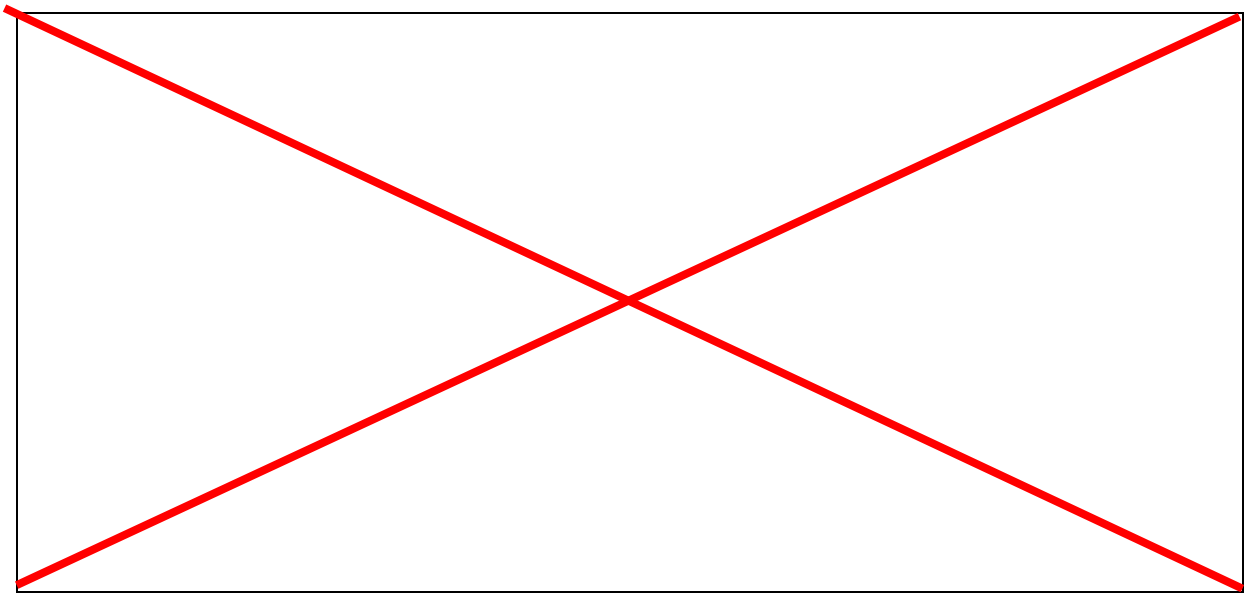
a. The School Board will provide a draft plan to the local governments for review and comment prior to adoption, as required by Florida Statute.

b. The City will respond and work with the School Board to achieve financially feasible coordinated planning strategies to achieve stated goals and objectives.

Policy 9.5.2

Options for providing proportionate share mitigation for any approval of additional residential dwelling units that triggers a failure of level of service for public school capacity shall include the following:

1. Contribution of, or payment for, acquisition of new or expanded school sites pursuant to the following formula established by the Florida Department of Education:



Source: State Requirements for Educational Facilities Volume 1, as posted on the Department of Education Website June 2007.

2. Construction or expansion of permanent school facilities;

3. The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall will be sold only to developments within the same concurrency service area or an adjacent concurrency service area; and,

4. Educational Facility Benefit Districts.

Mitigation shall be directed to projects on the School Board's Five-Year Capital Facilities Plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the City, and the applicant executed prior to the issuance of the final subdivision, site plan or functional equivalent. If the school agrees to the mitigation, then the school board must commit in the agreement to placing the improvement required for mitigation on its Five-Year Capital Facilities

~~Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.~~

~~The amount of mitigation required shall be determined by calculating the number of student Stations for each school type for which there is not sufficient capacity using the student generation rates applicable to a particular type of development and multiplying by the local costs per student station for each school type applicable to Hendry County, as determined by the School Board, in addition to any land costs for new or expanded school sites, if applicable.~~

Objective 10.6: Monitoring and Evaluation

The City shall strive to continually monitor and evaluate the Public Schools Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.

Policy 10.6.1: The County, the Cities and the School Board will coordinate during updates or amendments to the Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.

Objective 10.7: Funding

Continue the use of school impact fees as a way to realize the cost of new development and its impact on land use in regards to the local school system service provision. The School Board will utilize all funding options available to procure funding for new schools and classroom additions.

Objective 10.8: Schedule of Capital Improvements to Meet Future Needs

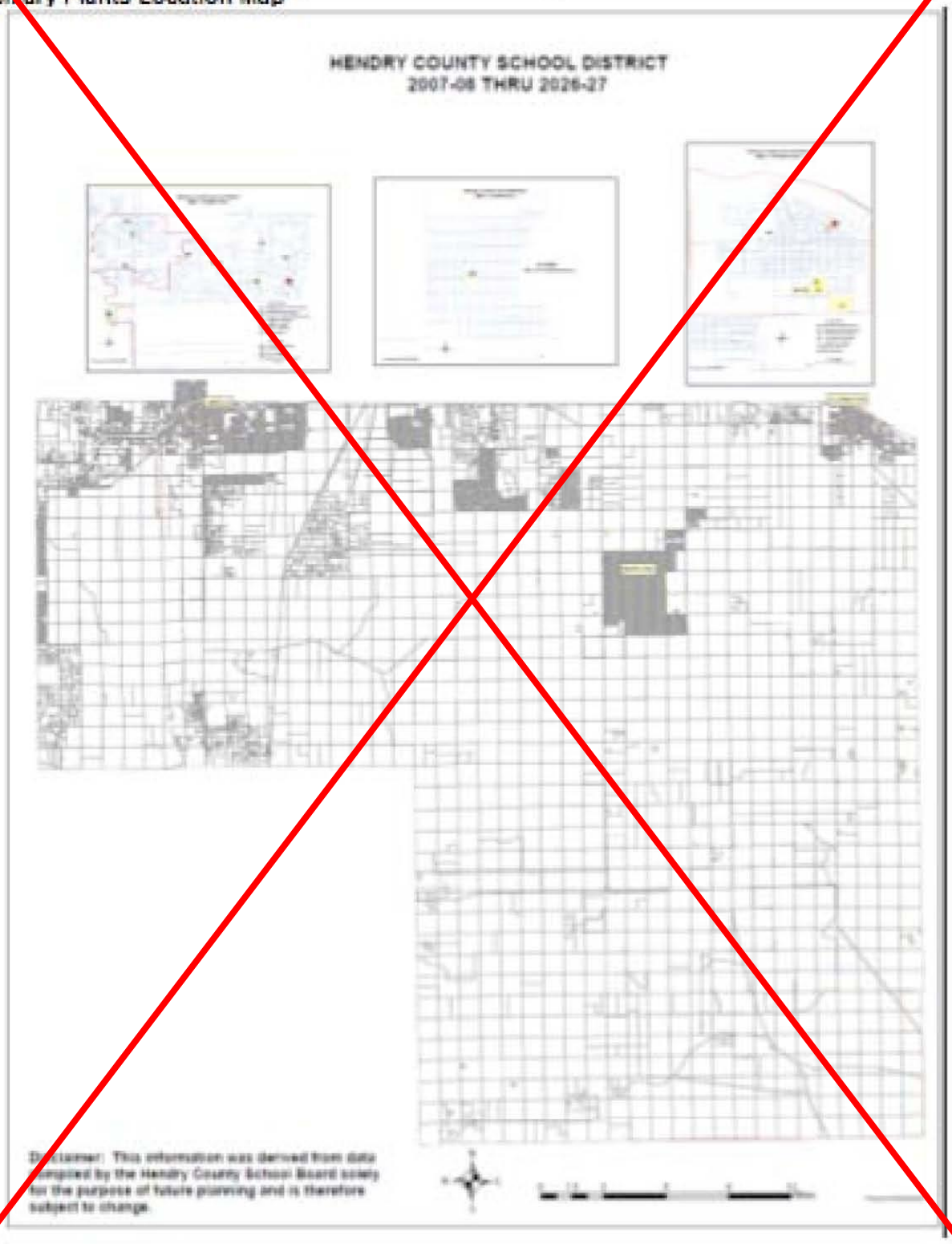
Ensure the inclusion of the Five-Year Schedule of capital improvements of those projects necessary to address existing deficiencies and to meet future needs based upon achieving and maintaining the adopted level of service standards by the end of the 5 year planning period.

Policy 10.8.1: The City shall incorporate by reference the Hendry County School Board's 5-Year Work Program ~~(akaWork Plan) for deficiencies in existing school facilities, for school facilities required to meet future needs, and for consistency with County and City planning.~~ into its Capital Improvements Schedule.

~~**Objective 9.9 Future Conditions Maps**~~

~~Consistent with Section 163.3177(12)(g), Florida Statutes, the Public School Facilities Element shall will include future conditions maps showing existing and anticipated schools over the five-year and long-term planning periods. The maps of necessity may be general over the long-term planning period and do not prescribe a land use on a particular parcel of land. The long range map of existing and approximately located future schools will be reviewed, updated and coordinated as a part of the periodic updates of the comprehensive plan and the future land use map.~~

PSFE Exhibit 53: Hendry County – District-wide Existing and Future School and Ancillary Plants Location Map



Chapter ~~10~~11

ECONOMIC DEVELOPMENT ELEMENT

GOAL 11: ~~**DEVELOP AND MAINTAIN A HEALTHY AND VIBRANT ECONOMY CONSISTENT WITH A SUSTAINABLE NATURAL ENVIRONMENT TO ENSURE THE CONTINUATION OF LABELLE'S HIGH QUALITY OF LIFE BY:**~~ **DEVELOP AND MAINTAIN A DIVERSIFIED AND STABLE ECONOMY LEVERAGING THE CITY'S NATURAL ENVIRONMENT AND SMALL-TOWN CHARM, AND PROMOTING A HIGH QUALITY OF LIFE FOR RESIDENTS**

~~1. Fostering an innovative and predictable business climate;~~
~~2. Investing in infrastructure to support the development and expansion of local business;~~
~~3. Creating a skilled and educated workforce;~~
~~4. Targeting core industries that build on local and regional strengths.~~

Objective 11.1: Diversified Tax Base
Develop and implement practices and policies that incentivize and promote diversification of the City's tax base.

Policy 11.1.1: The City will promote a balance between residential to business/employment generating uses to maintain the fiscal health of the City by:

1. Maintaining adequate land for commercial, industrial, mixed use, and other employment-generating uses.
2. Maintain minimum thresholds for commercial, industrial, mixed use, and other employment-generating uses within mixed use projects.

Policy 11.1.2: The City will develop a framework of incentives tied to development of business/employment generating uses within the City including density/intensity bonuses, redevelopment incentives, fast-track permitting processes etc.

Policy 11.1.3: Where appropriate, the City will encourage mixed use in residential districts.

Policy 11.1.4: The City will maintain flexibility in the regulatory environment to capitalize on emerging business opportunities.

Policy 11.1.5: The City will evaluate and direct commercial uses to areas that are underserved to enhance convenience across the City.

Policy 11.1.6: Regularly review and update the City's Downtown Form-Based Land Development Code and Regulating Plan to incentivize business-centric development and redevelopment.

Objective ~~10.1~~ 11.2: **Business ~~Development & Retention~~ Attraction, Retention and Expansion**

Encourage the attraction, retention and expansion of existing businesses within the City.

Policy 11.2.1: ~~The City will promote a ratio balance of new commercial and industrial development to new residential development which maintains the fiscal health of the City.~~

Policy 11.2.2: The City will support improvement of infrastructure and services in areas designated for ~~commercial or industrial~~ business/employment-generating development.

Policy 11.2.3: The City will facilitate strategic governmental meetings that specifically address business growth along the SR 80 and SR 29 Business Corridors, the Downtown, and within the Employment Village Future Land Use Category.

Policy 11.2.4: The City will maintain an efficient and consistent regulatory environment, including a predictable permitting process to support the expansion of existing businesses and ~~attract a diverse employment base~~ establishment of new businesses.

Policy 11.2.5: The City will support municipal and county efforts to enhance the overall appearance of LaBelle as a means of creating an attractive community to increase property values and incentivize business retention and relocation. ~~and enhance the tax base.~~

Policy 11.2.6: The City will facilitate the collection, analysis and dissemination of information that contributes to economic development.

Policy 11.2.7: The City will establish and maintain regulations within the Land Development Code that enable small businesses to undertake infill and redevelopment projects.

Policy 11.2.8: When and where appropriate, the City will encourage and implement incentives to maintain existing businesses.

Policy 11.2.9: The City will foster a positive business climate by providing technical support and guidance to existing and prospective businesses. Assistance may include, but is not limited to, technical development process guidance, site selection, and identifying appropriate incentives.

Policy 11.2.10: The City will collaborate with the County, Regional and State entities to streamline the process for new business relocation.

Policy 11.2.11: The City will encourage development patterns that foster a business-friendly environment.

Policy 11.2.12: The City will maintain land uses in a manner that allows existing businesses, including industrial uses, to scale in place.

Policy 11.2.13: Develop a suitable built environment for businesses, ensuring that there are opportunities for live, work, and play within convenient distances in the City.

Objective 11.3: **Workforce Development & Retention**

Develop and expand education, training and employment opportunities ~~educational and training options~~ for City residents to ensure a well-qualified workforce and to retain local talent.

Policy 11.3.1: The City will encourage the provision of a high-quality early childhood, primary, secondary and post-secondary public education system within the City, collaborating with the Hendry County School District and other entities.

Policy 11.3.2: The City will facilitate the establishment of higher education facilities in the City, including Edison College and other technical education or trade school facilities.

Policy 11.3.3: The City will coordinate with existing and new businesses located in the City to match training opportunities with existing and planned job requirements.

Policy 11.3.4: ~~The City will improve the jobs-housing balance and maintain the fiscal health of the City.~~ The City will incentivize businesses that include high-employment opportunities, including training, apprenticeships etc.

Policy 11.3.5: The City will encourage the clustering or co-locating of vocational schools and colleges or universities near business/employment areas to better connect students to potential employment opportunities.

Policy 11.3.6: The City will incentivize diversification of the housing market, including incentives for attainable and workforce housing in proximity of business/employment and educational centers.

Policy 11.3.7: The City will encourage new developments to include diversified recreational, cultural, and social opportunities for students and young professionals.

Policy 11.3.8: The City will encourage opportunities for early childhood care and family support programs to support continuous development of a local workforce.

Objective 11.4: Community and Infrastructure Investment

Assist the community and its industries in becoming more productive, leverage private investment, and help direct investment to areas with the greatest needs or potential benefits.

Policy 11.4.1: Encourage community revitalization through the identification of regional and national sources of private and public funding.

Policy 11.4.2: Invest in public infrastructure that supports and leverages private investment in industries that generate jobs with good wages, benefits and opportunities for employee advancement.

Objective 11.5: ~~Target Industries~~ Tourism
Encourage continued expansion of tourism opportunities within the City in order to provide economic benefits and showcase the City's sustained local charm ~~rural character~~, scenic and natural beauty, and abundance of recreational opportunities.

Policy 11.5.1: The City will partner with local and regional agencies to promote the City regionally, nationally and internationally as a tourist destination.

Policy 11.5.2: The City will encourage and promote nature-based tourism, agricultural-based tourism, and outdoor recreational tourism through the identification of key sites, locations, and activities, which draw tourists.

Policy 11.5.3: The City will encourage and promote coordination amongst neighboring jurisdictions, such as Hendry County, Glades County and the City of Clewiston, in order to facilitate regional partnerships for the purposes of promoting and building the tourism industry.

Policy 11.5.4: The City will identify, promote and protect the historic, environmental and cultural resources within the City which are used by tourists, including historic landmarks, scenic areas, and natural resources.

Policy 11.5.5: The City will develop interpretive and educational activities centered on these resources.

Objective 11.6: Target Industries
Develop a program to identify, incentivize, and recruit target industries to the City.

Policy 11.6.1: Create and maintain a list of targeted industries that best address the City's needs and aspirations and leverage the City's unique offerings.

Policy 11.6.2: Develop incentives to attract target industries in desired locations.

Policy 11.6.3: Partner with other entities, including private companies to create opportunities that will make LaBelle more attractive to target industries.

Policy 11.6.4: Regularly update the list of targeted industries to respond to emerging trends.

Policy 11.6.5: Ensure industries that are vital to serve the community, like healthcare services are provided the highest degree of incentives and support for relocation and retention.

~~**Objective 10.5: Commercial Land Uses**~~

~~Encourage economically healthy neighborhood and community commercial areas that are easily accessible to residents.~~

~~**Policy 10.5.1:** The City will support new commercial development that contributes positively to the economic vitality of the community and provides opportunity for new business development.~~

~~**Policy 10.5.2:** The City will provide land appropriately designated to sustain a robust commercial base.~~

~~**Policy 10.5.3:** The City will encourage a variety of uses (such as hotel, office, entertainment, recreational and residential uses) to locate in designated mixed use areas to ensure a vibrant and sustainable local economy.~~

~~**Objective 10.6: Industrial Land Use**~~

~~Diversify the economy with a focus on providing quality employment opportunities and sufficient land capacity to sustain a strong economic base.~~

~~**Policy 10.6.1:** The City will encourage large regional employers to locate in the Employment Village Land Use designated areas.~~

~~**Policy 10.6.2:** The City will maintain the existing industrial area for smaller emerging industrial uses and accommodate the expansion of existing industrial uses to facilitate their retention in the area in which they are located.~~

~~**Policy 10.6.3:** The City will ensure industrial land uses are adequately served by existing and planned infrastructure.~~

CHAPTER ~~11~~12

PRIVATE PROPERTY RIGHTS ELEMENT

GOAL 12: CONSIDER PRIVATE PROPERTY RIGHTS IN LOCAL DECISION MAKING.

Objective 12.1: Implementation

The City shall continue to consider private property rights when evaluating all local decision making in accordance with Section 163.3177(6)(i)1.

Policy 12.1.1: The City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 12.1.2: The City shall consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 12.1.3: The City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 12.1.4: The City shall consider the right of a property owner to dispose of his or her property through sale or gift.

DEFINITIONS

Accessory Dwelling Units: Means an ancillary or secondary living unit that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit.

Adoption By Reference: A local government may include, as part of its adopted plan, documents adopted by reference but not incorporated verbatim into the plan. The adoption by reference must identify the title and author of the document and indicate clearly what provisions and edition of the document is being adopted. The adoption by reference may not include future amendments to the document because this would violate the statutory procedure for plan amendments and frustrate public participation on those amendments.

Affected Persons: Includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review; owners of real property abutting real property that is the subject of a proposed change to a future land use map; and adjoining local governments that can demonstrate that the plan or plan amendment will produce substantial impacts on the increased need for publicly funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdiction. Each person, other than an adjoining local government, in order to qualify under this definition, shall also have submitted oral or written comments, recommendations, or objections to the local government during the period of time beginning with the transmittal hearing for the plan or plan amendment and ending with the adoption of the plan or plan amendment.

Affordable Housing: Housing costs that, on a monthly basis, requires rent or mortgage payments of no more than 30 percent of a household's monthly gross income.

Affordable Rentals: Means that monthly rent and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for extremely-low-income, very-low-income, low-income, or moderate-income persons.

Agricultural Enclave: An unincorporated, undeveloped parcel that:

(a) Is owned by a single person or entity;
(b) Has been in continuous use for bona fide agricultural purposes, as defined by Sec. 193.461 F.S., for a period of 5 years prior to the date of any comprehensive plan amendment application;
(c) Is surrounded on at least 75 percent of its perimeter by:
    1. Property that has existing industrial, commercial, or residential development; or
    2 Property that the local government has designated, in the local government's comprehensive plan, zoning map, and future land use map, as land that is to be developed for industrial, commercial, or residential purposes, and at least 75 percent of such property is existing industrial, commercial, or residential development;

(d) Has public services, including water, wastewater, transportation, schools, and recreation facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternative provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of Section 163.3180; and
(e) Does not exceed 1,280 acres; however, if the property is surrounded by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile, then the area shall be determined to be urban and the parcel may not exceed 4,480 acres.

Agricultural Uses: Activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; aquaculture operations; beekeeping operations; and silviculture areas.(From§F.A.C.)

Amendment: Any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in subsection 163.3177(3)(b), F.S., and corrections, updates, or modifications of current costs in other elements, as provided in subsection 163.3187(2), F.S.

Arterial road: A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed.

Capital Improvement: Physical assets constructed or purchased to provide, improve, or replace a public facility and which are typically large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multiyear financing. Physical assets that have been identified as existing or projected needs in this Comprehensive Plan shall be considered capital improvements.

Clustering: The grouping together of structures and infrastructure on a portion of a development site.

Collector Road: A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

Commercial uses: Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

Compatibility: A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Concurrency: The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur. (§F.A.C.)

Concurrency Exception Area: is an urban area delineated by a local government where infill and redevelopment are encouraged, and where exceptions to the transportation concurrency requirement are made, providing that alternative modes of transportation, land use mixes, urban design, connectivity, and funding are addressed.

DCA: Florida Department of Community Affairs. Now known as the Department of Economic Opportunity.

Density: The average number of families, persons or dwelling units per unit of land, usually expressed "per acre".

Density Control: The limitation on the occupancy of land, and is generally implemented through zoning. Specific methods include use restrictions, such as single or multiple family dwellings, minimum lot-size requirements, floor area ratio, setback or yard requirements, minimum house size requirements, lot area requirements, or other means. The average density over an area or parcel remains constant, but

Development: means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

Development or Regional Impact (DRI): Any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

Development Order: Any order granting, denying, or granting with conditions an application for a development permit.

Development Permit: Includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

Downtown Revitalization/Redevelopment: The physical and economic renewal of a central business district of a community as ***Downtown Revitalization/Redevelopment***: The physical and economic renewal of a central business district of a community as designated by local government, and includes both downtown development and redevelopment.

Development or Regional Impact (DRI): Any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

Drainage Basin: The area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters or oceanic waters, including all areas artificially added to the basin.

Drainage Facilities: A system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures. (§9J-5.003F.A.C.)

Drainage Retention Structure: A structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological process with subsequent gradual release of the stormwater.

Dwelling or Dwelling Unit: A structure in which occupants live and eat separately from anyone else, and have direct access to the outside (e.g.to a hallway or street) of the unit.

Dwelling, Detached Single Family: A detached residential dwelling unit other than a mobile home, designed for and occupied by one (1) family only.

Dwelling, Mobile Home: A detached residential dwelling unit designed for transportation after fabrication on streets or highways on its own wheels or on flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities, and the like. A travel trailer is not to be considered as a mobile home.

Dwelling, Multifamily: a residential building designed for or occupied by three (3) or more families, with the number of families in residence not exceeding the number of dwelling units provided.

Easement: A right given by the owner of land to another party for specific limited use of that land. For example, a property owner may give or sell an easement on his property to allow utility facilities like power lines or pipelines, or to allow access to another property. A property owner may also sell or dedicate to the government the development rights for all or part of a parcel, thereby keeping the land open for conservation, recreation, scenic or open space purposes.

Environmentally Sensitive Lands: areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems. Nothing in this definition shall be construed to prohibit silvicultural operations which employ the Florida Department of Agriculture and Consumer Affairs Best Management Practices as revised in 1993.

Evaluation and Appraisal Report: An evaluation and appraisal report as adopted by the City Commissioners in accordance with the requirements of Chapter 163.3191, F.S.

Extremely-Low-Income: One or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

F.A.C.: Florida Administrative Code

Family: Two or more persons living together in one structure, domicile, house, apartment or dwelling unit, possessing ahead, who has a right, at least in limited way, to direct and control those gathered in the household and who is legally or morally obligated to support himself and any other members and, if applicable, other persons who are at least partially dependent on the head of the family for support.

Farm: The land, buildings, support facilities, machinery, and other appurtenances used in the production of farm or aquaculture products.

Farm Operation: All conditions or activities by the owner, lessee, agent, independent contractor, and supplier which occur on a farm in connection with the production of farm products and includes, but is not limited to, the marketing of produce at roadside stands or farm markets; the operation of machinery and irrigation pumps; the generation of noise, odors, dust, and fumes; ground or aerial seeding and spraying; the application of chemical fertilizers, conditioners, insecticides, pesticides, and herbicides; and the employment and use of labor.

Farm Product: Any plant, as defined in Section 581.011, F.S., or animal useful to humans and includes, but is not limited to, any product derived there from.

FDEP: Florida Department of Environmental Protection

FDOT: Florida Department of Transportation

Financial Feasibility: Sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a 5-year capital improvement schedule for financing capital improvements, such as ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements. A comprehensive plan shall be deemed financially feasible for transportation and school facilities throughout the planning period addressed by the capital improvements schedule if it can be demonstrated that the level-of-service standards will be achieved and maintained by the end of the planning period even if in a particular year such improvements are not concurrent as required by Section 163.3180. F.S.

Flood Plains: Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

Flood_prone Areas: Areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

Floor Area Ratio: The ratio of the total floor area of buildings on a certain location to the size of the land of that location.

F.S.: Florida Statutes

General Lanes: Intrastate roadway lanes not exclusively designated by the Florida Department of Transportation for long distance, high speed travel. In urbanized areas, general lanes include high occupancy vehicle lanes not physically separated from other travel lanes.

Growth Management Act: Chapter 163, PartII, Florida Statutes, known and cited as the "Local Government Comprehensive Planning and Land Development Regulation Act".

Goal: The long-term end toward which programs or activities are ultimately directed. ~~(§F.A.C.)~~

Historic Resources: means all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

Hurricane Shelter: A structure designated by local officials as a place of safe refuge during a storm or hurricane.

Hurricane Vulnerability Zone: The areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100-year storm or Category 3 storm event.

HUD: United States Department of Housing and Urban Development.

In Compliance: means consistent with the requirements of Sections 163.3177, 163.3178, 163.3180, 163.3191, and 163.3245, F.S., with the state comprehensive plan, with the appropriate strategic regional policy plan, and with the Florida Administrative Code as applicable, where such rule is not inconsistent with this part and with the principles for guiding development in designated areas of critical state concern and with part III of chapter 369, where applicable.

Industrial Uses: The activities within land areas predominantly connected with manufacturing assembly, processing, or storage of products. (§F.A.C.)

Infrastructure: Those manmade structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

Intensity: An objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

Land Use: The development, activity, or use that has occurred on or is proposed for the land.

Level of Service (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of services shall indicate the capacity per unit to of demand for each public facility. ~~(§F.A.C.)~~

L.I.D.: Low Impact Development

Limited Access Facility: A roadway especially designed for through traffic, and over, from, or to which

owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

Local Comprehensive Plan: Any or all local comprehensive plans or elements or portions thereof prepared, adopted or amended pursuant to the ~~Local Government Comprehensive Planning and Land Development Regulation Act, as amended.(§380.031F.S.)~~ Community Planning Act, as amended (Chapter 163, Part II, F.S.)

Local Road: A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

Low-Income: Means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Marine Wetlands: Areas with a water regime determined primarily by tides and the dominant vegetation is salt tolerant plant species including those species listed in subsection 62-301.200(3), F.A.C., "Submerged Marine Species."

Moderate-Income: Means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

NRPCA: National Recreation and Parks Association

***National Register of Historic Places*:** Established by Congress in 1935, the National Register of Historic Places is a listing of culturally significant buildings, structures, objects, sites, and districts in the United States. The listing is maintained by the U.S. Department of Interior.

Natural Resources: Land, air, surfacewater,g roundwater, drinking water supplies, fish and their habitats, wildlife and their habitats, biota, and other such resources.

Nonpoint source pollution: Any source of water pollution that is not a point source.

Objective: A specific, measurable, intermediate end that is achievable and marks progress toward a goal. ~~(§F.A.C.)~~

Open Space: Land, public or private, which may be either unoccupied or predominately unoccupied by buildings or structures, having use for parks, recreation, water management, vegetation, agriculture, conservation, protection or preservation of water resources, historic or scenic resources, green space, green

belts, natural rivers and streams, forests, wetlands, beaches and dunes, wildlife habitat, preserves, sanctuaries. reserves and refuges, and air and water.

~~Optional~~ Sector Plan: means an optional process authorized by Section 163.3245, F.S. in which one or more local governments by agreement with the state land planning agency are allowed to address development-of-regional-impact issues within certain designated geographic areas identified in the local comprehensive plan as a means of fostering innovative planning and development strategies, reducing overlapping data and analysis requirements, protecting regionally significant resources and facilities, and addressing extra-jurisdictional impacts. ~~(From Section 163.3164 F.S.)~~ The term includes an optional sector plan that was adopted before June 2, 2011.

Pattern: The form of the physical dispersal of development or land use.

Potable Water: Water suitable for human consumption and which meets water quality standards determined by the Department of Health and Rehabilitative Services, provided through a public system or by a private well.

Potable Water Facilities: A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

Policy: The way in which programs and activities are conducted to achieve an identified goal. ~~(§9J-5.003F.A.C.)~~

Public Facilities: means major capital improvements, including~~, but not limited to,~~ transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational facilities. ~~, and health systems and facilities, and spoil disposal sites for maintenance dredging located in the intracoastal waterways, except for spoil disposal sites owned or used by ports listed in s. 403.021(9)(b).~~

Paratransit: Those elements of public transit which provide service between specific origins and destinations selected by the individual user with such service being provided at a time that is agreed upon by the user and the provider of the service. Paratransit service is provided by taxis, limousines, "dial-a-ride" buses, and other demand-responsive operations that are characterized by their nonscheduled, non-fixed route nature.

Pollution: The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

Point Source Pollution: means any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

Port Facility: means harbor or shipping improvements used predominantly for commercial purposes including channels, turning basins, jetties, breakwaters, landings, wharves, docks, markets, structures, buildings, piers, storage facilities, plazas, anchorages, utilities, bridges, tunnels, roads, causeways, and all other property or facilities necessary or useful in connection with commercial shipping.

Public Transit: The transporting of people by conveyances, or systems of conveyances, traveling on land or water, local or regional in nature, and available for use by the public. Public transit systems may be either governmentally owned or privately owned. Public transit specifically includes those forms of transportation commonly known as "paratransit."

Public Transit Provider: A public agency providing public transit service, including rail authorities created in Chapter 343, F.S.

Residential Uses: Activities within land areas used predominantly for housing.

Ridesharing: An arrangement between persons with a common destination, or destinations, within the same proximity, to share the use of a motor vehicle on a recurring basis for round-trip transportation to and from their place of employment or other common destination. For purposes of ridesharing, employment shall be deemed to commence when an employee arrives at the employer's place of employment to report for work and shall be deemed to terminate when the employee leaves the employer's place of employment, excluding areas not under the control of the employer. However, an employee shall be deemed to be within the course of employment when the employee is engaged in the performance of duties assigned or directed by the employer, or acting in the furtherance of the business of the employer, irrespective of location.

Right-of Way: Land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use. (§F.A.C.)

Roadway Functional Classification: The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels maybe further grouped into urban and rural categories. (§9J-5.003F.A.C.)

Sanitary Sewer Facilities: structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

Seasonal Population: ~~Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.~~ Part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents and includes tourists, migrant farmworkers, and other short-term and long-term visitors.

SFWMD: South Florida Water Management District

Solid Waste: Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid

Solid Waste Facilities: Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

Solid Waste Processing Plant: A facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.

Solid Waste Transfer Station: A facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.

Stormwater: The flow of water which results from a rain fall event.(§F.A.C.)

Stormwater Management Facilities: Man-made structures that are part of stormwater management system designed to collect, convey, hold divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities, and retention facilities.

Stormwater Management System: A system which is designed and constructed or implemented to control stormwater incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse stormwater to prevent or reduce flooding, over drainage environmental degradation and water pollution or otherwise affect the quantity or quality of discharges from the system.

Suitability: The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

SWFRPC: Southwest Florida Regional Planning Council

Transportation Demand Management: Strategies and techniques that can be used to increase the efficiency of the transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering local peak hour travel demand. These strategies and techniques may, among others, include: ridesharing programs, flexible work hours, telecommuting, shuttle services, and parking management.

Urban Area: An area of or for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution, or provision of goods and services in a setting which typically includes residential and nonresidential development uses other than those which are characteristic of rural areas.

Urban Redevelopment: The demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill areas, existing urban service areas, or community redevelopment areas (From Section 163.3164 F.S.)

Urban Service Area: ~~built-up areas where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are committed in the first 3 years of the capital improvement schedule.~~ Areas identified in the comprehensive plan where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. The term includes any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation..

Urban Sprawl: ~~Scattered, untimely, poorly planned urban development that occurs in urban fringe and rural areas and frequently invades lands important for environmental, agricultural and natural resource protection. Urban sprawl typically manifests itself in one or more of the following ways: 1) leapfrog development; 2) ribbon or strip development; and 3) large expanses of low-density, single-use development. (DCA"Special Issue" Technical Memo, Volume 4, Number 4),~~ A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

Very-Low Income: means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Water-dependent Uses: Activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply.

Wetlands: Those areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to a shaving soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions.

Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marches, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas.

Florida wetlands generally do not include long leaf or slash pine flatwoods with an understory dominated by saw palmetto. The delineation of actual wetland boundaries may be made by any professionally accepted methodology consistent with the type of wetlands being delineated but shall be consistent with any unified statewide methodology for the delineation of the extent of wetlands ratified by the Legislature.

City of LaBelle
Comprehensive Plan

Map Series

CALOOSAHATCHEE RIVER

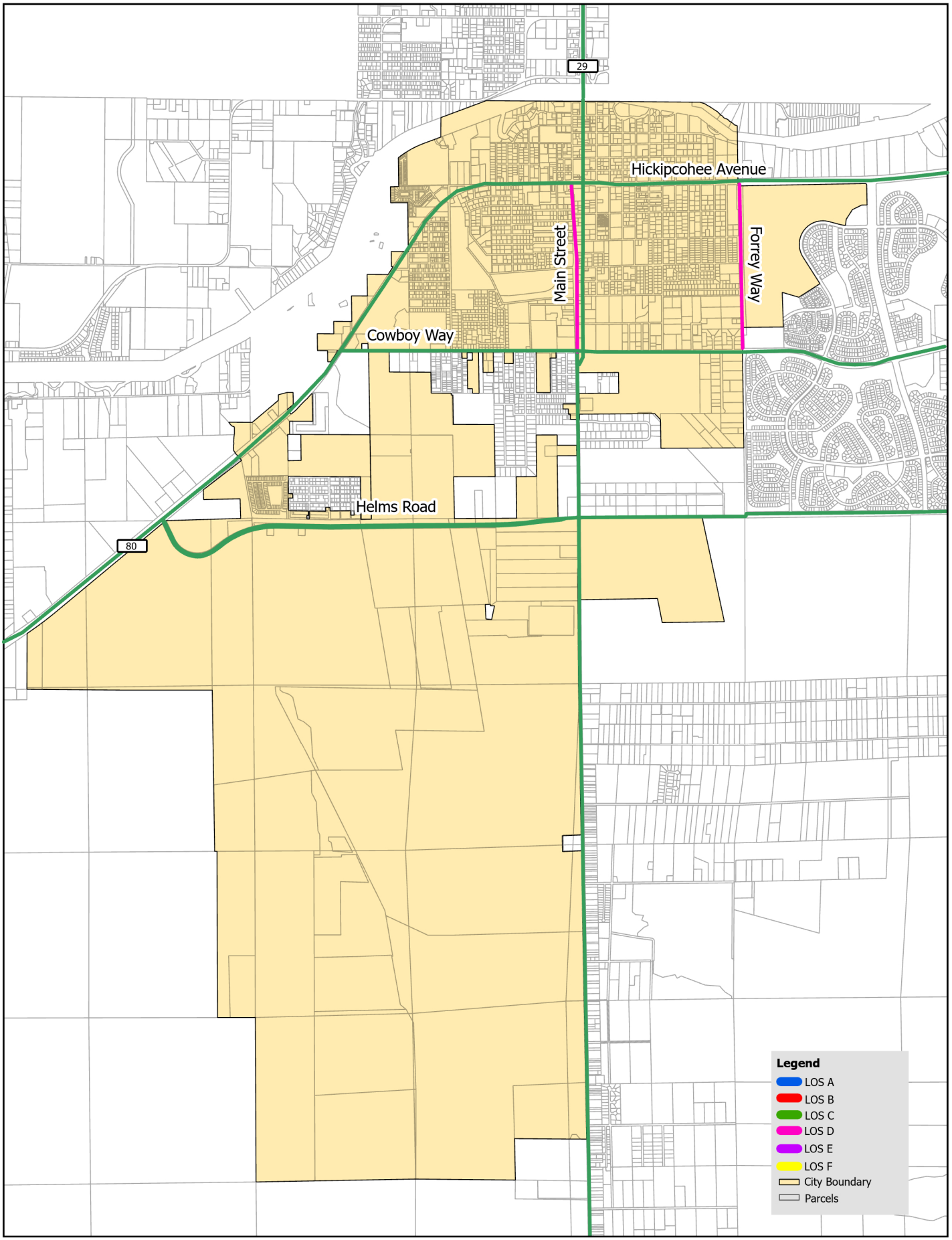
SEE FIGURE 1-1,
SOUTH LABELLE COMMUNITY
CONCEPTUAL LAND USE OVERLAY MAP

Legend

- Commercial
- Downtown District
- Employment Village
- Old Grove Subdistrict
- Industrial
- Outlying Mixed Use
- Public
- Residential
- South LaBelle Community

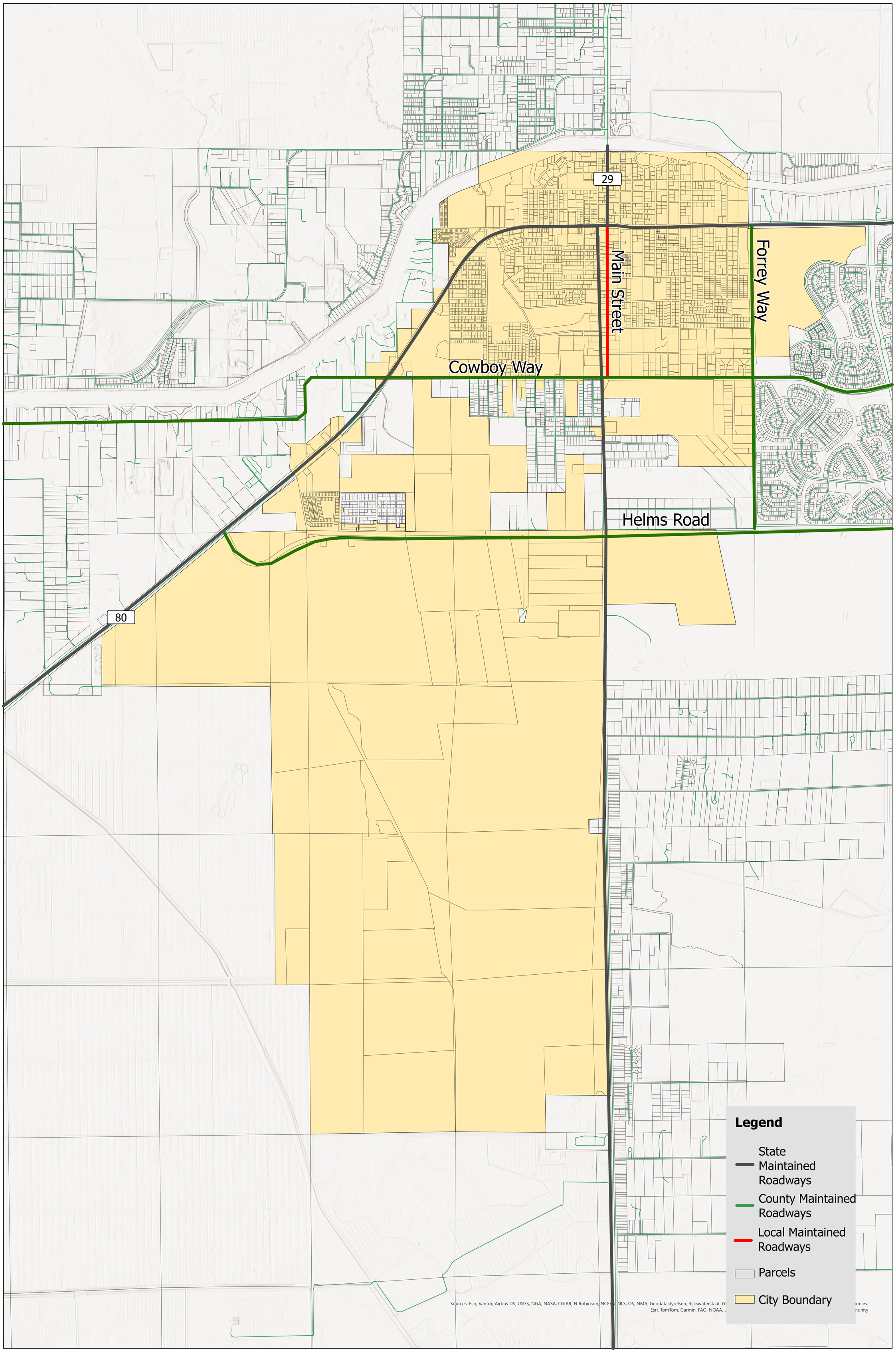
City of LaBelle Future Land Use Map

Amendment Draft June 2026



City of LaBelle Roadway Level of Service (LOS)

Revised June 2026



City of LaBelle Roadway Maintenance Responsibility

Revised June 2026

Hickipcohee Avenue

Main Street

Cowboy Way

State Road 80

Helms Road

State Road 29

NOTE: LOCATIONS OF WATER LINES
ARE CONCEPTUAL AND FOR MAPPING PURPOSES ONLY.
FINAL DETERMINATION OF UTILITY AVAILABILITY IS TO BE
DETERMINED BY THE CITY OF LABELLE

Legend

- City of LaBelle Municipal Boundary
- Glades County Boundary
- Lee County Boundary
- Parcels
- Potential Service Area
- Existing Water Service Area

City of LaBelle Water Service Area Map

Revised June 2026

0 1,000 2,000 Feet

Hickipcohee Avenue

Main Street

Cowboy Way

State Road 80

Helms Road

State Road 29

NOTE: LOCATIONS OF SEWER LINES
ARE CONCEPTUAL AND FOR MAPPING PURPOSES ONLY.
FINAL DETERMINATION OF UTILITY AVAILABILITY IS TO BE
DETERMINED BY THE CITY OF LABELLE

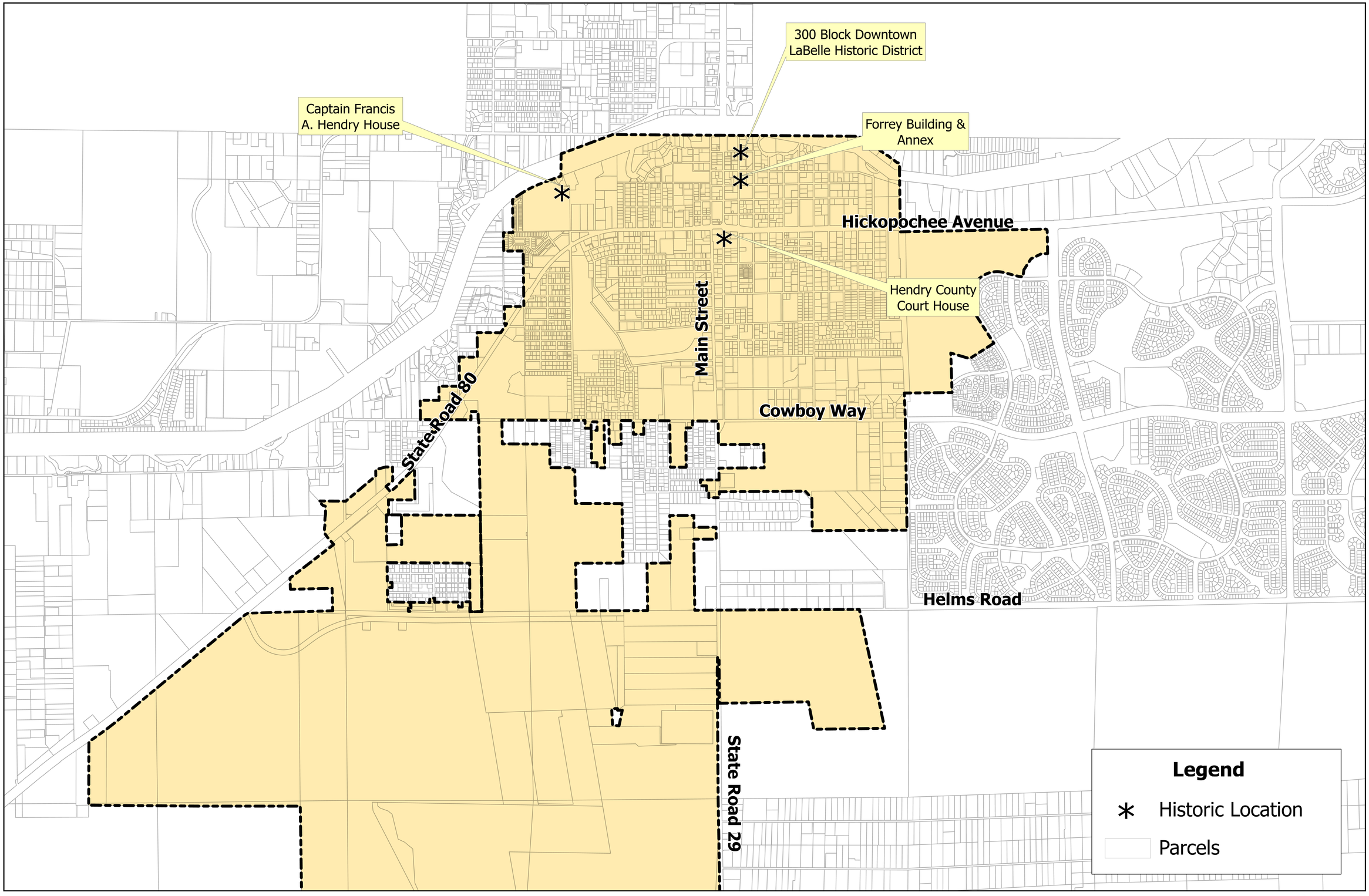
Legend

- City of LaBelle Municipal Boundary
- Glades County Boundary
- Lee County Boundary
- Parcels
- Potential Service Area
- Existing Sewer Service Area

City of LaBelle Sewer Service Area Map

Revised June 2026

0 1,000 2,000 Feet



City of LaBelle Historic Locations

Revised June 2026