



COMPREHENSIVE PLAN UPDATE

Local Planning Agency
City Commission 1st Reading

September 10, 2026



Comprehensive Plan Update

- **Update is required per Florida Statutes every 7 years to make sure the Plan is consistent with state law**
- **Other changes can be made as part of this update**
- **We are bound by SB 250 & SB 180 restrict the City from adopting “more restrictive” regulations until October 2027 to support Hurricane Ian recovery/redevelopment**
- **Prepared a phased approach to first address state law changes as Phase 1**
- **Phase 2 can address more significant changes such as densities, intensities and the Future Land Use Map**
- **We can also make changes to Phase 1 amendments between tonight and adoption**

Project Timeline

- **Project Initiation:**
 - ✓ Kickoff meeting – February 2025
 - ✓ Community Workshop – May 2025
- **Preliminary Assessment Workshops:**
 - ✓ June 2025
 - ✓ December 2025
 - ✓ February 2026
- **Stage 1 Amendments Review:**
 - ✓ LPA Hearing – July 2026 (Continued)
 - ✓ 2nd Community Workshop – July 2026
 - **LPA & 1st City Commission Transmittal Hearing – September 2026**
- **State Review**
 - September – November 2026
- **Adoption Hearing**
 - December 2026



Current Proposed Amendments

Stage 1: State Consistency Amendments

Amendments for Consistency with State Statutes and evolved Community Priorities

- Mandatory changes
- Consistency changes
- Community vision changes and minor changes not in conflict with SB 250/180

Stage 2: Community Vision Amendments

Additional Amendments addressing more significant amendments relating to evolving community vision

- Adoption after October 2027
- Will focus on more robust opportunities for public input

PHASE 1 TEXT AMENDMENTS



Plan Introduction

- Planning horizon extended to 2050
- Eliminated all background information/data
- Added a Vision Statement added to frame the intent and purpose of the document and the City's vision through the long-range planning horizon

Vision

The collective vision of the City of LaBelle is to protect and enhance its rich agricultural heritage, small-town charm, historic assets, and neighborly values while capitalizing on evolving opportunities for balanced economic growth. The implementation of this Comprehensive Plan aims to strengthen the deep commitment to preserve the City's natural and human resources and in turn foster a community where every resident feels valued, connected, and proud to call the "City Under The Oaks" their hometown.

Future Land Use Element

- Updated Goal to emphasize balancing development with maintenance of small-town character, protection of existing residential neighborhoods, promotion of the Downtown for economic development, and protection of natural, physical, and human resources
- Addressed density vesting in the R-2, R-2T and R-3 zoning districts within the Residential future land use category
- Removed Agricultural Use Category
- Added an Objective and Policies related to Future Annexation Areas
- Minor modifications throughout the emphasize neighborhood protection, compatibility and balanced growth patterns
- Explicit language on how to calculate density in mixed-use categories

Future Land Use Element

Policy 1.3.1

~~An e~~Exceptions 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 and the Tall Pines Subdivision south of Bryan Avenue, north of E. Seminole Avenue and west of S. Elm Street. This The Matthew Kutty 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. The Tall Pines Subdivision may be developed in accordance with the R-2T zoning district and will not be subject to the 3 du/acre density limitation in the Residential future land use category.

Traffic Circulation Element

- Renamed to Mobility Element
- Enhanced focus on multimodal connectivity throughout
- Updated Roadway LOS per Chapter 9, Concurrency Management for consistency
- Transportation concurrency is maintained, and GOPs are added/amended for ensuring consistency with Section 163.3180, Florida Statutes

Housing Element

- Updated to emphasize prioritizing diversity of housing opportunities within the City including affordable and workforce housing, special needs housing
- Modifications to Accessory Dwelling Unit policies for consistency with the LDC

Infrastructure Element

- Updated utility LOS standards per current practice
- Added policies related to the Caloosahatchee River, prioritizing potential public access to this shared resource
- Updated references to the Water Supply Facilities Work Plan

Conservation Element

- Added Oak Tree Protection Policy – specific to protection of Live Oak trees

Recreation and Open Space Element

- Parks LOS is retained; LOS standard is updated to improve accountability and implementation, and GOPs are added/amended for ensuring consistency with Section 163.3180, Florida Statutes

Intergovernmental Coordination Element

- Added policies for annexations, emergency management consistent with current practice

Capital Improvements Element

- Updated LOS Standards for Potable Water, Wastewater, Schools, Parks

Concurrency Management Element

- *No major changes*

Public School Facilities Element

- Updated per the Interlocal Agreement for Hendry County, the City of Labelle, the City of Clewiston and the School Board of Hendry County

Economic Development Element

- Updated Goal based on current priorities
- Added GOPs related to diversification of the tax base
- Added policies to focus on expansion and retention of local businesses
- Added policies that emphasize meeting the needs of an attractive workforce, including enhanced housing opportunities, diversified recreation, social and cultural opportunities, early childhood care, and family support
- Added policies for target industries, noting healthcare specifically to be provided with the highest degree of incentives and support for relocation and retention

Property Rights Element

- *No changes*

Definitions

- *Updates per Florida Statutes*
- *Additional updates per Community Workshop #2*

MAP AMENDMENTS



Map Updates

- Map 1: Future Land Use Map – Updated to reflect current boundaries and map amendments.
- Map 2a: Traffic Circulation (Level of Service) – Updated to reflect accurate LOS for roadways within the City’s boundaries only.
- Map 2b: Traffic Circulation (Maintenance Responsibility) – Updated to reflect accurate maintenance responsibility for roadways within the City’s boundaries only.
- Map 3a: Water Service Overlay – Updated to show the existing and proposed service area.
- Map 3b: Sewer Service Overlay – Updated to show the existing and proposed service area.
- Map 4: Floodway – Removed
- Map 5: Soils – Removed
- Map 6: Historic Locations – Updated for legibility.
- Map 7: Hendry School District Location Map, LaBelle Area – Removed

ACTION & NEXT STEPS



Recommended Action (LPA)

- Recommendation of APPROVAL

Recommended Action (CC Transmittal)

- Recommendation of APPROVAL

Next Steps

- Coordinated (60-day) State Review
- Adoption Hearing

A scenic view of a lake with a wooden dock. Three people, two adults and a child, are standing on the dock looking out at the water. The dock has a green railing and white posts. The water is calm and reflects the sky. In the background, there are trees and a grassy bank. A large tree trunk is visible on the right side of the frame. The text "THANK YOU!" is overlaid in the center-right of the image.

THANK YOU!