



**CITY OF LABELLE
COMPREHENSIVE PLAN UPDATE
COMMUNITY WORKSHOP #2**



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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.

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Future Land Use Element

GOAL 1: 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 RESOFURGES OF THE CITY.

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Policy 1.3.1: An exception to the residential density allocation of three (3) units per acre will apply to 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.**

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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.

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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.

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.~~

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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.**

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Housing Element

GOAL 3: ~~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 ENHANCE THE~~ **DEVELOPMENT OF HIGH-QUALITY, BALANCED, AND DIVERSE HOUSING OPTIONS** FOR PERSONS OF ALL INCOME LEVELS AND AGES THROUGHOUT THE CITY OF LABELLE.

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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.

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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.

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Conservation/Recreation and Open Space Element

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**.

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

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.

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.

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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.**

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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.

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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.

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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 11.6.5: 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.

Thank You!