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COMPREHENSIVE PLAN
OF THE
CITY OF LABELLE

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Comprehensive Plan of the City of LaBelle
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Introduction

The City of LaBelle is located on the northern border of Hendry County, approximately 35 miles east of the Gulf of Mexico. 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 County and Glades County to the north.

From its creation in the late 1800's, the City of LaBelle has had a small population. By 1970, the population reached 1,823. By 1989, however, the City's population had grown to 3,276.

In recognition of the negative impacts of free trade agreements, regulatory limitations, a changing consumer market and other economic influences have had on Hendry County's agriculture economic base, this Vision anticipates a gradual shift in focus, particularly in Western Hendry County, from an agricultural base to a more viable means of economic growth. This economic growth will focus on balanced, quality growth, and will encourage a mix of housing, recreation, jobs and retail opportunities. As this growth occurs, the population will continue to increase within the City of LaBelle, which will increasingly serve as the commercial and urban residential base for western Hendry County, southern Glades County, and eastern Alva. The City will become more than a bedroom suburb for residents who work elsewhere, especially in Fort Myers and other parts of Lee County to the west, and Collier County to the south, but a vibrant self sustained employment center where people work, live, shop and enjoy being.

That is reflected in the fact that the most common land use in LaBelle is residential. Over 42% of the City area is residential. LaBelle is a city of mostly single-family units (over 85% of all housing units). Of these, a large part are mobile homes, although the traditional single-family detached houses are the majority.

The reason that many residents choose to live in LaBelle is clear. The City has managed to retain its small-town atmosphere and is a pleasant place to live. LaBelle is unique in the balance that exists between the urban environment (the buildings and streets) and the natural environment. The oak trees in particular are significant for their number, size, and beauty.

The most striking natural feature in LaBelle is the Caloosahatchee River, which generally forms the northern border of the City. The river provides a natural buffer along the northern border of the City as a public recreation and conservation area. Location and climate are also important natural resources of the City. LaBelle's climate is characterized by semi-tropical conditions of high humidity, high annual rainfall, and mild seasons.

LaBelle appears to have few problems associated with conservation of natural resources. There is no serious air or water pollution and there are few conflicts between urban development and natural resources. Through innovative planning techniques and recently

adopted policies for resource protection, development will continue to occur in harmony with the environment.

The open space and low population densities of LaBelle are factors, which have prevented or reduced the impacts of past environmental degradation. Much of the natural landscape has been preserved.

State Road 80 (Hickpochee Avenue) is the principal road within LaBelle. It serves as one of the main east-west roads for the southern part of Florida. The roadway connects Fort Myers, on the Gulf Coast, with West Palm Beach and other cities on the Atlantic Coast. SR 29 is the other major roadway (along with SR 80) in LaBelle. It follows a north-south direction.

Future land uses in LaBelle will continue to be evaluated to ensure that they provide the necessary parameters for growth as the City of LaBelle continues to grow. Future land uses are expected to include increased shopping opportunities and provisions for mixed use development to adequately service the surrounding region.

One of the main purposes of this plan is to ensure that LaBelle can maintain its small town village atmosphere as a pleasant place to live and work, even as the population grows.

In 2002, the City of LaBelle annexed approximately 5,600 acres contiguous on the south. Development of the South LaBelle Community is intended to provide for new opportunities to accommodate projected growth and to generate ad valorem and other tax revenue, while complimenting the redevelopment and growth in the historic areas of the City of LaBelle. The vision of the South LaBelle Community is to create an area for a diversity of housing types mixed with commercial and industrial uses. Through the utilization of innovative planning techniques the South LaBelle Community will raise the standard of residential and commercial development, while providing for one or more pedestrian oriented mixed-use activity centers. The intent of the South LaBelle Community is to provide future housing, recreational and employment opportunities, while allowing the City to focus redevelopment efforts on the historic City properties. This will be accomplished in part through encouraging and guiding the development of South LaBelle toward uses that create a net positive fiscal impact to the City of LaBelle,

Future Land Use Element Goal, Objectives, and Policies

GOAL 1: Ensure that land use and development are guided in a manner to produce sustained and planned growth within the capabilities of the natural, physical, and human resources of the City.

Objective 1: To protect and promote the health, safety, and welfare of all citizens of LaBelle through proper and efficient management of land resources.

Policy a: All rezoning shall be compatible with surrounding land uses and with the Comprehensive Plan. In those cases where the surrounding land use is different from that shown in the Comprehensive Plan, the land use specified in the Future Land Use Map of the Comprehensive Plan shall be used to determine compatibility. Developments with mixed uses as described in this element shall be considered compatible.

Action 1: The City will establish compatibility as one of the criteria in the review of development proposals.

Policy b: The Future Land Use Element of the Comprehensive Plan is to remain current to reflect the land use needs of the City.

Action 1: The City will review the Comprehensive Plan in accordance with requirements for conducting Evaluation and Appraisal Reports.

Action 2: The City will review the zoning code at least once every three years to ensure that it is consistent with the Comprehensive Plan.

Policy c: Uses that are legally in existence prior to (date of adoption of this CPA) shall be deemed legally existing non-conforming uses, and are allowed to maintain existing operations. By December 2006 the City will establish an administrative process for vested rights determinations in the Land Development Code.

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

Action 1: A development proposal must be determined to be consistent with the comprehensive plan before any permits are issued for that proposal.

Policy e: The City will review existing land uses for consistency with the Comprehensive Plan during each amendment process..

Action 1: For an existing land use that is inconsistent with the Comprehensive Plan, the inconsistent land use shall be modified to be consistent with the Comprehensive Plan, or vested in accordance with the vested right determination process in the land development code.

Objective 3: To promote varied and balanced urban growth which enhances the community both fiscally and physically, providing for housing and employment needs.

Policy a: A diversity of land uses is encouraged to provide for the housing including mixed uses, retail and wholesale trade, working, institutional, recreational, agricultural, industrial, and public utility needs of the residents of LaBelle, consistent with the Comprehensive Plan.

Policy b: Commercial and industrial developments shall be designed to meet the current and projected needs of LaBelle and the surrounding Trade Area including Hendry County, eastern Alva, and western Glades County.

Action 1: Commercial and industrial rezoning and development must be consistent with the Comprehensive Plan and the following:

- a) the current or projected needs of the existing and future residents of the LaBelle Trade Area or
- b) the current or projected needs of visitors, tourists, and the surrounding trade area.

Action 2: Mixed uses are permitted and encouraged in the downtown and professional commercial areas.

- a) Mixed use development will be defined as the integration of two or more uses in a single building or interconnected development.
- b) Mixed use developments that are adjacent to or across from residential development shall be required to incorporate design criteria which will aesthetically complement the ambience of a residential neighborhood and provide adequate buffering for parking and traffic areas.

Action 3: All developments shall be reviewed for impacts on support facilities, including, but not limited to, roads, central water, sewer and fire protection.

Action 4: The City shall, in its planning process meet on a regular basis with residents and developers to determine and plan for the future infrastructure needs. Those needs will be identified in the Capital Improvement Schedule. The planning will include discussions on

appropriate methods of financing which may include special assessments, impact fees, grants, grant/loans and developers contributions.

Policy c: By December, 2006 the City will adopt a concurrency management plan in the Land Development Code consistent with the Concurrency Management System outlined in the LaBelle Comprehensive Plan.

Objective 4: To maintain and enhance the quality and character that has made LaBelle a desirable place to work and live, through proper controls and creative development standards and encouragement of redevelopment and renewal of existing blighted areas. The following Future Land Use Categories are intended to promote economic development, while retaining the character and quality of life in the City of LaBelle.

Policy a. Lands designated as Mixed Use are divided into two subcategories: The Downtown LaBelle Walking District and the Outlying Mixed Use District. The Downtown LaBelle Walking District are those properties located north of SR 80 from Main Street east to Riverview Street. The intent of this district is to create and enhance the overall historic downtown for the city of LaBelle with an integration of mixed-use buildings, single use commercial buildings and the proximity of higher density residential uses. At present, the district is primarily single use commercial buildings and will gradually transition into a mixed-use environment. However, the continuation and redevelopment of single use commercial buildings is permitted. The vision is of a walkable downtown, establishing a destination and providing service to the western Hendry and southern Glades region. The Outlying Mixed Use District is established for larger properties outside of the Walking District, where the development of mixed use is desirable in order to provide a transition from commercial to residential uses, but the exact location of uses is not yet determined.

The entirety of a Mixed Use district shall contain a combination of at least two of the following land uses: commercial, institutional, and residential. A project(s) within the Downtown LaBelle Walking District Mixed Use category may develop as a single use, but the entirety of a district must contain a mixture of uses. Any development or redevelopment within a Mixed Use district shall be subject to a Planned Unit Development (PUD) review that utilizes creative, efficient, and conscientious land development practices. The selection and placement of uses and the massing of structures within this district must be fashioned to complement and enhance each other and the surrounding community.

The implementing zoning district under either Mixed Use district shall be a Planned Unit Development district as provided in the City of LaBelle Land Development Code, Chapter 4, Zoning, Article IV, District Regulations, Section 4.78. PUD (Planned Unit Development) District Zoning The conditions of approval for a rezoning under the Mixed Use district shall

include development standards and design regulations that govern such elements as transportation systems, site access and circulation, landscaping, lighting, signage, and site design.

The conditions applicable to development within the **Downtown LaBelle Walking District** are as follows:

a. Residential

1. Residential can consist of multi-family uses.
2. The maximum single-family density is five (5) units per acre; the maximum multi-family density is ten (10) units per acre except under the circumstances listed in #4 below.
3. If the site is developed with a minimum of twenty-five (25%) percent and a maximum of fifty (50%) percent institutional or commercial use, the following intensities are allowed:
 - i. The maximum FAR for commercial and institutional uses shall be 2.0.
 - ii. Multi-family residential density may increase to fifteen (15) units per acre.

b. Commercial

1. The maximum FAR for commercial is 1.0.
2. If a site is developed with a minimum of twenty-five (25%) percent and a maximum of fifty (50%) residential or institutional, the following intensities are allowed:
 - i. The maximum FAR for commercial and institutional uses shall be 2.0.
 - ii. Multi-family residential density may increase to fifteen (15) units per acre.

c. Institutional

1. The maximum FAR for institutional uses is 1.0.
2. If a site is developed with a minimum of twenty-five (25%) percent and a maximum of fifty (50%) percent residential or commercial, the following intensities are allowed:
 - i. The maximum FAR for commercial and institutional uses shall be 2.0.

- ii. Multi-family residential density may increase to fifteen (15) units per acre.

The **Outlying Mixed Use district** will include a mix of both commercial and residential uses with no more than 30% of the total area of the district used for single use commercial development, and no more than 70% of the total area of the district used for single use residential development. The conditions applicable to development within the **Outlying Mixed Use district** are as follows:

Parcels five acres (5) or larger are required to implement a mixed-use program, subject to the following densities and intensities:

Residential:

Minimum Density: 2 du/gross acre
Maximum Density: 6 du/gross acre

Commercial:

Minimum Square Ft.: 400 square feet
Maximum Square Ft:15,000 square feet per single use building
Maximum Square Ft:40,000 square feet per mixed use building (25% or greater dedicated to alternate use)
Maximum Intensity: 8,000 sf/acre – retail
9,000 sf/acre - office

Parcels less than five acres (0 – 4.99) or less are not required to implement a mixed use program, but may choose either residential, commercial or mixed use subject to the following densities and intensities.

Residential:

Minimum Density: 1.5 du/gross acre
Maximum Density: 4 du/gross acre (if single use)
Maximum Density: 6 du/gross acre (if mixed use)

Commercial:

Minimum Square Ft.:400 square feet
Maximum Square Ft:6,000 square feet per single use building
Maximum Square Ft:30,000 square feet per mixed use building (25% or greater dedicated to alternate use)
Maximum Intensity: 8,000 sf/acre – retail
10,000 sf/acre - office

Policy b. Commercial, which include community and neighborhood uses. These uses will be predominately located with frontage on the State Roads 80 and 29 South as well as South Bridge Street.

Action 1. Commercial shall:

- a. Include a variety of commercial uses that will be delineated in the Land Development Code, including general retail, office, professional and similar type commercial activity.
- b. Have a floor area ratio (FAR) of no more than one (1.0) in order to encourage a greater use of the site within an urban setting.
- c. Develop access management plans that utilize frontage roads, alleys or adjacent local roads as applicable for access, encourage combining ingress and egress for access management.
- d. Incorporate design standards as established in the City's Land Development Code.
- e. Buffer adjacent developments, particularly residential areas.
- f. Provide for intermodal transportation within developments encouraging sidewalks and bike paths to promote alternative transportation.
- g. Incorporate stormwater management, preservation of oak trees and native vegetation, landscaping and other conservation tools.

Action 2: In areas designated commercial professional in the LDC existing single family uses shall be permitted.

Policy c: Industrial. Industrial will define areas that are intended for light to heavy industrial uses, warehousing and distribution centers, flex space, and office space. Retail uses that are intended to service the industrial/commerce activities may also be allowed. Industrial are limited to a floor area ratio of .25.

Policy d: Conservation. Conservation Lands are those wetlands and/or uplands that are or will be used for long-term conservation purposes and are considered regionally significant. The Future Land Use Map ("FLUM") will depict these areas in a separate category land use category. Uses permitted in Conservation Lands shall be limited to passive recreational uses and residential uses limited to one (1) dwelling unit per twenty (20) acres. Passive recreational uses are those such as nature trails, bike paths, cart paths, and boardwalks.

Regionally significant wetlands are wetlands that have been identified as wetlands in accordance with F.S. 373.019(17) and F.S. 371.019(22) through the use of the unified state delineation methodology described in FAC

Chapter 17-340, as ratified and amended by F.S. 373.4211, which are part of a regional functional system that is naturally occurring and that due to its location, size, quality, hydrological value, and environmental value have a significance.

The only instance where wetlands that are not regionally significant will be designated as Conservation Lands is if it is required by the South Florida Water Management District or the Army Corps of Engineers.

Policy f: Agriculture. 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, and row crops, and resource extraction industries.

Policy g: Existing and new residential neighborhoods are the lifeblood of the community and will be integral parts of the broader community. New neighborhoods shall be walkable; meaning that an area is pedestrian and bicycle friendly. All existing and new neighborhoods shall be considered as part of a residential district as defined in the City's LDC and zoning map. Residential districts shall include single family, multifamily, mobile home, and mixed use neighborhoods. These districts shall be more specifically regulated and delineated in the zoning regulations of the LDC and must be consistent with the Comprehensive Plan.

Suburban: Residential may consist of single and two-family uses. The allowable density is up to six dwelling units per acre.

Urban: Residential density in this category is a maximum fifteen (15) units per acre.

Action 1: DENSITY - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and man-made and natural waterbodies contained within the residential development. Lands for commercial (where not part of a mixed use building or development), industrial uses, and other non-residential uses must not be included. Policy h: Public Use - The Public Facilities areas include the publicly owned lands within the county such as public schools, parks, airports, and other governmental facilities. The allowable uses within these areas are

determined by the entity owning each such parcel and the local government having zoning and permitting jurisdiction. The floor area ratio for public uses will be limited to 0.5.

Policy i. Urban Reserve - The city shall establish an urban reserve area. The urban reserve area is that area surrounding the city that the city reasonably expects to annex during the next ten years. These areas must meet the requirements of Chapter 171, Florida Statutes regarding annexation. These areas must be compact and contiguous to the city boundaries, and they must be areas that the city reasonably expects to serve with municipal services. These areas should assist the city in addressing future growth, and should be areas that are suitable for urban development. The city has identified the urban reserve areas on the Future Land Use Map. The city shall identify the appropriate city future land use classification to assist the city in its long range planning, and in an effort to provide realistic expectations as to the level of future development. Urban reserve areas shall be annexed in a manner that does not promote or create leapfrog and premature development. The area within the urban reserve area designated as South Labelle Community future land use category was evaluated during the creation of the South Labelle Community land use category, and extensive data and analysis was provided and evaluated. Should the area designated as South Labelle Community within the urban reserve area be annexed into the city, and a plan amendment is sought that is consistent with the urban reserve designation, additional data and analysis is not required.

Policy j: New developments shall be compatible with and complement surrounding areas. Compatibility issues may be addressed through buffer and/or design guidelines adopted in the Land Development Code.

Action 1: The City will include this policy as one of the criteria used in the review of development proposals.

Policy k: The City shall require adequate buffering between commercial and other land uses, with the protection of all non-mixed use residential categories as a major priority.

Action 1: The City shall require buffering in the City's Land Development Code (LDC) to protect all non-mixed use residential land uses.

Policy l: The City adopted the International Property Maintenance Code to insure that existing development not be allowed to deteriorate.

Action 1: All development shall be policed by code enforcement personnel to ensure compliance with City ordinances.

Policy m: Redevelopment and renewal of existing blighted areas is encouraged.

Action 1: The City encourages the redevelopment and renewal of existing blighted areas by making provisions for necessary infrastructure in these areas to facilitate their redevelopment and renewal as consistent with the capital improvement element.

Action 2: The City will investigate the viability of participating in the Brownfield program that would identify properties defined as Brownfields.

Action 3: The City will conduct an assessment of the blighted areas in the City and determine the need to establish one or more Community Redevelopment Areas.

Objective 5: To achieve a distribution, rate and type of growth and development in LaBelle which is consistent with the Comprehensive Plan and ensures the protection of natural resources and historic resources.

Policy a: Growth and development shall be permitted in such a way as to promote the efficient and economical extension of community support services and facilities and to be consistent with the Comprehensive Plan.

Policy b: Zoning should be based upon the capacities of natural and man-made systems to support growth and development and will be consistent with the Comprehensive Plan.

Policy c: Growth and development will be permitted only if it is compatible with and protects environmentally sensitive lands and potable water wellfields.

Action 1: The City, will request cooperation with the South Florida Water Management District and other agencies to identify and map areas of groundwater aquifer recharge and to determine those land uses to be permitted, restricted, or prohibited in such areas in order to protect existing and planned public wellfields. Protection of wetlands and environmentally sensitive areas will be deemed as consistent if permitted by SFWMD or other appropriate state agencies.

Action 2: Until a wellfield protection ordinance is adopted by the City, the City will designate an area of 200 feet in diameter around each public well as an interim wellfield protection zone where the following hazardous uses are precluded:

1. Any groundwater well that does not meet current and applicable well construction standards.
2. The application of any restricted use pesticides. The application of pesticides, other than restricted use, in a manner not consistent with the manufacturer's specifications.

3. Construction of any lake, pond, surface water body, including storm water retention/detention lake systems.
4. Land application of domestic wastewater residuals as defined in Chapter 62-640, F.A.C.
5. Class I, III, or V underground injection wells, as regulated in Chapter 62-528, F.A.C. Aquifer storage recovery wells are permitted provided injected water meets drinking water standards as listed in Chapter 62-550, F.A.C or has an approved aquifer exemption.
6. Solid waste disposal facilities regulated under Chapter 62-701, F.A.C.
7. Generators of hazardous waste as regulated under Chapter 62-730, F.A.C., excluding household hazardous waste as defined in 40 C.F.R. Part 261.4(b)(1) (1994).
8. Hazardous waste treatment, storage, disposal, and transfer facilities requiring permits under Chapter 62-730, F.A.C.
9. Aboveground or underground storage tanks used to contain hazardous wastes or petroleum products regulated under 62-730, 62-761, 62-762, F.A.C. Storage tanks that meet the auxiliary power provision of 62-555.320(6), F.A.C. for operation of a public water supply system and storage tanks for substances used for treatment of potable water are exempt.
10. Any refueling of vehicles or equipment other than those used by fire, police, and emergency medical services.
11. Discharge to ground water from Florida Department of Environmental Protection approved remedial corrective actions for contaminated sites.
12. Other applicable and more stringent wellhead protection rules including, but not limited to Chapter 62-555, 62-610, 62-640, 62-673, 62-761, 62-701, 62-670, 64E-8, South Florida Water Management District Environmental Resource Permit Basis of Review Section 5.2.2 Land Use and Coverage Criteria.

Action 3: During 2005/2006, the City shall investigate the availability of lower quality water, in particular the Lower Hawthorn aquifer. This investigation shall include hydrogeologic testing to determine whether the Lower Hawthorn aquifer can provide sufficient quantities and quality of water to address the City's water supply needs. If sufficient quantities of water can be provided by the Lower Hawthorn aquifer, the City shall consider using the Lower Hawthorn aquifer for future water supply needs instead of the Sandstone aquifer.

Policy d: Significant historical/archaeological resources shall be protected from inappropriate development.

Action 1: The City shall continue to reevaluate its Historic Preservation ordinance providing for the protection and preservation of buildings and sites of historic and archaeological significance as defined in the Historical Preservation Ordinance. The city will continue its efforts to preserve the city's heritage for the future citizens.

Policy e: Growth and development shall be compatible with the natural and cultural resources of LaBelle, consistent with the Comprehensive Plan.

Action 1: Natural resources shall include the land, air, water, and other environmental resources of the City. Cultural resources shall include those factors such as quality of life, residential areas, scenic views, and historical resources.

Action 2: Any development proposal that covers five acres or more shall include a site review.

- a. The review shall be based upon professionally accepted and applied methods and techniques.
- b. The review shall identify the natural and cultural resources likely to be impacted by the proposal.
- c. The review shall specify measures, such as clustered development, that will be taken to reduce or eliminate any negative impacts on those resources.
- d. The review shall address native vegetation and wildlife, including
 - i. identification of the quality and size of the habitat;
 - ii. identification of plant and animal species listed as endangered, threatened and as species of special concern; and
 - iii. protection of viable populations of species, if such existed prior to development. The protection plan will be designed to avoid habitat fragmentation on-site as well as between adjacent parcels and other habitat types. Offsite transfer of wildlife will be allowed only if sufficient habitat is not available on-site to accommodate individuals displaced by the proposed development.

e. This site review must be provided to the City before the issuance of any permit for alteration, demolition, or building as part of the application review process. The information will be included in the final development order or permit issued by the City.

Action 3: The City of LaBelle shall continue to evaluate its Landscape Code that requires landscaping on all property developed within the City regardless of size.

Policy f: Develop and implement regulations that provide flexibility and innovation in development.

Action 1: Land Development Code. The Planned Unit Development Ordinance will be reviewed and revised as needed.

Action 2: The City encourages mixed use projects and the clustering of units in order to provide open space and protect environmentally sensitive areas.

Objective 6: To protect and enhance the carrying capacity of the existing and proposed transportation systems of LaBelle through proper land use controls and standards.

Policy a: New developments adjacent to existing and proposed arterial roads shall provide an access management plan and internal traffic patterns in order to minimize the need for multiple access points.

Action 1: The City will use this as one of the criteria in the review of development proposals.

Policy b: Strip commercial land use adjacent to arterials is discouraged.

Action 1: The City shall encourage the inclusion of an internal circulation system or other measures such as interconnectivity in each commercial and residential rezoning request and development proposal, as appropriate, which minimizes the need for multiple access points.

Policy c: The City shall work with Hendry County and Florida Department of Transportation (FDOT) during 2005/2006 in an effort to identify the potential for joint grant applications, inter-local agreements, and other mechanisms to facilitate the advancement of funds to FDOT, and the potential for future reimbursement, to accelerate the design, right of way acquisition, and the construction of the four laning of State Road 80 from the end of the current four laning east of the City east to U.S. 27.

Objective 7: The land development regulations to implement this plan shall be reviewed at least once every three years. The City of LaBelle Land Development Code (LDC) was adopted on August 8, 1991; revised as needed. The LDC was

reviewed and updated in 2002, 2003, 2004 with the assistance of the City of LaBelle Code Review Board (a volunteer group of citizens, business owners, developers and others appointed by the City Commission to review and make recommendations to the City Commission).

Policy a: The Land Development Code performs the following functions:

1. Regulates the subdivision of land.
2. Protects environmentally sensitive lands and provides for open space.
3. Regulates areas subject to seasonal and periodic flooding and provides for drainage and stormwater management.
4. Protects potable water wellfields and aquifer recharge areas.
5. Regulates signage.
6. Ensures safe and convenient onsite traffic flow and vehicle parking needs.
7. Ensures the availability of suitable land for utility facilities to support proposed development.
8. Protects significant historical and archaeological sites.
9. Mitigates incompatible land uses.
10. Provides that development orders not be issued if an adequate service level is not available or cannot be maintained for affected public facilities as specified within this plan.
11. Includes a definition of open space.

Goal 2: South LaBelle Community Land Use Category – To create an opportunity to 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.

Objective 1: Future Land Use: The intent of the South LaBelle Community Land Use Category (SLCLUC) is to provide the planning framework for a mix-used community that will guide the development and the provision of infrastructure through buildout. The designation of this new land use category for the subject property is reflected in Exhibit A (Future Land Use

Map). Further, the SLCLUC is supplemented by a detailed land use overlay that will provide guidance related to the appropriate mix of uses, but allow for the necessary market flexibility as it relates to the location of land uses and the total area of each land use. This land use overlay is illustrated in Exhibit A1 (Land Use Overlay Map), and is further described in the following Policies.

The South LaBelle Community Land Use Category envisions the establishment of a variety of areas that encourage a wide array of uses. These areas or sub-areas include public facilities, Town Center, Activity Centers, as well as various residential areas, including Village Residential and Urban Residential. The Town Center area is suitable for higher density residential and commercial mixed-use areas that include a residential component.

Policy a: The overall size of the South LaBelle Community Land Use Category (Exhibit A) is approximately 5,280 acres, and will accommodate a full range of uses including residential, commercial, office, industrial, recreational and public facilities. The public facilities are intended to allow a full range of public and quasi-public uses including, but not limited to educational facilities (public and private), utilities, libraries, fire/EMS and police substations, and quasi-public uses like Good Wheels, Goodwill, churches and youth support facilities like the YMCA. Development of the 5,280 acre shall be limited as specified in the table below:

Use	Minimum development	Maximum development
Residential	5,280 du	15,840 du
Retail	500,000 square feet	1,000,000 square feet
Office (general and medical)	250,000 square feet	500,000 square feet
Light Industrial	N/A	350,000 square feet
Institutional	100 acres	300 acres

Policy b: Land Use Overlay – In order to provide guidance on the appropriate mix and location of uses, a generalized Land Use Overlay is established as Exhibit A1. The designations contained in this overlay are defined below.

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. Adequate buffering and access must be provided,

and the commercial uses must comply with the locational standards of Objective 2 c..

In order to ensure a mix of uses, an area equal to 5% of the net residential acreage within the Village Residential category must be used for multi-family, commercial, civic or recreational facilities, and shall be interconnected with the remainder of the community via pedestrian connections.

2. **Urban Residential** – will define areas that are primarily for higher density residential uses, which are typically within approximately ½ mile of a Commercial Activity Center, Town Center, or community school. Urban Residential areas may be developed at a gross density no greater than 10 dwelling units per gross acre, but not less than 3 dwelling units per gross acre. In order to encourage clustering, 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 product.

Recreational uses, public or private, as well as local commercial nodes intended to provide for the needs of the adjacent neighborhoods are allowed, provided commercial uses do not exceed the overall maximum permitted square footage established in Policy 1, and are in compliance with the locational standards of Objective 2 Policy C. Further, commercial uses must be developed at a Floor Area Ratio between .20 and .50.

In order to ensure a mix of uses, an area equal to 5% of the net residential acreage of the Urban Village category must be used for commercial, civic or recreational facilities, and shall be interconnected with the remainder of the community via pedestrian connections. Urban Residential areas are anticipated to be located around or near the arterial and collector roads, commercial/industrial nodes, the town center, the Educational Village, and where, through the evaluation of a planned unit development (PUD), the construction of Urban residential development is deemed appropriate.

3. **Town Center** – are areas of mixed residential and commercial uses, where highest intensity of development is appropriate due to the mix of uses and the interconnectivity of uses. Town Center areas will be designed as more urban in nature and located at or near a major intersection of two roads designed to meet either arterial or collector standards. Residential densities in activity centers are allowed at densities between 5 and 15 dwelling units per gross acre, and commercial intensities are allowed at a floor area ratio between .20 and 1.25.

Within the Town Center(s), a minimum of at least 50% of the developable area (excluding open space and common areas) must be designated for

commercial or civic uses. The Town Center(s) must have a minimum of 10% open space, and the Town Center(s) must be designed to provide convenient pedestrian access and interconnections with adjacent residential and open space areas. While it is intended for the Town Center(s) to meet the needs of the regional residents, heavy design emphasis on the pedestrian environment shall be encouraged.

In order to ensure a variety of lifestyle choices and price ranges, a minimum of 50% of the total units within the Town Center must be multi-family.

4. **Commercial Activity Center** - defines areas that are intended to meet the shopping, business and entertainment demands of the local and regional population. Commercial Uses must meet the locational standards of Objective 2.c., and shall be further categorized as regional nodes and local nodes.

Regional nodes are required to have direct access to an arterial or major collector road, and local nodes may be integrated within residential uses, but may not exceed 30,000 square feet. In either case, the intensity of development shall be limited to a minimum floor area ratio of .20 and a maximum floor area ratio of .50, and must provide a minimum of 20% open space.

5. **Workplace** - defines areas that are intended for light industrial uses, warehousing and distribution centers, flex space, and office space. Retail uses that are intended to service the industrial/commerce activities may also be allowed. Industrial areas shall be located with access along State Road 80, State Road 29, or within the Educational Village adjacent to Helms Road, and are limited to a floor area ratio of .25. A minimum of 20% open space must be provided.

In order to accommodate economic development, areas designated Village Residential, which are adjacent to arterial roads, may be converted to Industrial without a comprehensive plan amendment, provided the overall industrial square footage is not increased, and that adequate buffering and access are assured through the review and approval of a PUD.

6. **Resource Protection** – defines areas that 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 will most likely include those areas that are required for preservation under permits from the South Florida Water Management District, and/or US Army Corps of Engineers, and are intended to be preserved and/or incorporated into an open space or water management system. Subject to approval by the appropriate regulatory agency, passive recreational uses compatible with the overall preservation objectives may be

permitted. Where possible, pedestrian connections shall be encouraged between the Resource Protection Areas and the remainder of the SLCLUC.

7. **Public Resource** – defines areas that are publicly owned, and are designated for preservation, water management, or public water supply. These areas do not have residential entitlements, but may incorporate recreational uses.
8. **Civic Uses** - will define areas that are intended for public or quasi public facilities including schools, fire, EMS substations, city or county office buildings, recreational facilities, clubs and similar uses. These land uses will by necessity be developed based on ultimate demand for the services, and otherwise have no limit. However, these uses may not have a floor area ratio in excess of .33, and must provide a minimum of 25% open space. Where possible, pedestrian connections shall be encouraged between the Civic Uses and the remainder of the SLCLUC.

Policy c: Churches, institutional uses and recreational uses may be permitted in any land use category, except Public Resource and Resource Protection.

Policy d: In addition to the intensities and uses outlined above for each land use category, the following table shall be used to provide guidance on the minimum and maximum acreage for each category. Modifications to this table may be achieved through a plan amendment or through EAR modifications.

**SOUTH LABELLE COMMUNITY
MINIMUM AND MAXIMUM ACREAGE FOR LAND USE CATEGORIES**

Land Use Category	Permitted Uses	Minimum Acreage	Maximum Acreage	Density Range	FAR	Req. Multi-Family	Min. Open Space %
Village Residential	Full Range of Residential Uses, and Convenience Commercial	1,500	3,000	Up to 2.5 du/ gross acre	0 - .25	Up to 5% of net residential acres	30%
Urban Residential	Full Range of Residential Uses, office and Convenience Commercial	250	1,250	3 – 10 du/ gross acre	.20 – .50	30% of total units in Urban Residential	25%
Town Center	Broad Mix of Residential, Office and Commercial Uses.	40	150	5 – 15 du/ gross acre	.20 – 1.25	50% of total units in Town Center	10%
Commercial Activity Center	Primary Retail and Office Uses	75	250	N/A	.20 - .50	N/A	20%
Workplace	Full Range of employment uses, including light industrial, commercial, office, distribution centers, and other similar uses.	20	300	N/A	0 - .25	N/A	20%
Civic Uses	Full range of public and quasi public services.	150	750	N/A	0 - .33	N/A	25%
Resource Protection	Preservation, passive recreational uses, water management	75	N/A	N/A	N/A	N/A	90%

Policy e: While there are specifically delineated areas for development shown on Exhibit A1 of the Future Land Use Map series, further environmental, traffic, survey, engineering and market studies may dictate a need to adjust those lines, move the locations of development areas, or modify the area dedicated to that land use (in accordance with the table in Policy k). Therefore the lines

for an individual category shown on the future land use map may be adjusted administratively, as long as the general relationships, land use percentages and intensity of each type of development specified for the South LaBelle Community does not change without the need for a comprehensive plan amendment. Unless an amendment to the map and or text, the minimum and maximum levels of development for each type of use, and any performance and locational criteria shall continue to apply apply even after an administrative change.

Policy f: To prevent the unnecessary or premature conversion of agricultural uses to urban uses, agricultural will be a permitted use in any land use category in the South LaBelle Community. Further, the conversion to new agricultural uses including silviculture, tree farms, sod farms and ornamental plant groves will be permitted at any time, provided it is not specifically precluded by an approved PUD. .

Policy g: To help ensure that infrastructure is provided and extended in a meaningful and cost effective manner, the SLCLUC has generally been divided into four “villages”, as reflected on Exhibit A1. These “village” designations are intended to provide some guidance regarding the phasing of development, with Village 1 and the Educational Village targeted as the early development areas. Village 2 is intended to start development next, with Village 3 planned as the final phase of development.

Objective 2: Performance standards. In order to ensure a minimum quality of development for the South LaBelle Community creative planning techniques, use of open space and greenways, and flexible design standards will be established.

Policy a: Require all development, except for educational and civic uses, within the South LaBelle Community to occur within a Planned Unit Development zoning designation. Such designation will include the approval of a Master Concept Plan, showing the general location and intensity of uses, open space and preserve areas. The Master Concept Plans may be submitted in any logical size and phasing, as determined by the developer. Educational or civic uses may be approved under existing zoning regulations in order to facilitate the timely delivery of these important uses.

Policy b: By October 2005, Labelle shall amend its Land Development Regulations to include a new Planned Unit Development (PUD) process for the South LaBelle Community. This PUD process shall implement the following objectives:

- Provide for a streamlined approval process, consistent with the overall objectives of this Comprehensive Plan.
- Establish specific open space requirements for commercial, industrial and residential uses.
- Establish guidelines for incorporating conditions for approval into the

adoption of a PUD. Such conditions must be reasonably related to the impacts of the project.

- Establish guidelines for adequate buffering to ensure compatibility. However, the PUD guidelines shall accommodate the desire to integrate uses within mixed use designs on a fine scale with minimal buffers and/or separation.
- Encourage clustering of residential development and other innovative development techniques in order to create common open space areas, preserve natural features and provide for recreational amenities.

Policy c: Commercial development in the South LaBelle Community shall be reviewed and evaluated to assure well integrated and planned development that allows for the City of LaBelle to grow as the regional commercial location providing services to the growing populations of Hendry, Glades and eastern Lee County.

Action 1: Free standing commercial uses (shopping centers, personal services, office) intended for the use of the general public must be located on a publicly accessible road.

Action 2: All commercial development and redevelopment shall provide for public facilities and services such as water, sewer, internal circulation needed to service the development, and all facilities shall be evaluated for compliance with concurrency standards as set forth in the City of LaBelle Concurrency Management System. Water, sewer and other essential services are provided by a public or private central system. Domestic septic tanks, or wells for potable use are prohibited within the SLCLUC.

Action 3: Neighborhood commercial uses are permitted within the Village Residential and Urban Residential areas, provided that the commercial use is located on a local road, with public access, meets the Floor Area Ratios established for each area, and does not exceed 30,000 sf, per node. Further, the permitted uses must be uses intended to meet the convenience needs of the adjacent residential areas.

Policy d: Residential and mixed use development in the South LaBelle Community shall be reviewed and evaluated to assure well integrated and planned development that provides for a well designed mix of housing, commercial and recreational opportunities while preserving and enhancing the natural environment.

Action 1: All new residential and mixed use development in the South LaBelle Community shall demonstrate how it complies with open space and recreational requirements established by the Comprehensive Plan and/or the Land Development Regulations.

Action 2: Clustering of residential development and other innovative development techniques are encouraged in order to create open space areas, preserve natural features and provide for recreational amenities. Density of development shall be established as a gross density through transferring density from open space, recreation and preserve areas to clustered residential areas.

Action 3: In order to ensure that a mix of uses is achieved, particularly in the early phases of development, non-residential uses shall be provided in accordance with the following:

Upon the Completion of: S.F. of Non-residential Uses must be provided ²

200 Units	10,000 S.F.
500 Units	30,000 S.F.
1,000 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 public recreational use (including recreational centers, YMCA's, play courts)
 - c. any civic use (church, community hall, meeting room, government offices)

Action 4: The City of LaBelle shall work with private developers to create common or public open space areas in or around the Town Center to provide for the recreational needs of the community. These may include creation of the greenbelt area as shown on Map A1.

Action 5: Residential and mixed use development shall be served by an internal transportation system that include pedestrian and bicycle facilities.

Action 6: Residential development shall be designed to incorporate conservation areas into the overall design and development pattern, where possible, to promote multi-purpose use of open space and conservation of natural resources.

Action 7: All residential and mixed-use development shall provide for public facilities and services such as water, sewer, internal circulation needed to service the development, and all facilities shall be evaluated for compliance with concurrency standards as set forth in the City of LaBelle Concurrency Management System. Water, sewer and other essential services are provided by a public or private central system. Domestic septic tanks, or private residential wells for potable use are prohibited within the SLCLUC for

residential, commercial or industrial uses. Recreational uses, such as a golf course, nature trail, etc., may utilize septic tank or wells, when approved by the appropriate reviewing agency. Similarly, civic and educational uses may utilize septic tanks or wells on a temporary basis, provided that those uses convert to the central water and sewer service when it is within 600' of their property line.

Objective 3: Infrastructure and Capital Facilities: The City of LaBelle shall work with the private sector to ensure that development and redevelopment is adequately serviced by road and utility infrastructure in order to allow for continued economic development and maintenance of quality of life standards.

Policy a: The City shall review and amend, if necessary, its 10-year water and sewer utility plan to ensure that adequate service is necessary for expected growth.

Policy b: All new development and redevelopment will be required to have necessary public facilities and services to support their development, consistent with the City's adopted concurrency management provisions. The City shall work with other agencies to assure sound permitting, necessary funding and provision of public facilities by those responsible.

Policy c: The cost for the provision and expansion of services and facilities that benefit new development will be borne primarily by those who benefit. Such funding may include (but is not limited to) impact fees, special taxing or benefit districts, community development districts, dedication of land and facilities, in-lieu-of fees, and capital construction, operation, connection fees and maintenance funds.

Policy d: By the end of 2005, the City shall develop, in conjunction with economic consultants, an impact fee, annual assessment program or revenue sharing program for roads and parks or participate in the county's program. Monies generated must be used within the City limits or for infrastructure that has a direct impact on level of service within the City limits.

Policy e. South LaBelle Community shall provide for internal circulation sufficient to distribute traffic through the area in order to minimize access points to State Road 80 and State Road 29. Internal circulation shall generally be provided as depicted on the Future Land Use Map and shall be deemed to be consistent with the intent of Policy a in Objective 6 of Goal 1.

Policy f: The City shall work with the Hendry County School Board to identify new school sites within the South LaBelle Community for a high school, middle school and elementary school. The City shall work with the School Board to designate school recreation facilities as regional facilities for use by the Hendry County community. The City shall also continue to explore opportunities for locating facilities of higher education, vocational schools and charter schools in the South LaBelle Community. The City shall work with

the Hendry County School Board to review and adopt necessary impact fees prior to January, 2006. If applicable, impact fee credits may be issued to the property owner in exchange for the dedication or sale of school sites.

Policy g: The City shall continue to work with the property owner(s) of the South LaBelle Community and the South Florida Water Management District through the Environmental Resource Permit (ERP) process to explore area wide drainage planning to prevent flooding and provide for adequate storage of water.

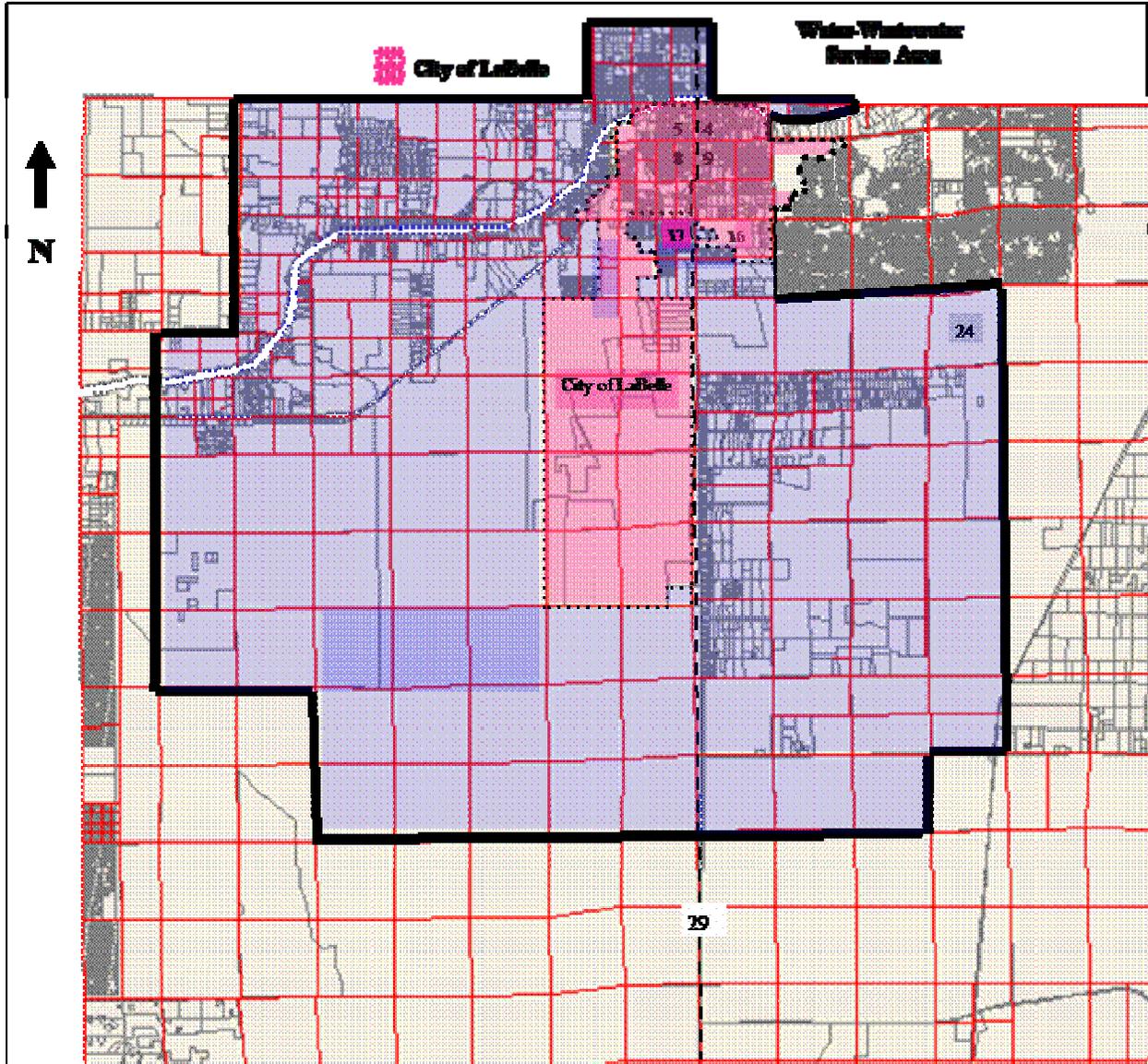
Policy h: The City shall work with Hendry County, the Hendry County Recreation Board, the Hendry County School District and private developers to explore opportunities to provide recreational facilities within the SLCLUC, and to identify opportunities for joint use or the siting of a wide variety of recreational facilities.

Future Land Use Map Series [9J-5.006(4)]

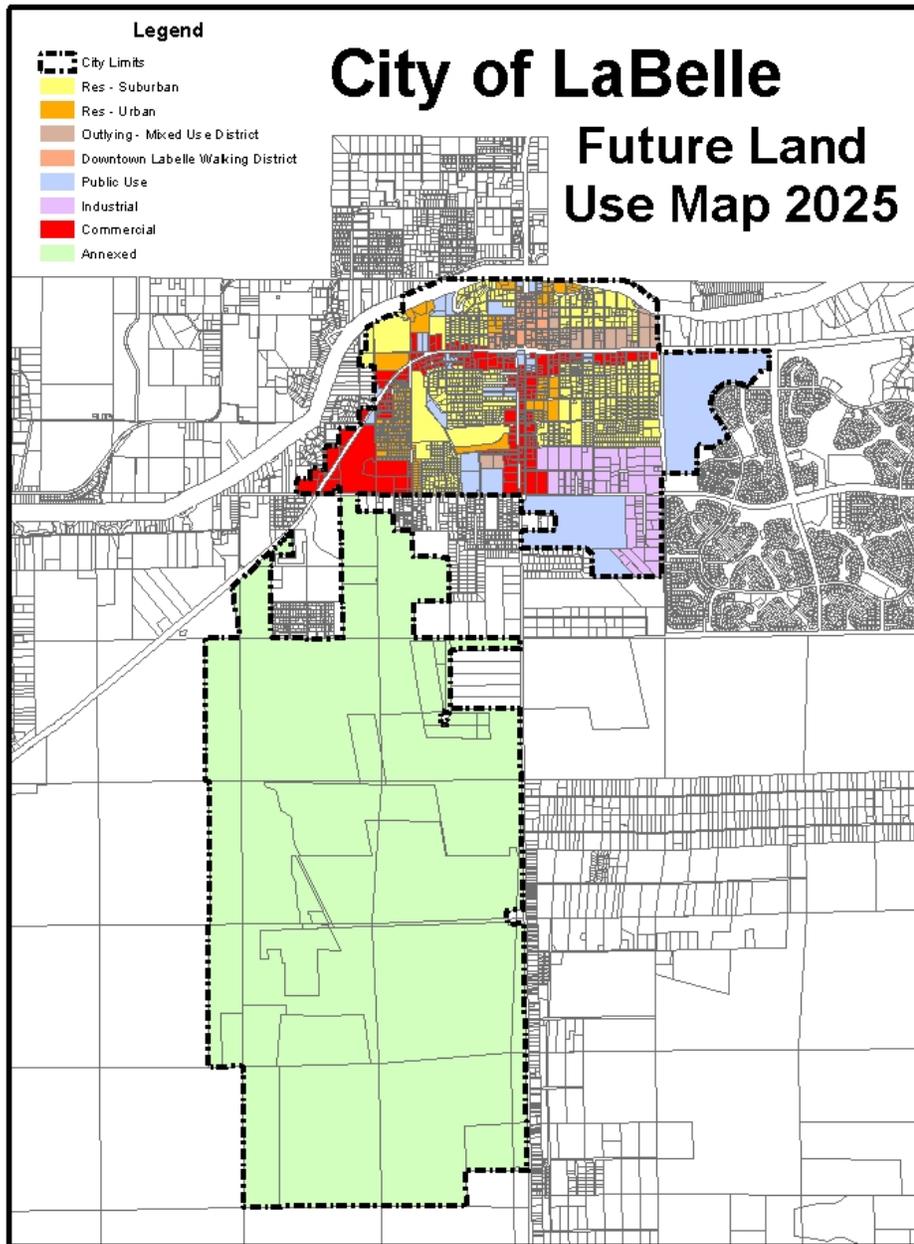
The Future Land Use Map Series consists of the following maps. Each map is listed below with the element in which it was developed:

1. Potable Water Facilities Service Area (Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element).
2. Future Land Use, 2025 (Future Land Use Element),
3. Historic Resources (Future Land Element),
4. Future Traffic Circulation System (Traffic Circulation Element),
5. Soils (Conservation Element),
6. Floodways (Conservation Element), and
7. Urban Reserve Area

Map A-1
Potable Water and Wastewater Service Area
City of LaBelle

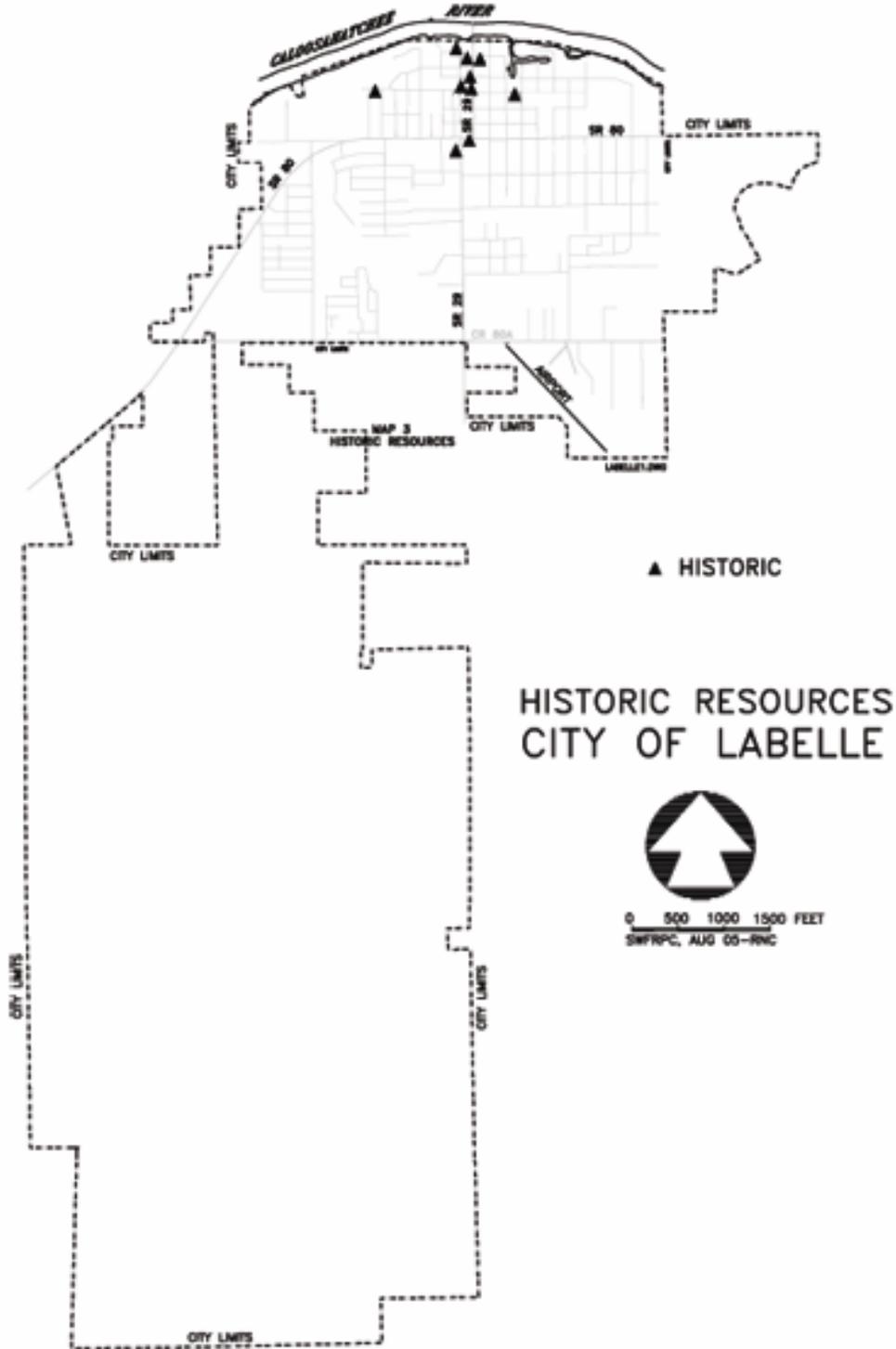


Future Land Use Map
Map A-2

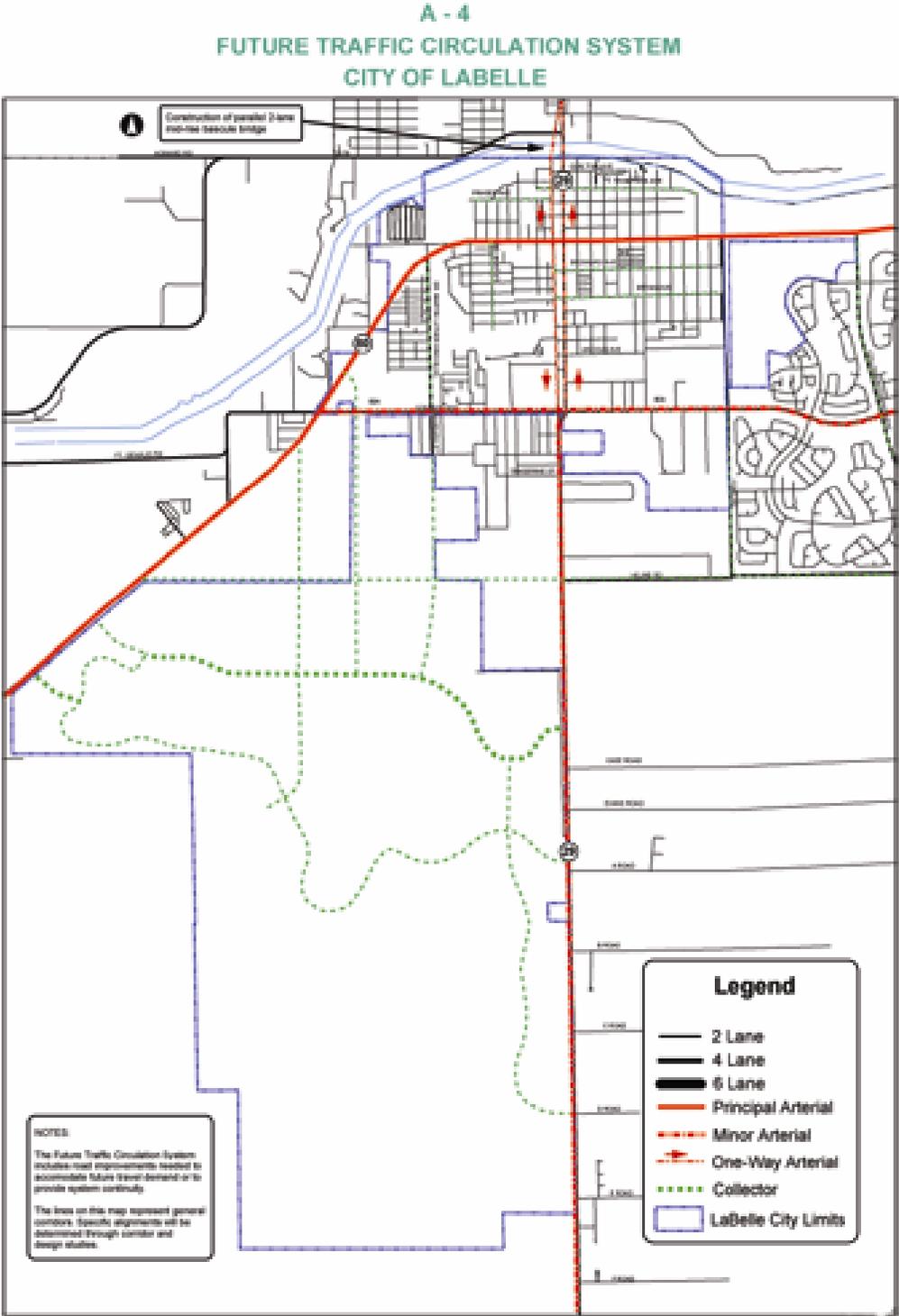


Updated 7/29/05

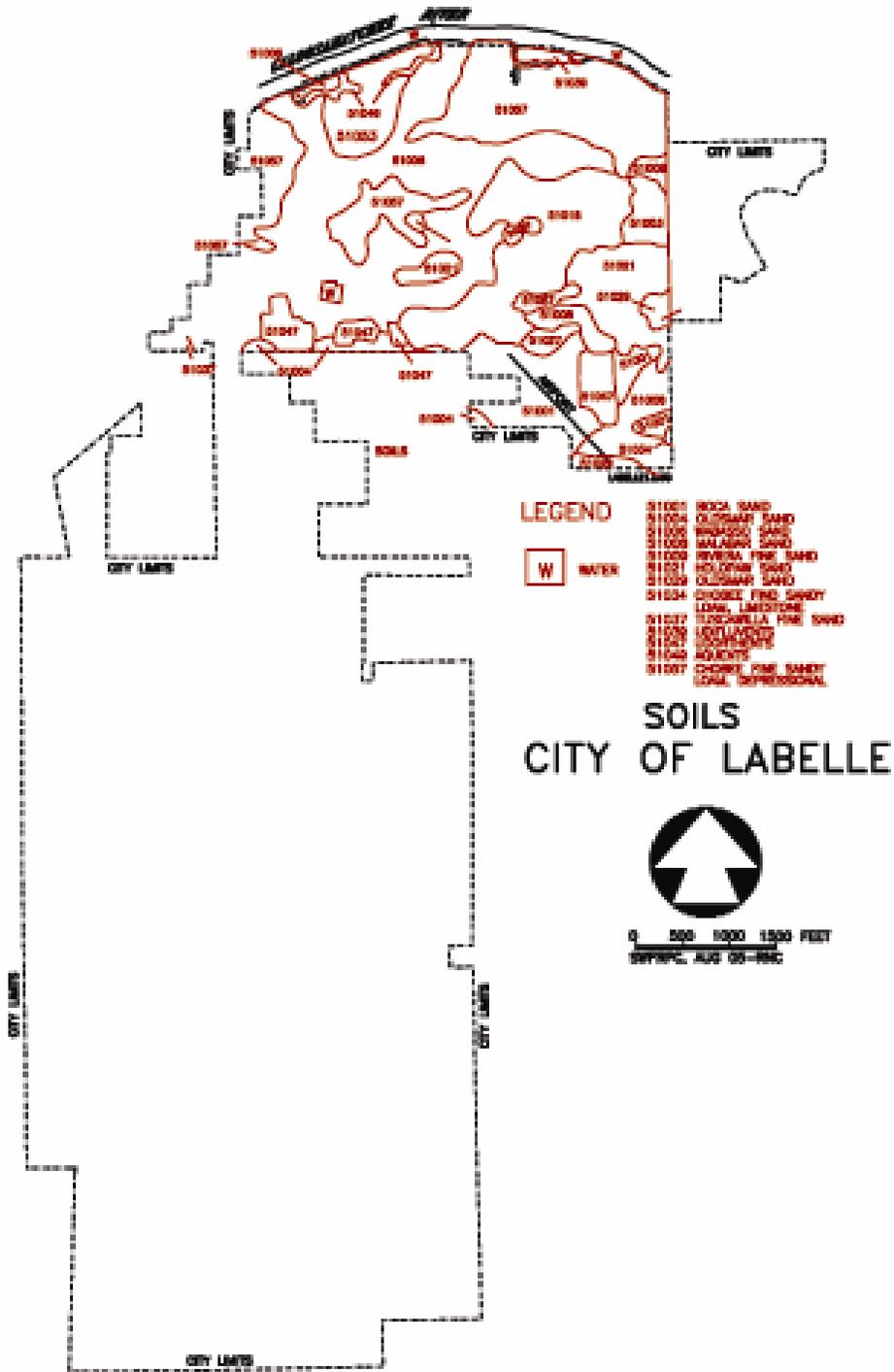
A-3
Historic Resources



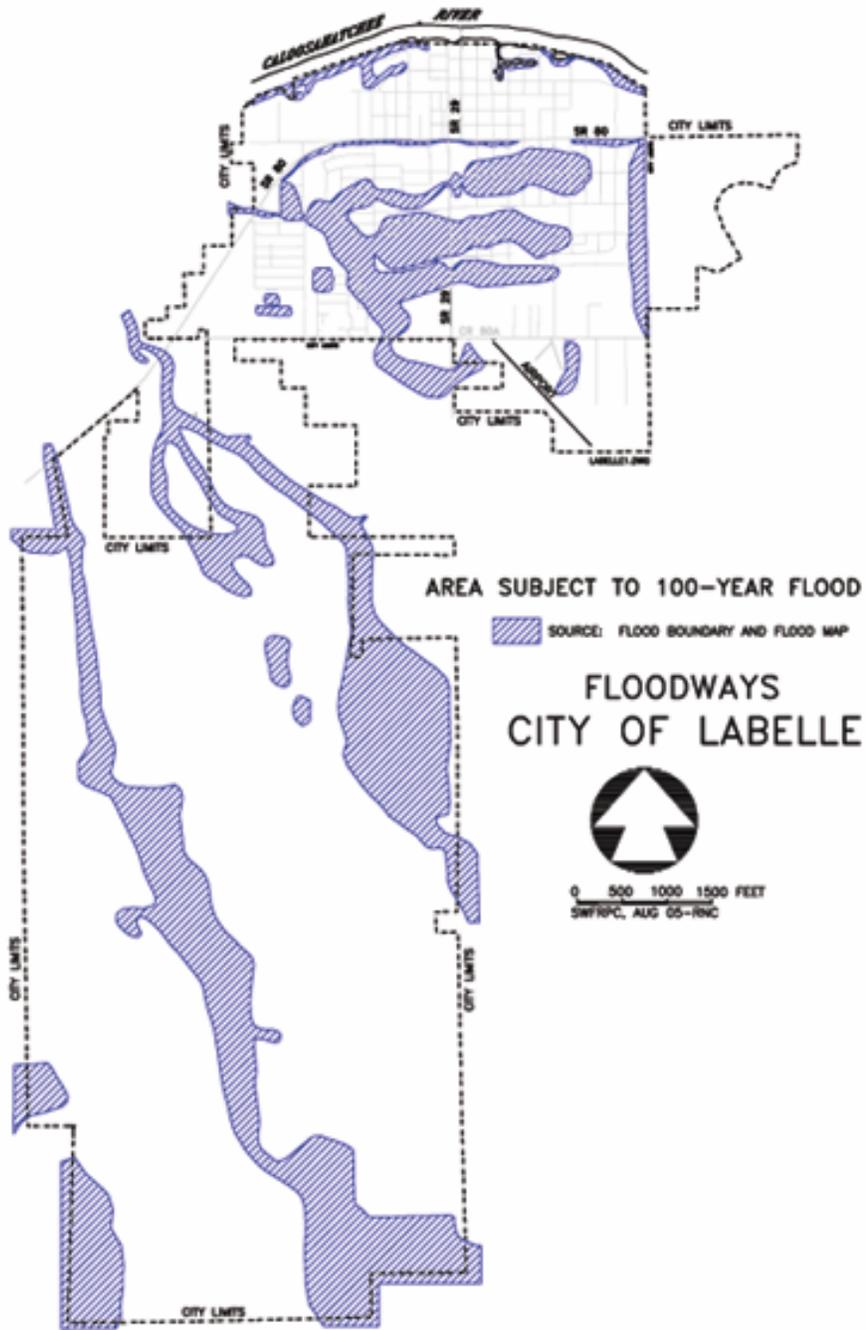
A-4
 Future Traffic Circulation System



A-5
Soils

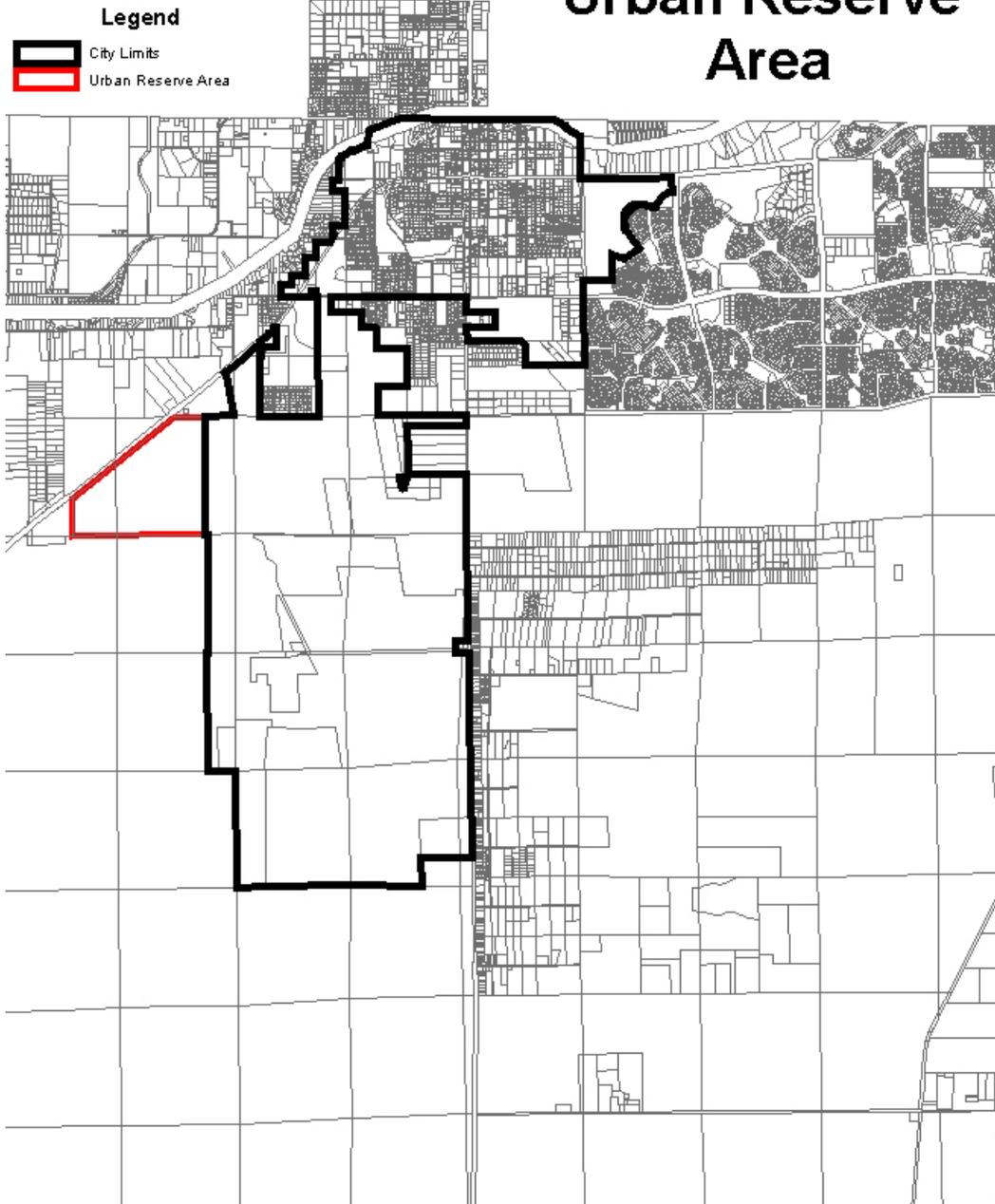


A-6
Floodways



City of LaBelle

Urban Reserve Area



Traffic Circulation Element Goal, Objectives, and Policies

GOAL: Provide and maintain a safe, coordinated, efficient, and cost-effective transportation system for the movement of people and goods throughout LaBelle while maintaining compatibility with existing and potential land uses.

Objective 1: The City shall establish a safe, convenient, efficient, and diverse transportation system, through the maintenance of level of service standards for all aspects of the system beginning September 1, 1991.

Policy a: 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,"

for CR 80A, level of service "D," and

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

Action 1: Representatives of the City will work with representatives of Hendry County and FDOT to continue the traffic count program to determine the existing conditions and the need for improvements.

Action 2: The City will work with Hendry County and FDOT to maintain the appropriate levels of service on county and state roads within the City.

Action 3: Improvements to the traffic circulation system should be made so as to reduce negative impacts, especially during periods of heavy usage.

Policy b: 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 outside of the Historic Downtown Walking District.

Action 1: The City will require that all proposed developments set aside sufficient rights-of-way.

Action 2: Developers will provide access management plans adequate to meet the needs of their project, as determined by the City, and, for SR 80 and SR 29, subject to the approval of the Florida Department of Transportation.

Policy c: The City will, , annually prepare and update a five-year priority listing and a budget for needed improvement or construction of City streets.

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

Action 1: The City will annually examine the five-year maintenance needs of the City roadways.

Action 2: The City will maintain the existing public street system.

Policy e: Ensure that sidewalks and bicycle paths are constructed as needed.

Action 1: The City will examine the feasibility of and the need for a bicycle and walkway system.

Action 2: The City will annually review sidewalk and bicycle needs.

Objective 2: Coordinate the traffic circulation system with the land uses shown on the future land use map.

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

Action 1: The City will uphold the access management standards established by the Florida Department of Transportation for SR 80 and SR 29.

Policy b: The City shall require all development proposals to provide safe and convenient on-site traffic flow and adequate parking for both motorized and nonmotorized vehicles.

Action 1: The City shall review the parking requirements in its codes and ordinances and shall revise these as needed at least once every three years.

Objective 3: The City shall annually coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with its Five-year Transportation Plan, and with the plans and programs of other agencies.

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

Action 1: The City will annually notify Hendry County and the Florida Department of Transportation of the needs of the state and county road system in LaBelle.

Action 2: Representatives of the City will meet annually 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.

Table 1 – Analysis of Traffic Conditions - Major Roadways LaBelle

Table 2- FDOT Tentative Work Program FY 2004-2005 for LaBelle Roads

Table 5 – Roads and Streets, update as needed

Table 6 – Annual Average Daily Traffic, LaBelle Airport , 2003-2004

Table 8 – Traffic Projections and Level of Service, LaBelle

Table 1
Analysis of Traffic Conditions, 2003
Major Roadways, City of LaBelle

Roadway Segment	From	To	Adopted LOS Std.	Existing Lanes	Existing AADT	SVC CAP at LOS Std.	Year 2003 LOS	Does Roadway LOS Exceed LOS Standard
State Roads								
SR 29	Glades County Line	Nobles Road	C	2L	3,600	13,800	B	NO
SR 29	Nobles Road	CR 78	C	2L	5,100	13,800	C	NO
Bridge St./SR 29	CR 78	SR 80	C	2L	14,800	13,800	D	YES
Main St./SR 29	SR 80	Cowboy Way	D	2L	8,000	16,400	C	NO
SR 29	Cowboy Way	Helms Road	D	2L	10,200	16,400	C	NO
SR 29	Helms Road	Case Road	D	2L	4,800	16,400	C	NO
SR 29	Case Road	E Road	D	2L	4,800	16,400	C	NO
SR 80	CR 78A	Cowboy Way	B	4LD	11,300	28,900	B	NO
SR 80	Cowboy Way	Martin Luther King Blvd.	C	4LD	9,000	34,700	B	NO
SR 80	Martin Luther King Blvd.	Main Street/SR 29	C	4LD	16,600	34,700	B	NO
SR 80	Main Street/SR 29	Bridge Street	C	4LD	16,600	34,700	B	NO
SR 80	Bridge Street	Clark Street	C	4LD	11,700	34,700	B	NO
SR 80	Clark Street	Collingswood Parkway	B	2L	9,300	7,200	C	YES
SR 80	Collingswood Parkway	Birchwood Parkway	B	2L	9,300	7,200	C	YES
Other Roadways								
Bridge Street	SR80	Cowboy Way	D	2L	4,150	16,400	B	NO
Bryan Avenue	Davis Street	Elm Street	D	2L	497	14,600	C	NO
Bryan Avenue	Elm Street	Main Street	D	2L	647	14,600	C	NO
Cowboy Way	SR 80	Main Street	D	2L	4,628	16,400	C	NO
Cowboy Way	Main Street	Ford Street	D	2L	4,628	16,400	C	NO
Cowboy Way	Ford Street	Collingswood Parkway	C	2L	4,628	13,800	C	NO
Cowboy Way	Collingswood Parkway	Birchwood Parkway	C	2L	4,143	13,800	B	NO
Elm Street	SR 80	Bryan Avenue	D	2L	1,378	14,600	C	NO
Elm Street	Bryan Avenue	Cowboy Way	D	2L	1,463	14,600	C	NO
Ford Rd./City Ditch Rd.	SR 80	Cowboy Way	D	2L	2,321	14,600	C	NO
Fort Thompson Ave.	SR 29	SR 80	D	2L	711	14,600	C	NO
Martin Luther King Blvd.	SR 80	Cowboy Way	D	2L	1,415	14,600	C	NO
Note: All roads are undivided, except the four-lane sections of SR 80. Planning hour is the 100 th highest hour.								
Abbreviations used: AADT: average annual daily traffic								
Source: David Plummer & Associates, South LaBelle Community Comprehensive Plan Amendment Traffic Study, May 4, 2005.								

Table 2
 FDOT Adopted Work Program for Hendry County
 FY 2005/06 – FY 2009/10
 LaBelle Projects Only

Roadway Segment	From	To	Miles	FY2006	FY2007	FY2008	FY2009	FY2010
SR 80	E. LaBelle City Limits	US 27	21.46					
	Project Development & Environment (On-Going)			\$290,958				
SR 80	E. LaBelle City Limit	E. of Birchwood	2.22					
	Preliminary Engineering			\$2,077,000				
	Right-Of-Way						\$2,025,000	
SR 29 Bridge	Bridge #070033	Across Caloosahatchee	0.12					
	Project Development & Environment							\$300,000
SR 29	Intersection (Minor)	at Evans Road	0.10					
	Preliminary Engineering				\$5,000			
	Construction					\$119,570		
	Environmental					\$2,000		
	Construction Support					\$18,509		
SR 29	Intersection (Minor)	at Case Road	0.03					
	Preliminary Engineering				\$5,000			
	Construction					\$119,570		
	Environmental					\$2,000		
	Construction Support					\$18,509		
CR 78	Intersection (Major) (Off State Highway)	at SR 29	0.00					
	Construction (On-Going)			\$357,808				
LaBelle Traffic Signals (Reimbursement)			0.00					
	Operations (On-Going)			\$4,524	\$6,992	\$9,600	\$9,888	\$10,185
LaBelle Operations Renovations (Fixed Capital Outlay)			0.00					
	Construction			\$63,000				
	Capital			\$67,000				
	Construction Support			\$13,797				
LaBelle Highway			0.00					

Lighting (Routine Maintenance Contracts)								
	Maintenance (On- Going)			\$23,456	\$24,356	\$25,256	\$26,156	\$27,056
LaBelle Municipal Airport (Airport Environmental Assessment)			0.00					
	Capital			\$120,000				
LaBelle Municipal Airport (Aviation Capacity Project)			0.00					
	Capital					\$250,000	\$500,000	\$750,000
LaBelle Municipal Airport (Airport Improvement)			0.00					
	Capital					\$2,300	\$300	

Table 6
Annual Average Daily Traffic (AADT)
 LaBelle, 1993-2004

<u>Year</u>	<u>Station 6</u>	<u>Station 19</u>	<u>Station 13</u>	<u>Station 18</u>
1993	7,600	9,400	5,800	6,800
1994	7,800	9,600	7,000	5,100
1995	8,200	8,000	6,600	4,600
1996	12,900	8,400	6,800	4,400
1997	12,700	8,800	7,100	4,400
1998	13,400	8,600	7,300	5,200
1999	13,400	9,800	8,500	4,800
2000	13,300	10,200	8,900	5,500
2001	14,900	10,300	9,300	10,000
2002	17,800	11,100	8,700	9,100
2003	14,800	11,300	9,300	10,200
2004	15,100	13,000	9,600	13,100
Change				
2000-04	1,800	2,800	700	7,600
	14%	28%	8%	138%
-	3%/yr.	6%/yr.	2%/yr.	28%/yr.

Station locations:

- Station 6: SR 29 on north side of the River (northern city limits).
- Station 13: SR 80 at Ford Road (eastern city limits).
- Station 18: SR 29 at CR 80A (southern city limits).
- Station 19: SR 80 at CR 78A.

Source: Florida Department of Transportation, District Traffic Operations, Bartow.

Table 8
 Analysis of Traffic Conditions, 2030
 Under Recommended Cost-Feasible Plan
 Major Roadways, City of LaBelle

Roadway Segment	From	To	Adopted LOS Std.	(3) Cost Feasible No. of Lanes	(1) AADT	Service Volume at LOS Std.	Year 2030 LOS	Does Roadway LOS Exceed LOS Standard
State Roads								
SR 29	Glades County Line	Nobles Road	C	2L	13,559	13,800	C	NO
SR 29	Nobles Road	CR 78	C	4LD	16,925	34,700	B	NO
Bridge St./SR 29	CR 78	SR 80	C	2L NB	10,793	22,960	C	NO
Main St./SR 29	CR 78	SR 80	C	2L SB	10,424	22,960	C	NO
Main St./SR 29	SR 80	Cowboy Way	D	2L SB	11,210	22,960	C	NO
SR 29	Cowboy Way	Helms Road	D	4LD	17,175	35,700	B	NO
SR 29	Helms Road	New E-W Road	D	4LD	20,361	56,500	B	NO
SR 29	New E-W Road	E Road	D	4LD	21,028	56,500	B	NO
SR 80	CR 78A	Cowboy Way	B	4LD	33,316	30,200	C	YES ⁽¹⁾
SR 80	Cowboy Way	Martin Luther King Blvd.	C	4LD	24,787	34,700	B	NO
SR 80	Martin Luther King Blvd.	Main Street/SR 29	C	4LD	25,651	34,700	B	NO
SR 80	Main Street/SR 29	Bridge Street	C	4LD	19,967	34,700	B	NO
SR 80	Bridge Street	Clark Street	C	4LD	21,115	34,700	B	NO
SR 80	Clark Street	Collingswood Parkway	B	4LD	39,429	30,200	C	YES ⁽¹⁾
SR 80	Collingswood Parkway	Birchwood Parkway	B	4LD	36,797	30,200	C	YES ⁽¹⁾
Other Roadways								
Bridge Street	SR80	Cowboy Way	D	2L NB	12,667	22,960	C	NO
Bryan Avenue	Davis Street	Elm Street	D	2L	2,385	14,600	C	NO
Bryan Avenue	Elm Street	Main Street	D	2L	3,512	14,600	C	NO
Cowboy Way	SR 80	Main Street	D	4LD	24,796	35,700	B	NO
Cowboy Way	Main Street	Ford Street	D	4LD	20,887	35,000	B	NO
Cowboy Way	Ford Street	Collingswood Parkway	C	4LD	9,759	34,700	B	NO
Cowboy Way	Collingswood Parkway	Birchwood Parkway	C	2L	8,471	13,800	C	NO
Elm Street	SR 80	Bryan Avenue	D	2L	512	14,600	C	NO
Elm Street	Bryan Avenue	Cowboy Way	D	2L	2,028	14,600	C	NO
Ford Rd./City Ditch Rd.	SR 80	Cowboy Way	D	2L	7,430	14,600	C	NO
Fort Thompson Ave.	SR 29	SR 80	D	2L	7,857	14,600	C	NO
Martin Luther King Blvd.	SR 80	Cowboy Way	D	2L	3,005	14,600	C	NO
Note: Implement TSM, TDM and access management measures to optimize traffic operations.								
Source: David Plummer & Associates, South LaBelle Community Comprehensive Plan Amendment Traffic Study, May 5, 2005								

Housing Element Goal, Objectives, and Policies

GOAL: Provide a regulatory system and a plan that provides an opportunity for decent, safe, and sanitary housing and a suitable living environment for all residents of LaBelle.

Objective 1: To encourage the development of a variety of housing choices by type and location within the economic reach of all residents of LaBelle.

Policy a: 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.

Action 1: 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. The City of LaBelle participates with and has representation on the Clewiston LaBelle Hendry County Housing Authority.

Action 2: The City will continue to permit mobile homes in all areas designated as "mobile home and mobile home subdivision" in the zoning code.

Policy b: 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.

Action 1: The City should work closely with the U.S. Department of Agriculture Rural Development and other appropriate agencies to obtain assistance for home owners and renters.

Action 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.

Action 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.

Action 4: The City will annually review the data and analysis of need and expected demand for residential land and amend the Comprehensive Plan, as needed, and revise the official zoning map to adjust, as needed, the amount of land within the R-1, R-2, R-2T, and R-3 residential zoning districts so that the percentage of dwelling units allowed within those four districts will approximate the total percentage of farmworker, very low, low,

and moderate income households in LaBelle based on the latest available Census information.

Action 5: If the percentage of dwelling units called for in Action 4 cannot be achieved within LaBelle, the City will work with Hendry County, the Area Housing Commission, or similar groups to achieve that equivalency through cooperative efforts that may result in dwelling units located outside the city limits.

Policy c: Encourage the provision of adequate sites for group home and foster care facilities to ensure the benefits of living in normal residential communities for elderly, dependent children, physically disabled, and other non-dangerous disabled persons.

Action 1: The City (consistent with Chapter 419, Community Residential Homes, Florida Statutes) will permit group homes licensed by the Florida Department of Health and Rehabilitative Services for six or fewer residents in all residential areas or areas of residential character provided that such homes shall not be located within a radius of 1,000 feet of another such home.

Action 2: The City (consistent with Chapter 419, Community Residential Homes, Florida Statutes) will permit group homes licensed by the Florida Department of Health and Rehabilitative Services for seven or more residents in multi-family areas provided that such homes shall not be located within a radius of 1,200 feet of another such home, shall not be located within 500 feet of a single-family area, do not substantially alter the nature and character of the area, and do conform to existing zoning regulations applicable to other multi-family uses in the area.

Action 3: The City shall notify those agencies that issue permits for group homes and similar facilities of the need for City permits prior to the establishment of such facilities within the City.

Action 4: The City shall request those agencies that issue permits for group homes and similar facilities to notify the City prior to the issuance of permits for such group homes or similar facilities within the City.

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

Action 1: Review the need for coordination agreements for housing planning with Hendry County and other agencies that provide, license, or fund housing.

Action 2: The City should review housing proposals which impact LaBelle through the Intergovernmental Coordination and Review process and Development of Regional Impact review process.

Action 3: The representatives of 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.

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

Action 1: The City will continue to review its codes and actions to identify and eliminate discriminatory housing practices, especially as part of the actions to meet grant and loan requirements.

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

Action 1: The City will annually review and update the data and analysis of need and expected demand for residential land.

Action 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 2: To encourage the conservation and rehabilitation of existing residential areas and protect both new and existing areas from deterioration.

Policy a: Encourage the maintenance of an effective housing code with realistic and humane minimum housing standards, as well as an enforcement program.

Action 1: 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 b: Protect historically significant housing.

Action 1: The City will continue its efforts to identify and protect historically significant housing. The City formed a Historic Preservation Board and adopted a Historic Preservation Ordinance. The City was recognized for its preservation efforts when purchased and restored the Historic Captain Francis A. Hendry House.

Policy c: 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.

Action 1: 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.

Objective 3: Promote new housing developments that are consistent with the orderly and economical growth of LaBelle.

Policy a: Require that all new residential developments be consistent with the comprehensive plan.

Action 1: Within one year of the adoption of the Evaluation and Appraisal Report amendments to the Comprehensive plan, the City shall amend its Land Development Code to state that all new residential and other development must be consistent with the comprehensive plan.

Policy b: Require all housing development, 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 c: Encourage residential development in areas within, or adjacent to, established growth areas.

Objective 4: To encourage environmentally responsible and energy-efficient residential development that will not adversely affect natural systems.

Policy a: Encourage new residential developments to alleviate possible negative impacts on the air, water, and adjacent land area.

Action 1: Environmentally sensitive areas shall be mapped and necessary special regulations shall be developed and maintained by the City to manage such areas.

Policy b: Encourage energy-efficient home siting, landscaping, and design.

Action 1: The City will establish this as one of the criteria in the review of development proposals.

Objective 5: To protect the residents of LaBelle from the effects of natural disasters.

Policy a: Require that adequate precautions against storm damage be implemented in all residential developments.

Action 1: The City shall cooperate with the County to maintain a current civil defense program providing adequate shelters, provisions, evacuation routes, emergency equipment, and personnel to assist City residents in emergencies.

Action 2: The City shall require future mobile home parks to design on-site support buildings (such as laundry and recreational facilities) to function as windstorm shelters for park residents.

Action 3: The City shall require all residential development to comply with the standards of the National Flood Insurance Program.

Action 4: The City shall cooperate in any approved regional hurricane evacuation plan developed for Southwest Florida.

Objective 6: 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 Antidisplacement 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 a: The City will protect occupied housing units from government redevelopment until suitable replacement housing is provided.

**Sanitary Sewer, Solid Waste, Drainage,
Potable Water, and Natural Groundwater Aquifer Recharge Element
Goal, Objectives, and Policies**

GOAL: Ensure that the sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge needs of the residents of LaBelle are met and that the natural resources and environmental quality of the City are protected.

Objective 1: At the time a development permit is issued, adequate facility capacity will be available when needed to serve the development.

Policy a: The following level of service standards shall be used to determine the demand generated by a development and the availability of facility capacity:

<u>Facility Type</u>	<u>Level of Service Standard</u>
Wastewater Treatment Facilities	100 gallons per capita per day
Potable Water Facilities	125 gallons per capita per day
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 b: 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 c: No permit shall be issued for new development which would increase the demand on a deficient facility prior to completion of improvements needed to bring the facility up to the adopted standard.

Objective 2: The City will maintain a five-year schedule of capital improvement needs for public facilities, to be updated annually in conformance with the review of the Capital Improvements Element.

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

Policy b: Proposed capital improvement projects will 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 3: Provide adequate potable water supplies for the residents of LaBelle.

Policy a: Protect or improve the quality of raw water supply sources.

Action 1: The City will not approve development proposals which will result in the deterioration of public surface or groundwater supply sources.

Action 2: The City will review its regulations to determine their adequacy to protect its potable water wellfields and related facilities.

Policy b: Provide adequate water supply facilities for the future population and associated growth of LaBelle.

Action 1: The City will continue to require development proposals to meet City of level of service standards for potable water as specified in this Comprehensive Plan.

Policy c: Improve the operation of the entire potable water system.

Action 1: The City will seek the assistance and cooperation of the Florida Department of Environmental Protection, the South Florida Water Management District, and other appropriate public and private agencies and groups to accomplish Policy c (above).

Action 2: Efforts to improve the operation of the potable water system will include the identification and correction of all system deficiencies and equipment problems with emphasis on the reduction of unexplained water loss.

Policy d: Encourage water conservation.

Action 1: The City will require water conservation measures (such as those developed by the South Florida Water Management District) for all development.

Action 2: The City will continue to cooperate with the South Florida Water Management District to develop and implement water conservation measures both for year-round application and for implementation during periods of water shortage.

Action 3: The City shall adopt regulations, which require the use of low volume irrigation and restrict the time of day, and the number of hours when one is

permitted to irrigate lawns, landscaping and ornamental vegetation. The regulations shall not impact agricultural irrigation.

Action 4: The city shall adopt regulations which encourage the use of native plants, by requiring a percentage of all required landscape and buffer trees and shrubs to be native.

Action 5: The city shall adopt regulations, which require the elimination and control of invasive exotic species.

Objective 4: Insure adequate sanitary sewer or on-site disposal service for the residents of LaBelle, in accordance with state standards.

Policy a: Require properly permitted and approved wastewater treatment systems.

Policy b: Require efficient and effective sewage treatment collection and treatment systems.

Action 1: The City will not approve any development proposal unless adequate sewage disposal capacity is available.

Action 2: 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 c: Promote innovation in sewage disposal.

Action 1: The City will support innovative methods in the disposal of sewage wastes, consistent with public health and environmental quality.

Action 2: 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 5: Provide adequate drainage of stormwater runoff to protect the public health, safety and welfare.

Policy a: Require storm drainage practices to be consistent with the natural resources and environmental quality needs of the City.

Action 1: 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) use Best Management Practices to control runoff, maintain or improve water quality and groundwater recharge, minimize erosion, and to promote water conservation.

Action 2: 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 b: Require redevelopment and new developments to have adequate stormwater drainage systems.

Action 1: 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), F.A.C. and post-development runoff volume must not exceed pre-development runoff volume.

Policy c: 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, F.A.C.

Policy d: 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 6: Provide adequate solid waste collection, transportation, and disposal.

Policy a: Promote mechanisms to improve solid waste collection.

Action 1: The City will work with the franchised solid waste hauler to improve solid waste collection.

Action 2: 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.

Action 3: 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 b: Eliminate illegal dumping and littering. The city has mandatory garbage pickup in order to eliminate illegal dumping.

Action 1: The City will examine mechanisms for increasing the detection of violators, including stricter ordinances and prosecution of violators.

Policy c: 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.

Policy d: 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 7: Groundwater aquifer recharge areas needed to support and provide water resources shall be protected.

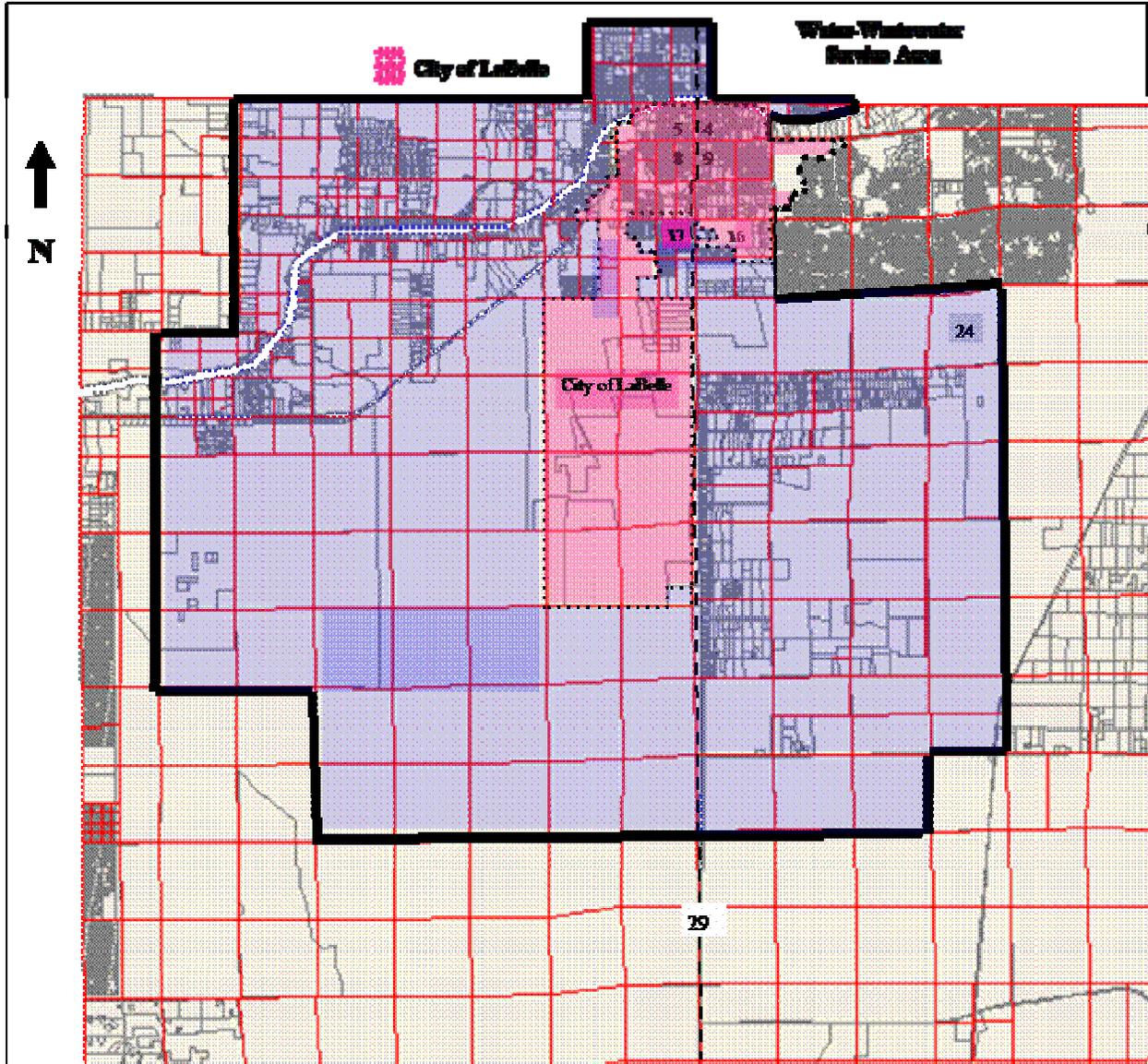
Policy a: The City, within three years of adoption of the Evaluation and Appraisal Report, will request the assistance of the South Florida Water Management District to review the City's plan to identify and map areas of groundwater aquifer recharge and to determine those land uses to be permitted, restricted, or prohibited in such areas in order to protect existing and planned public wellfields.

Action 1: Until a wellfield protection ordinance is adopted by the City, the City will designate an area of 200 feet in diameter around each public well as an interim wellfield protection zone.

Policy b: The City will review its land use development regulations to protect natural drainage features and aquifer recharge areas at least once every five years.

Action 1: The City will request the assistance of the South Florida Water Management District in this review.

Map A-1
Potable Water and Wastewater Service Area
City of LaBelle



Conservation Element Goal, Objectives, and Policies

GOAL: Provide for the management, enhancement, and protection of the natural resources of LaBelle.

Objective 1: Manage and protect the quantity and quality of the City's water resources.

Policy a: Promote water conservation.

Policy b: 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 c: SFWMD Jurisdictional wetlands shall have a maximum density of one unit per acre.

Action 1: Development rights shall be transferred to upland portions of the site and setback requirements may be varied to allow such transfer.

Action 2: Setback requirements may be varied to allow such transfer but the overall density or intensity for the entire site (uplands and wetlands) will be unchanged.

Action 3: The wetland area from which the development rights have been transferred shall remain undeveloped.

Action 4: For any lot of record on June 12, 1991 which does not contain sufficient uplands to permit development, one residential structure will be allowed, consistent with the regulations for the applicable land use category and provided the direction and rate of historical surface water flows are maintained.

Action 5: Central water and sewer (if public service is accessible) must be available to meet the City's concurrency requirements; the dwelling shall be constructed so that the lowest floor of living area is above the 100-year flood height.

Action 6: The generation, storage, or use of hazardous materials and waste shall be prohibited within wetlands.

Action 7: The location of wetlands on the site must be included as part of the application for development.

Policy d: The City maintains generalized wetlands and floodplains maps labeled "LaBelle Area Wetlands" and "Floodways—City of LaBelle" as part of the Future Land

Use Map Series of this Comprehensive Plan. The City shall consider these generalized wetland and floodways maps in preparing a Master Plan for a citywide initiative to:

- Action 1: Identify and assess the environmental quality and habitat value of wetland areas depicted on the City's "LaBelle Area Wetlands" and additional wetland areas that should be included on the City's 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;
- Action 2: Identify alternative water supply opportunities;
- Action 3: Identify flood control opportunities;
- Action 4: Identify actions for the expenditures of City funds or available grant resources to acquire, conserve or restore wetland areas depicted on the City's generalized wetlands map and maximize the recreation and educational aspects of the City's natural resources; and
- Action 5: 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.
- Action 6: The City shall consider designating those wetlands identified for preservation as "conservation" on the Future Land Use Map to further enhance their protection. Conservation Lands are those wetlands and/or uplands that are or will be used for long-term conservation purposes and

are considered regionally significant. The Future Land Use Map ("FLUM") will depict these areas in a separate category land use category. Uses permitted in Conservation Lands shall be limited to passive recreational uses and residential uses limited to one (1) dwelling unit per twenty (20) acres. Passive recreational uses are those such as nature trails, bike paths, cart paths, and boardwalks.

Conservation lands are areas where the South Florida Water Management District or the Army Corps of Engineers or the City, has required long-term conservation through easements, dedications or restrictions of those wetlands and/or uplands.

Regionally significant wetlands are wetlands that have been identified as wetlands in accordance with F.S. 373.019(17) and F.S. 371.019(22) through the use of the unified state delineation methodology described in FAC Chapter 17-340, as ratified and amended by F.S. 373.4211, which are part of a regional functional system that is naturally occurring and that due to its location, size, quality, hydrological value, and environmental value have a significance.

The only instance where wetlands that are not regionally significant will be designated as Conservation Lands is if it is required by the South Florida Water Management District or the Army Corps of Engineers.

Appropriate setbacks and/or structural barriers from regionally significant wetlands shall be determined by the City in coordination with the South Florida Water Management District.

Action 7: In order to properly identify and delineate wetlands, the City shall rely on the delineation of wetlands by the South Florida Water Management District or the Florida Department of Environmental Protection, as applicable.

Action 8: All developments shall comply with wetland protection requirements of all federal, state, and regional agencies having regulatory authority. If an activity is undertaken which degrades or destroys a functional wetland, the responsible person shall appropriately mitigate for the wetland loss based on the mitigation requirements of the state or federal agency with authority to issue permits regulating activities in wetlands.

Mitigation can include, but shall not be limited to, onsite or offsite wetland restoration, wetland replacement, wetland enhancement, wetland preservation or monetary compensation.

Wetland protection provisions in this Comprehensive Plan shall neither duplicate nor conflict with other agency regulations, but provide supplemental protection where applicable.

Action: 9: Upland buffers are considered an integral component of a functioning wetland and shall be afforded the same types and levels of protection as the wetland itself.

Action 10: The purpose of wetland mitigation is to offset environmental impacts. The City supports mitigation activities approved by federal, state or regional permitting agency. However, development in wetlands must be consistent with this Comprehensive Plan to proceed. The City shall not require mitigation activities not required by other federal, state, or regional agencies.

Action 11: 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 2: Encourage the preservation of native vegetation.

Action 1: The City, within three years of adoption of the Evaluation and Appraisal Report, will adopt a local ordinance for the protection of wildlife, wildlife habitat, and native vegetative communities, by requiring a protected species survey on projects where a threatened or endangered species habitat is known to exist or has the potential to exist.

Action 2: Native plant species receive preference for use in the City's landscape ordinance.

Objective 3: Control noxious plants and animals.

Action 1: The City has developed a list of noxious plants which must be eliminated within the City prior to development of a site, according to the City's landscape ordinance.

Action 2: Site development plans and proposals are reviewed to ensure the elimination of noxious vegetative species and the use of native plant species.

Action 3: The City shall, within two years of the adoption of the EAR amendments, develop a list of noxious animals which are not permitted within the City.

Objective 4: Prohibit mineral extraction activities within the City.

Objective 5: Protect and improve air quality within LaBelle.

Policy a: Permit no development, which would violate state air quality standards.

Action 1: The City shall require necessary federal and state air quality permits to be reviewed by the appropriate agencies before the City approves final site plans.

Objective 6: Conserve, appropriately use, and protect endangered and threatened wildlife, their habitat, and native vegetative communities.

Policy a: Encourage the public acquisition or formal protection of the City's rare and unique areas.

Action 1: Those land and water areas denoted on the Future Land Use Map as "conservation" are designated as environmentally sensitive areas.

Action 2: Within those areas denoted as "conservation," only activities such as nature study, environmental education, and passive recreation will be allowed so that those areas will remain in a natural state with minimal changes other than displays, signage, trails, overlooks, and associated shelters.

Action 3: The City, within three years of the adoption of the Evaluation and Appraisal Report, will request the assistance of the South Florida Water Management District, the Florida Game and Fresh Water Fish Commission, and/or the Florida Department of Environmental Protection in the preparation of an inventory of the plant and animal and other natural resources in LaBelle, with special emphasis on the areas denoted in this Plan as "conservation."

Action 4: The City, beginning within three years of adoption of the Evaluation and Appraisal Report, will annually review acquisition or other means of protection for such areas through state, federal, or private funds made available for such purposes.

Action 5: The City, with the cooperation of the Florida Game and Fresh Water Fish Commission, the South Florida Water Management District, and/or the Florida Department of Environmental Protection, will conduct at least one public workshop to:

- i. review the inventory of natural resources,
- ii. determine whether natural areas within the City should receive greater protection,
- iii. promote manatee 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.

Action 6: The City will utilize the current "Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida" of the Florida Game and Fresh Water Fish Commission to consider areas for acquisition or protection.

Action 7: Representatives of the City will meet with representatives of Hendry County and Glades County, within three years of the adoption of the Evaluation and Appraisal Report, to discuss and review possible actions to protect any unique vegetative communities identified in the City's Comprehensive Plan.

Policy b: The City will encourage the use of open space along the Caloosahatchee River to protect the River and natural resources from over development.

Action 1: The open space will minimize intrusive activities and impacts of development such as trespass, pets, visual impacts, vehicles, noise, lights and stormwater such that the River and adjacent natural resources, including wildlife populations, are not threatened by such impacts and activities.

Policy c: Encourage continuation of the existing open space designated areas within the City.

Policy d: Promote utilization of the City's scenic areas.

Action 1: The City shall ensure such areas are appropriately zoned.

Action 2: The City shall examine the feasibility of developing recreational facilities which complement and protect such areas.

Policy e: Protect and preserve significant historic and archaeological resources.

Action 1: The City shall require any development proposal of five acres or more to survey potential sites for such resources prior to development.

Action 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.

Action 3: The City has adopted 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.

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

Policy a: 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 b: 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.

Action 1: Increased density within the one-hundred-year floodplain is discouraged.

Action 2: 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.

Action 3: For any site within the one-hundred-year floodplain--other than sites in previously platted areas that have streets and water lines and for lots of record that existed on June 12, 1991--to the maximum extent feasible consistent with sound community planning standards, development shall be directed to 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.

Action 4: For undeveloped sites partially within the one-hundred-year floodplain, where sufficient non-floodplain areas exist to locate the proposed development on the non-floodplain portion of the site, the City may allow the transfer of development at the densities established on the Future Land Use Map from the floodplains to the non-floodplain portion of the site. The transfer of density may occur provided all other provisions of this

Plan regarding resource protection, compatibility with adjacent uses, and stormwater management have been satisfied..

Action 5: The lowest floor elevation of all residences in the one-hundred-year floodplain shall be elevated above the one-hundred-year flood height.

Action 6: Land uses requiring the generation, storage or use of hazardous or toxic materials and waste shall be prohibited within the one-hundred-year floodplain.

Action 7: A property owner whose land is depicted on the Flood Insurance Rate Map of the Federal Emergency Management Agency as lying within the one-hundred-year floodplain may appeal such flood zone designation. 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.

Recreation and Open Space Element Goal, Objectives, and Policies

GOAL: Promote the physical, mental, and social development of the residents of LaBelle through the provision and maintenance of adequate parks, recreational facilities, and open space.

Objective 1: Provide diversified recreational opportunities through continual review, improvement, and management of existing and potential recreational resources.

Policy a: Provide a balanced and varied program to meet the recreational, cultural, and social needs of the citizens of LaBelle.

Action 1: 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.

Action 2: The City, through its membership on the Hendry LaBelle Recreation Board, will review recreational activities in order to ensure their appropriateness and will also identify potential improvements in the provision of such activities.

Action 3: 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 facilities.

Policy b: Adopt the Park Standards contained in Table 2 and the Local Standards for Recreation contained in Table 3 of the Recreation and Open Space Element.

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

Action 1: The City will periodically review existing park and recreational facilities to ensure access for all City residents.

Action 2: For those facilities determined to have inadequate access, such access shall be improved within one year of that determination.

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

Action 1: The City will work with any city or county historical societies in such efforts.

Policy e: Increase access to the Caloosahatchee River.

Action 1: The City will periodically review and identify suitable areas to provide access to the River, such areas to be of sufficient size for parking and other activities such as fishing, without interfering with the adjacent property owners. The public has access to the river at the LaBelle City Dock, Barron Park, and the Nature Park.

Action 2: Within one year of that identification, the City, acting either alone or with other local governments or agencies, will initiate steps to obtain suitable access to the River.

Objective 2: Prevent the loss of potential parks and open space lands to urban development and preserve sufficient open space for existing and future recreation activities.

Policy a: Pursue the acquisition of adequate lands for long-range open space and recreational needs.

Action 1: The City will continue to identify suitable lands, as well as, participate with the Hendry LaBelle Recreation Board to identify suitable lands throughout or adjacent to the City, utilizing publicly owned lands where appropriate.

Policy b: Discourage proposed land uses which are incompatible with adjacent open space or recreation areas.

Action 1: The City will consider this policy when reviewing rezoning requests or subdivision proposals.

Policy c: Encourage the dedication of open space for recreational and leisure activities, the betterment of the community, and the enhancement of the environment.

Action 1: The City will incorporate this consideration into the review of development requests, as well as in other City activities.

Action 2: The City will encourage developments to set aside any environmentally valuable or sensitive areas as open space.

Policy d: Developers will provide land for recreational needs created by their development.

Action 1: All residential developments will be required to set aside areas for recreation and open space, based upon the standards developed within this plan.

Action 2: The City will continue to promote landscaping in new developments, as well as in City parks, for aesthetic and energy conservation purposes.

Policy e: Encourage the use of cooperative acquisition, development, and maintenance agreements to protect areas with open space and recreation potential for public use.

Action 1: The City will work with land owners, developers, other governmental agencies, and community organizations to implement this policy.

Action 2: 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 3: Pursue funding sources for the acquisition, development, and maintenance of open space, recreation areas, and natural reservations.

Policy a: Incorporate open space and recreation needs in a capital improvements program.

Action 1: The City will examine the feasibility of a capital improvements program through the City budget, including consideration of special taxing districts and other methods.

Action 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 b: Utilize funds obtained from developers (as payment in lieu of dedication) for open space and recreation needs.

Policy c: Broaden the funding base for City recreation and open space, while also participating in federal, state, county, or district recreational programs.

Action 1: 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.

Action 2: The City will seek the assistance of federal, state, county, and other agencies in the development of City facilities.

Action 3: The City will promote the development of federal, state, county, and district parks and recreation areas within the City, coordinated with the City's own programs.

Intergovernmental Coordination Element Goal, Objectives, and Policies

GOAL: To develop a coordinated and cooperative planning process that maintains internal consistency and conforms with state and regional goals and objectives.

Objective 1: Ensure consistency with the comprehensive plans of other adjacent governmental jurisdictions.

Policy a: 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 b: 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.

Action 1: The City will review copies of proposed comprehensive plan amendments and other items received from adjacent local governments that might affect the City of LaBelle.

Policy c: LaBelle shall continue to participate in the Southwest Florida Regional Planning Council.

Policy d: 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 2: LaBelle shall maintain effective and efficient working relationships with the County and with other nearby units of governments.

Policy a: Participants in the planning process will be identified and their roles and responsibilities determined.

Action 1: The City should keep a current mailing list of all relevant adjacent governments, state and federal agencies, and private organizations.

Policy b: Where necessary, the City Commission will execute memorandums of understanding or other interlocal agreements with adjacent jurisdictions or other agencies in order to ensure coordination.

Action 1: 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 c: The City shall seek the cooperation of Hendry County to protect City potable water facilities located outside city limits.

Policy d: Proposals for annexation shall be coordinated with Hendry County.

Action 1: The City Commission will forward to the Hendry County Commission a copy of any proposal for annexation after such proposal has been received by the City Commission and before any final action is taken by the City Commission regarding such proposal.

Policy e: The City will request the assistance of the Southwest Florida Regional Planning Council for intergovernmental mediation when intergovernmental issues cannot be otherwise resolved.

Objective 3: The City shall coordinate with other local governments and agencies to protect the residents of LaBelle from the effects of natural disasters, fires, and similar emergencies.

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

Action 1: The City shall continue to examine the need for interlocal agreements and other means to prepare for and deal with such emergencies.

Action 2: The City shall cooperate with the County to maintain a current civil defense program providing adequate shelters, provisions, evacuation routes, emergency equipment, and personnel to assist City residents in emergencies.

Action 3: The City shall cooperate in any approved regional hurricane evacuation plan for Southwest Florida.

Objective 4: The City of LaBelle shall encourage citizen participation.

Policy a: 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 b: 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.

**Capital Improvements Element
Goal, Objectives, and Policies**

GOAL: The City of LaBelle shall undertake actions necessary to provide needed public facilities in a manner, which protects investments in existing facilities, maximizes the use of existing facilities, and provides for needed expansions concurrent with orderly growth.

Objective 1: The City of LaBelle will provide, or require to be provided, the public capital facilities needed to correct existing deficiencies, replace needed facilities, meet the need created by previously issued development orders, and support desired growth, consistent with this comprehensive plan.

Policy a: The City of LaBelle shall utilize the following level of service standards to plan, maintain, and expand needed public capital facilities:

<u>Facility/service</u>	<u>Level of Service Standard</u>
Roads	SR 80, level of service "C," the level of service standard applied by the Florida Department of Transportation SR 29, level of service "D," the level of service standard applied by the Florida Department of Transportation CR 80A, the level of service standard applied by Hendry County All other streets, level of service "D" peak hour
Sanitary sewer	100 gallons per capita per day
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	125 gallons per capita per day

Recreation

Play area/tot lot	1/2 acre/1,000 persons, minimum 1/4 acre
Neighborhood park	2 acres per 1,000 persons, 2-5 acres
Community park	2 acres per 1,000 persons, 5 to 20 acres
Tennis court	1 court/2,667 persons
Baseball/softball diamond	1 diamond/6,667 persons
Basketball court	1 court/6,667 persons
Multipurpose field (football, soccer, etc.)	1 field/8,000 persons
Swimming pool	1 pool/25,000 persons
Shuffleboard court	1 court/5,000 persons
Jogging/physical exercise trail	1 trail/2,500 to 5,000 persons
Golf course	1 course/25,000 persons
Handball, racquetball court	1 court/10,000 persons
Freshwater beach	1 mile/25,000 persons
Freshwater fishing (nonboat)	800 feet/10,000 persons
Boat ramp	1 ramp/5,000 persons
Picnicking	1 acre/6,000 persons
Bicycle riding	1 mile/5,000 persons

Policy b: LaBelle shall schedule and fund, as a first priority, those capital facilities needed to correct existing deficiencies.

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

- Level One: 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: 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: represents a logical extension of facilities and services within a designated service area.

Policy d: The Capital Improvements Element shall be reviewed annually.

- Action 1: The City shall annually evaluate the impacts on public facilities created by new development permitted within the preceding twelve months.
- Action 2: The City shall annually determine which public facilities or services operate at or below adopted levels of service.
- Action 3: 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.
- Action 4: The City shall annually review and revise the capital improvements budget for the next fiscal year to schedule the capital improvements needed to correct any deficiencies identified in this evaluation.

Objective 2: The City of LaBelle shall coordinate land use decisions and development approvals with the Capital Improvements Element to maintain adopted level of service standards.

Policy a: The City of LaBelle shall not approve any development which 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 3: Future development shall contribute a proportional share of the cost of public facilities needed by the development to maintain adopted levels of service.

Policy a: LaBelle will 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.

Objective 4: The City of LaBelle shall provide those needed 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.

Policy a: 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.

Five-year Schedule of Estimated Capital Improvements 2005-2010¹
City of LaBelle

Table 1:

Project	Project Name and Description	Project Funding	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	5 Year Total
Wastewater Collection									
	Collection system Phase II	Revenue Bonds	\$3,119.67	\$100.00					\$3,219.67
	Install New Gravity lines, Pump stations, Street Reconstruction and paving	State appropriations & Grants		\$500.00					\$500.00
	CDBG Sewer Collection KW1	Grants/City Funds		\$442.27					\$442.27
	CDBG ED	Grants/City Funds			\$750.00				\$750.00
Building Improvements									
	Civic Center Expansion	Budget				\$ 200.00			\$ 200.00
	An Addition to the East End of the civic center including a new kitchen and renovation of building								
Recreational Projects Based on FRDAP Grants									
	Soccer Field	FRDAP	\$200.00						\$200.00
	Town Square/Barron House/City Hall Park	Grant/City		\$200.00					\$200.00
	River Walk (Phase I and II)	Grant/City			\$200.00	\$200.00			\$400.00
	Water Park-Swimming Pool (Phase I and II)	Grant/City					\$200.00		\$200.00
	LaBelle Recreation Park	FRDAP grant	-	\$200,000.00	-	-	-		\$200,000.00
	Streets various locations	Gas Tax	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00		\$500.00
MAJOR ROAD CONSTRUCTION PROJECTS									
	SR 80 from Clark St. to Birchwood Parkway	Impact Fees/ Gas Tax		(1)			(2)	\$7,160.00	\$7,160.00
	SR 29 Bridge across Caloosahatchee River	N/A						(3)	

Notes: Dollar amounts are in \$1,000s

(1) FDOT Adopted Work Program, FY 2006-10, for Hendry County includes \$2,077,000 for Preliminary Engineering in FY 2006.

(2) FDOT Adopted Work Program, FY 2006-10, for Hendry County includes \$2,025,000 for Right-of-Way (ROW) in FY 2009.

(3) FDOT Adopted Work Program, FY 2006-10, for Hendry County includes \$300,000 for Project Development & Environment (PD&E in FY 2010).

Table 2
2005 - 2010 Water CIP Revenue Sources

	cost (million dollars)	
WTCIP	\$17.76	(2008) (a)
USDA RUS Grants	\$3.00	(b)
SFWMD AWS Grants	\$1.00	(c)
Deficit	\$13.76	
Existing Customers 2008 (40%)	\$5.50	(d)
Future Customers (60%)	\$8.26	(e)

Notes

- (a) ATM 7/12/05 Memo, Table 2 page 5 of 6
- (b) ATM staff
- (c) SB444
- (d) 1mgd capacity/2.5mgd capacity = 40%
- (e) remainder from (d) = 60%

2005 - 2010 Wastewater CIP Revenue Sources

	cost (million dollars)	
WWTCIP	\$1.21	(2008)
forcemain to plant		
Future Customers (SLCLUC) (100%)	\$1.21	

TABLE 3 - Water Treatment Capacity

Year	Population projection	WTP Peak Demand (mgd)	WTP Capacity (mgd)	CIP (million \$)	
2005	4,387	0.8	1.0		
2006		0.9	1.0		
2007		0.9	1.0		
2008		1.0	2.5	\$17.76	(a)
2009		1.1	2.5		
2010	6,651	1.2	2.5		
2011		1.3	2.5		
2012		1.5	2.5		
2013		1.6	2.5		
2014		1.8	2.5		
2015	11,733	2.0	2.5		
2016		2.2	2.5		
2017		2.4	2.5		
2018		2.6	6.0	\$28.59	(b)
2019		2.9	6.0		
2020	19,647	3.2	6.0		
2021		3.5	6.0		
2022		3.8	6.0		
2023		4.2	6.0		
2024		4.5	6.0		
2025	31,129	4.9	6.0		
2026		5.3	6.0		
2027		5.6	6.0		
2028		5.9	8.0	\$16.84	(c)
2029		6.2	8.0		
2030	41,224	6.5	8.0		
2031		6.8	8.0		
2032		7.0	8.0		
2033		7.2	8.0		
2034		7.4	8.0		
2035	48,387	7.6	8.0		

- (a) new wellfield, plant, injection well
- (b) expand wellfield, plant, storage
- (c) expand wellfield, plant, storage

TABLE 4 - Wastewater Treatment Capacity

Year	Population projection	WWTP Demand (mgd)	WTWP Capacity (mgd)	CIP (million \$)	
2005	4,387	0.28	0.75		
2006		0.31	0.75		
2007		0.35	0.75		
2008		0.38	0.75	\$1.21	(a)
2009		0.42	0.75		
2010	6,651	0.45	0.75		
2011		0.51	0.75		
2012		0.58	0.75		
2013		0.66	0.75		
2014		0.74	2.5	\$15.12	(b)
2015	11,733	0.83	2.5		
2016		0.93	2.5		
2017		1.04	2.5		
2018		1.15	2.5		
2019		1.29	2.5		
2020	19,647	1.43	2.5		
2021		1.59	2.5		
2022		1.75	2.5		
2023		1.92	2.5		
2024		2.10	2.5		
2025	31,129	2.28	2.5		
2026		2.46	4.0	\$15.74	(c)
2027		2.63	4.0		
2028		2.79	4.0		
2029		2.94	4.0		
2030	41,224	3.08	4.0		
2031		3.20	4.0		
2032		3.31	4.0		
2033		3.41	4.0		
2034		3.51	4.0		
2035	48,387	3.62	4.0		

- (a) forcemain
- (b) new plant
- (c) plant expansion

Concurrency Management System

Chapter 9J-5, Florida Administrative Code, requires the adoption of a concurrency management system to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. This concurrency management system is designed to ensure that prior to the issuance of a development order and development permit, the adopted level of service standards required within this Comprehensive Plan for roads, potable water, sanitary sewer, solid waste, drainage, and recreation and open space will be maintained.

The City has adopted policies within this Comprehensive Plan which establish level of service standards for public facilities. This concurrency management system provides the means by which the City can ensure the maintenance of those standards concurrent with the impacts of development.

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.

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.

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

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.

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 that includes the provisions of Chapter 9J-5.0055 (2)(a)(1-3), Florida Administrative Code, as amended. 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, Florida Statutes.

These minimum requirements shall be ensured as follows:

1. Building Permits

The issuance of a building permit has more immediate impact on the level of service for public facilities than does the issuance of other types of development orders. Therefore, building permits shall be issued only when the necessary facilities and services are in place, or pursuant to Section 163.3180, F.S.: in place at the time of certificate of occupancy for water/sewer facilities; in place no later than 1 year following certificate of occupancy for park facilities; 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. Such determination shall be made by the Superintendent of Public Works.

All public facility impacts shall be determined based on the level of service of the facility throughout the service area of the facility. For roads, this determination shall apply to the adopted level of service standards for roads within the City's jurisdiction.

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's Capital Improvements Element and
 - 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.

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.

In conclusion, the following conditions apply to the City's concurrency management system:

1. Amendments to the Comprehensive Plan can be made twice each year and as otherwise permitted as small scale developments. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to the technical matters listed in Chapter 163, Part II, Florida Statutes.

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 the Capital Improvements Element.
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 in one of the twice annual amendment reviews.
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).

Monitoring and Evaluation of the Capital Improvements Element

The role of monitoring and evaluation of the Capital Improvements Element is important to the effectiveness of the City's planning program and to maintain the City's adopted level of service standards. As stated in the policies, this element will be reviewed on an annual basis to ensure that the fiscal resources are available to provide the public facilities needed to support the established level of service standards.

The annual review is the responsibility of the City's Local Planning Agency. City staff, designated by the City Commission, will assist the Local Planning Agency.

The Local Planning Agency shall consider the following points during the annual review to assist in the determination of findings and recommendations to the City Commission:

1. The review of the criteria used to evaluate capital improvement projects in order to ensure that projects are properly ranked;
2. The City's effectiveness in maintaining the adopted level of service standards;
3. The impacts of service provisions of other local, regional, or state agencies upon the City's ability to maintain the adopted level of service standards;
4. Efforts by the City to secure grants or private funds, whenever available, to finance the provision of needed capital improvements;
5. The consideration of any corrections, updates, and modifications concerning costs and revenue sources;
6. The consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and its support of the Future Land Use Element;
7. The City's ability to provide public facilities within geographic service areas (primarily within City limits) in order to determine any need for boundary modification or adjustment; and
8. The appropriateness of including within the Five-year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

The findings and recommendations of the Local Planning Agency will be transmitted to the City Commission for review at a scheduled public hearing. After review of the LPA's findings and recommendations, the City Commission shall direct City staff to provide the Local Planning Agency with an updated Five-year Schedule of Capital Improvements and any drafts for amendments to the Capital Improvements Element as deemed necessary by the City Commission.

The Local Planning Agency shall consider the annual amendment of the Five-year Schedule of Improvements at the first scheduled date for consideration of amendments to the City's Comprehensive Plan. All amendments to the Schedule or elements (except for corrections, updates, and modifications concerning costs, revenue sources, acceptance of facilities pursuant to dedications which are consistent with the plan, or the date of construction of any facility enumerated in this Capital Improvements Element) shall be adopted in accordance with Chapter 163.3187, Florida Statutes, as amended.

Monitoring and Evaluation of the Comprehensive Plan

The planning program shall be a continuous and ongoing process. As required in s. 163.3191, Florida Statutes, the Comprehensive Plan of the City of LaBelle shall be reviewed and updated at least once every five years.

1. The Local Planning Agency shall prepare a draft evaluation and appraisal report on the Comprehensive Plan at least once every five years after the adoption of the Plan.
2. The report shall present an assessment and evaluation of the success or failure of the City's Plan. It shall contain appropriate statements (using words, maps, illustrations, or other forms) related to the following areas:
 - a. the major problems of development, physical deterioration, and the location of land uses and the social and economic effects of such uses in the area,
 - b. the condition of each element in the comprehensive plan at the time of adoption and at date of report,
 - c. the comprehensive plan objectives as compared with actual results at the date of the report, and
 - d. the extent to which unanticipated and unforeseen problems and opportunities occurred between the date of adoption and the date of the report.
3. The report shall also suggest changes needed to update the Comprehensive Plan, including reformulated objectives, policies, and standards.
4. During the preparation of the report and prior to any recommendation to the City Commission, the Local Planning Agency shall hold at least one public hearing, with due public notice. After that, the report shall be sent to the City Commission for its consideration and review.
5. The City Commission shall hold at least one public hearing, with due public notice, on the proposed report. At the conclusion of that hearing, the City Commission shall adopt, or adopt with changes, the report or portions thereof within ninety days after receiving it from the Local Planning Agency. The City Commission shall amend the City's Comprehensive Plan based on the recommendations contained in the adopted evaluation and appraisal report, pursuant to the procedures in FS 163.3184 and 163.3187.

6. Amendments to the plan and the adoption of the report may be simultaneous. When amendments to the plan do not occur simultaneously with the adoption of the evaluation and appraisal report, the report shall contain a schedule for adoption of proposed amendments within eighteen months after the report is adopted.
7. After action by the City Commission, the evaluation and appraisal report shall be transmitted to the Department of Community Affairs, with the related amendments when the amendments are transmitted pursuant to F.S. 163.3184

Annexation Element

Introduction

The City at a duly advertised public hearing on July 8, 2004 approved four applications for annexation into the City of LaBelle. The annexations are properties fronting S. R. 80 the location and legal descriptions are included in Maps A-1, A-2 and A-3.

Future Land Uses

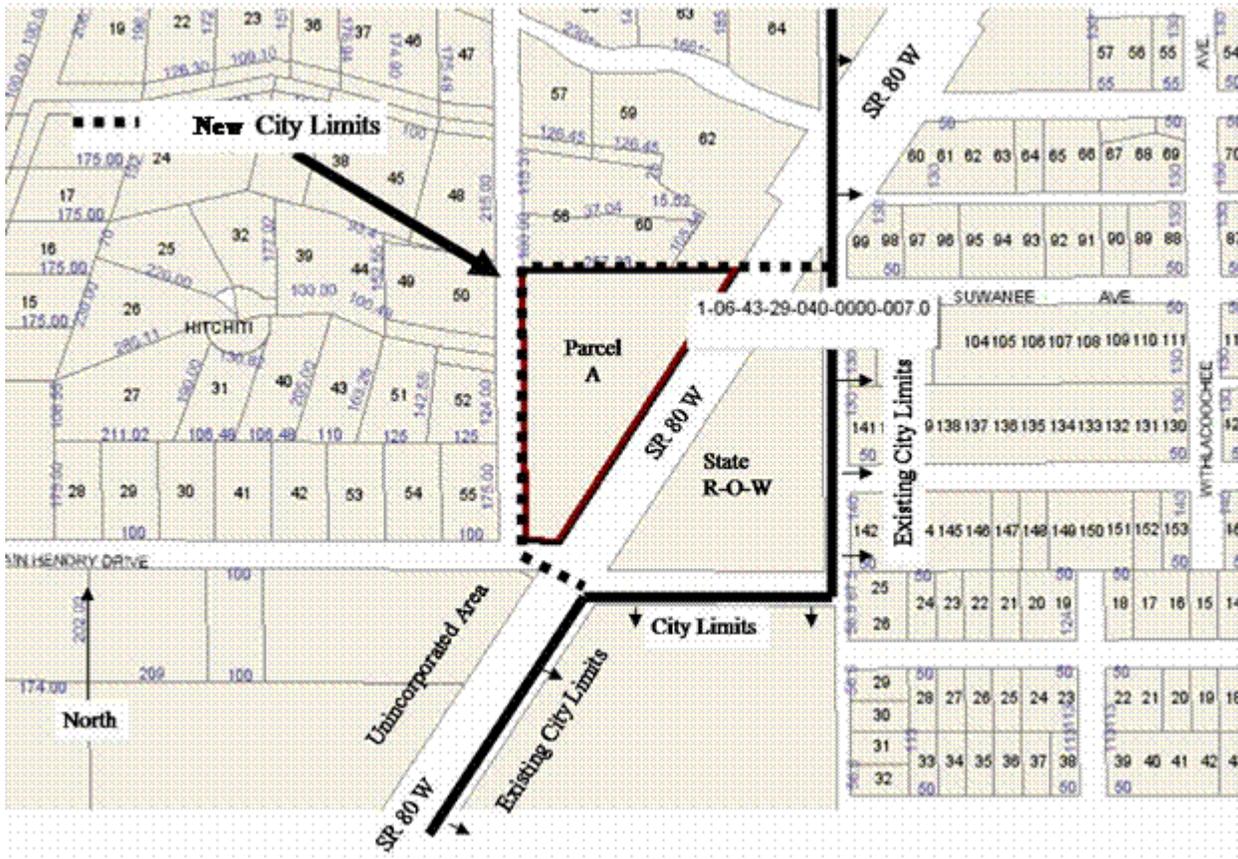
For the recently annexed parcels, the City intends to designate all of them for commercial use. With the four laning of S.R. 80 this area is ideal for commercial activity and all of the property across S.R. 80 within the city limits is designated commercial.

Facilities and Services

As noted above, the proposed annexation will not create any enclaves of unincorporated lands. Consequently, the proposed annexation will not require the illogical or inefficient extension of City services. (An example of this would be the extension of water lines from the existing service area to a residential or commercial development outside the service area when nearby areas currently lack water service.)

Map A-8
Recently Annexed Areas

City Of LaBelle Ordinance 2004-12
Triple R Properties, LLC
449 South Live Oak Lane
Parcel A



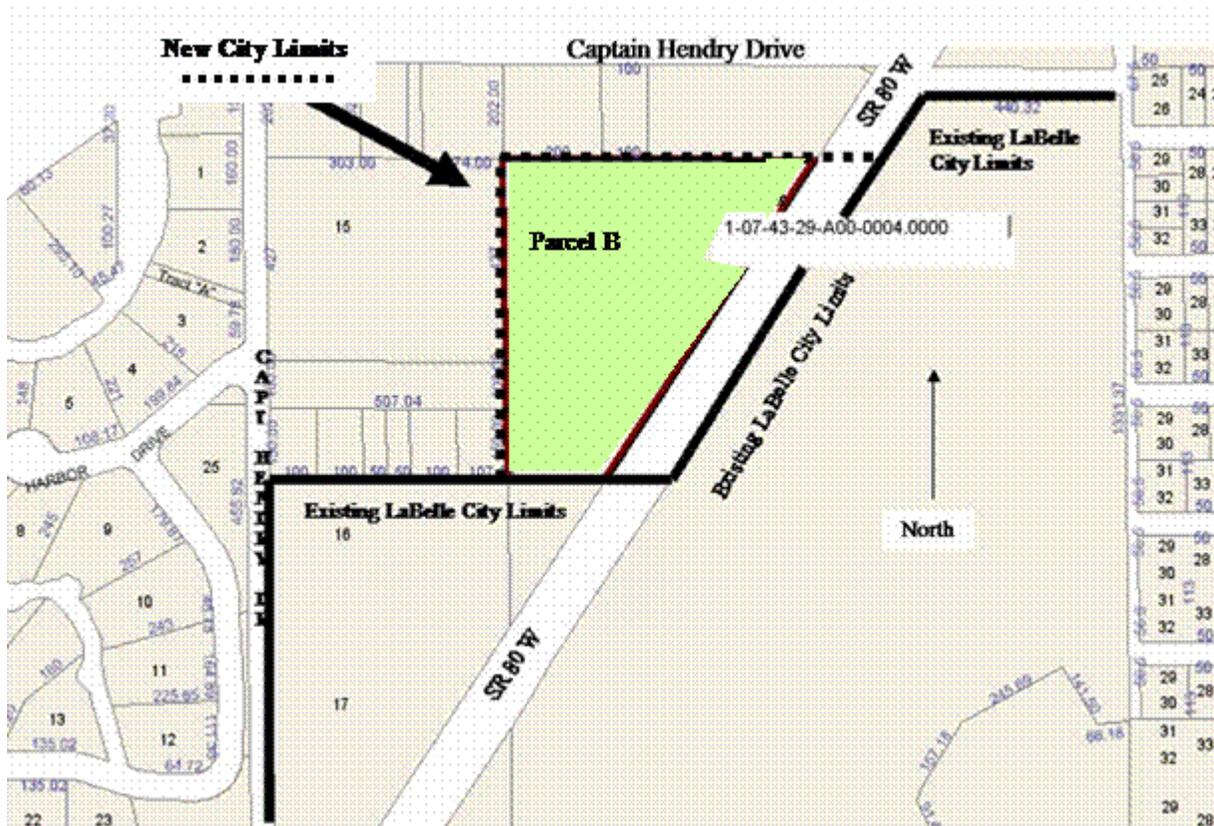
Legal Description

That part of the following described parcel lying North and West of SR 80, L.V. Hulls S/D Lot 7 according to the plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in PB 3, Page 12, lying and being in Hendry County, Florida along with S 15 feet of a vacated street W of SR 80 RWY lying on N side of said Lot 7.

Subject Property labeled as "Parcel A".

Map A-9
Recently Annexed Area

City of LaBelle Ordinance 2004-13
LaBelle Land Co. Annexation
1180 State Road 80 West
Parcel B



Legal Description

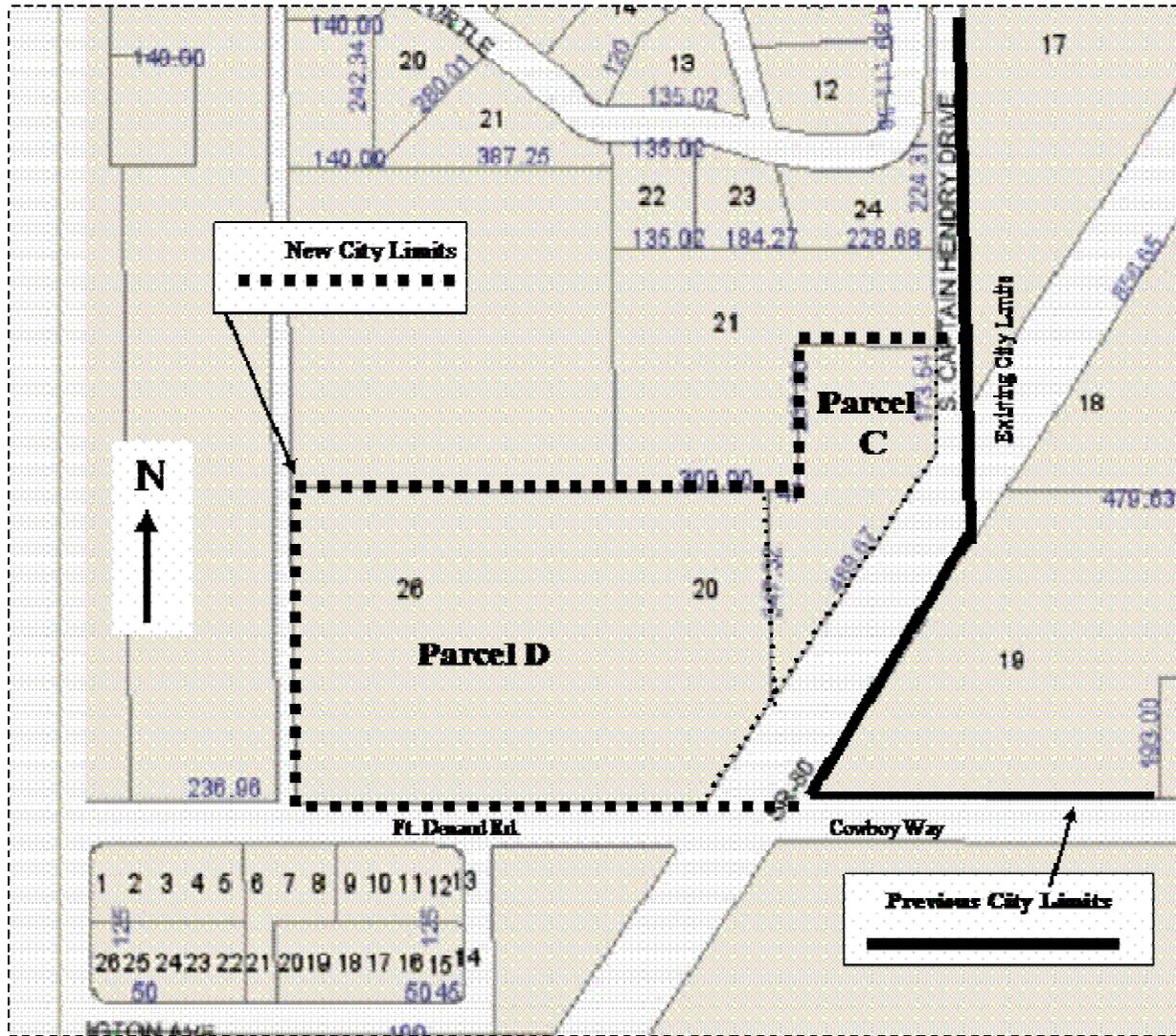
Commencing at the East ¼ of Section 7, Township 43 S, Range 29 E, Hendry County, Florida; thence Westerly along the East-West ¼ line of said Section 7 to the East boundary of L.V. Hull's Subdivision in Section 7, Township 43 S, Range 29 E, Hendry County, Florida, as recorded in Plat Book 3 Page 12, Public Records of Lee County, Florida; thence Southerly along said East boundary a distance of 200 feet to the Point of Beginning; thence Easterly parallel with said East-West ¼ line to the Northwest Right of Way line of SR 80; thence Southwesterly along said Right of Way line to the intersection of said Right of Way line and the East Boundary of L.V. Hull's Subdivision; thence Northerly along said East boundary to the Point of Beginning.

Subject Property, also known as 1180 S.R. 80 W, is labeled "Parcel B".

Map A-10
Recently Annexed Areas
City of LaBelle

Ordinance 2004-14
LaBelle Land Co. Annexation
1550 South Captain Hendry Drive
Parcel C

Ordinance 2004-15
Fort Denaud Crossings Annexation
Fort Denaud Road & S.R. 80
Parcel D



Legal Description Parcel C

The subject parcel is situated in Lots 20 and 21 of L.V. Hull's Subdivision as recorded in Plat book 3 page 12 Public Records of Lee County, Florida lying and being in Hendry County Florida more particularly described as commencing SE corner of Section 7, Township 43 S, Range 29 E, thence West along the South line of said Section 7, as distance of 1877 feet; thence North (brg .assumed North) along the West R/W of a 30 foot street as shown on said plat, a distance of 602.44 feet to point of beginning: thence continue North a distance of 173.54 feet; North 88 degrees 59' West a distance of 227

feet; thence South a distance of 237 feet to the South line of said Lot 21; thence North 88 degrees 59' West along said South line a distance of 47 feet; thence South a distance of 324.16 feet to the NW R/W of Highway 80; thence North 34 degrees 02' East along said R/W a distance of 483.96 feet to Point of Beginning.

Subject property labeled "Parcel C". AND

Legal Description Parcel D

The subject parcel is All of Lot 26, L.V. Hull's Subdivision and that part of Lot 20 more particularly described as follows: Beginning NW corner of Lot 20, L.V. Hull's Subdivision according to the plat thereof recorded in Plat Book 3 Page 12 Public Records of Lee County Florida lying and being in Hendry County; thence run East 253 feet; thence South 232 feet to State Road 80 right-of-way; thence Southwesterly along road right-of-way to the South boundary of Lot 20; thence West to the Southwest corner of Lot 20; thence North 528 feet to the Point of Beginning.

Subject Property labeled as Parcel "D".

Adoption Ordinance

Amendment Ordinance