



Local Planning Agency Meeting Agenda

September 12, 2024 at 5:30 PM

Commission Chambers – 481 West Hickpochee Ave LaBelle, FL 33975

Mayor Julie C. Wilkins

Commissioners: Daniel W. Akin | Jackie Ratica | Bobbie Spratt | Hugo Vargas

Public comments will be limited to 3 minutes per person

1. **Call to Order**
2. **Invocation and Pledge of Allegiance**
3. **Roll Call**
4. **New Business**
 - A. **ORDINANCE 2024 - 07 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA; AMENDING THE CITY OF LABELLE LAND DEVELOPMENT CODE, CHAPTER 4, ARTICLE IV, SECTION 4.71; AMENDING REGULATIONS RELATING TO THE DOWNTOWN BUSINESS DISTRICT; PROVIDING FOR RATIFICATION OF PRIOR ACTIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**
5. **Adjournment**

Meeting Records Request

Any person requesting the appeal of a decision of the Planning Agency will require a verbatim record of the proceedings and for that purpose will need to ensure that such verbatim record is made. Pursuant to FS. 286.0105, the record must include the testimony and evidence upon which the appeal is to be based. The City of Labelle does not prepare or provide such verbatim record.

Americans with Disabilities Act

In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format upon request. Special accommodations can be provided upon request with five (5) days advance notice of any meeting, by contacting Deputy City Clerk Tijauna Warner at LaBelle City Hall, 481 W. Hickpochee Avenue, LaBelle, Florida. Phone No. 863-675-2872. Hearing Assistance: If hearing impaired, contact Florida Relay at 800-955-8771 (TDD) or 800-955-8770 (Voice), for assistance. (Reference: Florida Statute 286.26)



CITY OF LABELLE, FLORIDA
Planning Staff Report
for
Fence Ordinance

- TYPE OF CASE:** Land Development Code Amendment
- STAFF REVIEWER:** Patty Kulak
- DATE:** September 12, 2024
- APPLICANT:** City of LaBelle City Commission
- AGENT:** City of LaBelle City Commission
- REQUEST:** Amend the City of LaBelle Land Development Code to provide standards for architecture within the Downtown Business District.
- LOCATION:** Downtown Business District
- PROPERTY SIZE:** N/A

STAFF NARRATIVE:

The City of LaBelle City Commission requested that the staff prepare amendments to the Downtown Business District Comprehensive Plan and Land Development Code standards. Due to impending development and redevelopment, Staff has prepared an interim LDC amendment to amend the architectural standards within the Downtown Business District. The current regulations are not comprehensive and lack examples of the architectural styles desired in our Downtown Business District. Staff prepared this amendment with input and guidance from the Downtown Review Committee during their August meeting.

The following are the key changes proposed by this amendment:

- Add language to establish architectural standards within the Downtown Business District.
- Include additional language addressing specific architectural styles with suggested key design elements.
- Provide example images for each vernacular.

STAFF RECOMMENDATION:

Staff finds that the proposed ordinance is consistent with the Comprehensive Plan and Land Development Code and recommends **APPROVAL**.

SUGGESTED MOTION(S)

APPROVAL:

I make a motion to approve the proposed Downtown Business District Architectural Guidelines Ordinance.

APPROVAL WITH MODIFICATION(S):

I make a motion to approve the proposed Downtown Business District Architectural Guidelines Ordinance with the following changes:

- 1)

DENIAL:

I make a motion to deny the proposed Downtown Business District Architectural Guidelines Ordinance.

The request does not meet the intent of the Comprehensive Plan and Land Development Code.

- 1)

**ORDINANCE
NUMBER 2024-07**

**AN ORDINANCE OF THE CITY OF LABELLE,
FLORIDA; AMENDING THE CITY OF LABELLE
LAND DEVELOPMENT CODE, CHAPTER 4,
ARTICLE IV, SECTON 4.71; AMENDING
REGULATIONS RELATING TO THE DOWNTOWN
BUSINESS DISTRICT; PROVIDING FOR
RATICATION OF PRIOR ACTIONS; PROVIDING
FOR CODIFICATION, SEVERABILITY,
CONFLICTS AND AN EFFECTIVE DATE.**

RECITALS

WHEREAS, the City of LaBelle, Florida has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida; Chapters 163 and 166; and Section 381.986 Florida Statutes; and

WHEREAS, the City Commission desires to amend the regulations relating to the Downtown Business District to protect the historical character of the district, ensure positive aesthetics, protect property values and to uphold the City’s vision for a well-planned and attractive built environment; and

WHEREAS, the City of LaBelle desires to maintain minimum architectural design standards to ensure compatibility and consistency amongst buildings in the district, and to ensure the protection of public health, safety and welfare; and

WHEREAS, the proposed ordinance was properly advertised and has received public hearings before the Local Planning Agency on September 12, 2024, and before the City Commission on October 10, 2024 and November 14, 2024; and

WHEREAS, the City finds that this Ordinance is in the interests of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of LaBelle, Florida:

Section 1. Recitals. The forgoing recitals are hereby ratified and confirmed as being true and correct and hereby made a part of this Ordinance and adopted as legislative findings.

Section 2. Amendment to the City Land Development Code. Chapter 4, Article IV, Zoning, of the City of LaBelle is hereby amended as set forth in Exhibit A attached hereto.

Section 3. Codification. This ordinance shall be incorporated into the City of LaBelle Land Development Code. The sections of this Ordinance can be renumbered or re-lettered to the appropriate word or phrase to accomplish codification. Omissions, grammatical, and

47 typographical errors, as well as clarifications of ambiguous wording that do not affect the intent
48 of this Ordinance, may be authorized by the Mayor without need for a public hearing.

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50 **Section 4. Severability.** In the event that any portion of this Ordinance is for any
51 reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall
52 be deemed a separate, distinct and independent provision, and such holding shall not affect the
53 validity of the remaining portions of this Ordinance.

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55 **Section 5. Conflicts.** The provisions of this article shall supersede any provisions
56 of existing ordinances in conflict herewith to the extent of said conflict.

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58 **Section 6. Effective Date.** This Ordinance shall take effect immediately upon its
59 adoption by the City Commission.

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62 **PASSED AND DULY ADOPTED** this ____ day of _____, 2024.

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CITY COMMISSION OF THE CITY OF LABELLE,
FLORIDA

By: _____
Julie C. Wilkins, Mayor

ATTEST:

By: _____
Tijauna Warner, Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: _____
Derek Rooney, City Attorney

Vote:	AYE	NAY
Mayor Wilkins	_____	_____
Commissioner Vargas	_____	_____
Commissioner Ratica	_____	_____
Commissioner Akin	_____	_____
Commissioner Spratt	_____	_____

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EXHIBIT A

**Changes shown in ~~strikethrough~~/double underline format*

Sec. 4-71.0. Downtown business district.

[4-71.1 through 4-71.8.0 – No changes.]

4-71.9.0 ARCHITECTURAL GUIDELINES

A primary goal of the architectural guidelines is achieving authenticity of design elements ~~that are found on~~ that appropriately reflect the architecture style of a building and are consistent with the range of historical architecture styles in the City’s Downtown Business District. The guidelines encourage construction that is ~~straightforward and functional~~ considering Florida’s climate, and that draws ~~its~~ ornamentation and design elements ~~and variety~~ from ~~the traditional use of genuine~~ materials.

4-71.9.1 General Requirements

The following shall be located in rear yards or side yards not facing side streets or on top of a building and screened from view from a public street:

- Window and wall air conditioners
- Electrical utility meters
- Air conditioning compressors
- Irrigation and pool pumps
- Electrical transformers
- Fire backflow apparatus
- Trash receptacles, including recycling
- Stationary/fixed kiosks such, as vending machines
- Any other device found to be inconsistent with the intent of this Code.

The following shall be located in the rear yards only:

- Antennas
- Permanent barbecues
- Satellite dish antennas
- Storage facilities

The following are prohibited:

- Clotheslines
- Reflective and/or bronze-tint glass

- 131 • Plastic or PVC roof tiles
- 132 • High-gloss awnings
- 133 • Fences made of chain link, barbed wire, or plain wire mesh

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135 4.71.9.2 Architectural Styles.

136 The following is a list of permitted architectural styles within the Downtown Business District to
 137 achieve functional and context appropriate architectural design standards.

138 These standards apply to all development and redevelopment, excluding single-family detached
 139 dwelling types. Additional characteristics and features (architectural language) are highly
 140 encouraged. Primary facade(s), defined as those visible from public rights-of-way, must provide
 141 the required architectural features as set forth below. The design style chosen shall be applicable
 142 on all facades of the buildings.

143 a. Florida Vernacular, generally including but not limited to Key West, Caribbean and
 144 Florida Cracker vernaculars.

145 1. Required architectural features (primary facade(s)):

146 a. Wood framed construction, generally with wood clapboard or similar siding;

147 b. Covered verandas, porch, or colonnades at public entrances;

148 c. Metal roof;

149 d. Gable or hipped roof forms

150 e. Roof overhangs shall have a minimum projection of 2'-6";

151 2. A minimum of one (1) of the following decorative features must be incorporated into
 152 the primary facade(s):

153 a. Decorative shutters;

154 b. Contrasting siding patterns;

155 c. Decorative contrasting painted trim along roofline;

156 d. Decorative contrasting painted entry door(s).

157 3. Representative images of Florida vernacular.

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- b. Mediterranean Revival.
 - 1. Required architectural features (primary facade(s)):
 - i. Low pitched roofs consisting of barrel clay tiles or similar materials;
 - ii. Rounded arches over doorways, windows, and arcades, where applicable;

- 169 iii. Use of support columns or pilasters for function and design;
- 170 iv. Large focal entry way with elements tied into the building design,
- 171 including complimentary material pallets, tile work, carvings, and/or iron
- 172 accent pieces.
- 173 v. Emphasizes on symmetry on facades, with evenly spaced windows and
- 174 balanced proportions.
- 175 2. A minimum of one (1) of the following decorative features must be incorporated
- 176 into the primary façade(s):
- 177 i. Decorative wrought iron for balconies, railings, and window grilles.
- 178 ii. Colorful, patterned tiles often found on stair risers, fountains, walls, and
- 179 floors, adding vibrant accents to the otherwise neutral color palette.
- 180 3. Representative images of Mediterranean Revival vernacular.



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c. Miami Modern.

1. Required architectural features (primary facade(s)):
 - i. Flat roof with vertical projections above roof line;
 - ii. Smooth stucco wall surface with geometric designs;
 - iii. Use of glass, glass block, mirror, and terrazzo accents.
 - iv. Building design implements functional, open-air spaces, such as wide balconies, breezeways, and expansive sunshades.
 - v. Use of angular, asymmetric, geometric features, such as windows, trim, and accents.
 - vi. Light colors with contrasting banding at roofline, around windows and entry.
2. A minimum of one (1) of the following decorative features must be incorporated into the primary facade(s):
 - i. Ornamental statement walls with geometric or abstract patterns.
 - ii. Geometric railing, columns/post or iron work.
3. Representative images of Miami Modern vernacular.



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d. Sarasota School or Florida Modern vernacular.

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1. Required architectural features (primary facade(s))

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i. Emphasis on structural connections between differing materials (such as the interface between wood and concrete).

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ii. Use of elements such as glass, sliding glass doors to integrate indoor and outdoor spaces.

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iii. Cantilevered overhangs shall have a minimum projection of 4’;

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iv. Minimalist aesthetic featuring clean lines and simple geometric forms;

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v. Emphasis on horizontal lines in the overall composition of the building(s).

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2. Representative Images of Sarasota School vernacular.



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[4-71.9.23 through 4-71.2021.0 – No changes.]