

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, 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.
- 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)

1	ORDINANCE NUMBER 2024-07
2 3	NUIVIDER 2024-07
4	AN ORDINANCE OF THE CITY OF LABELLE,
5	FLORIDA; AMENDING THE CITY OF LABELLE,
6	LAND DEVELOPMENT CODE, CHAPTER 4,
7	ARTICLE IV, SECTON 4.71; AMENDING
8	REGULATIONS RELATING TO THE DOWNTOWN
9	BUSINESS DISTRICT; PROVIDING FOR
10	RATICATION OF PRIOR ACTIONS; PROVIDING
11	FOR CODIFICATION, SEVERABILITY,
12	CONFLICTS AND AN EFFECTIVE DATE.
13	
14	<u>RECITALS</u>
15	
16	WHEREAS, the City of LaBelle, Florida has the authority to adopt this Ordinance
17	pursuant to Article VIII of the Constitution of the State of Florida; Chapters 163 and 166; and
18	Section 381.986 Florida Statutes; and
19	
20	WHEREAS, the City Commission desires to amend the regulations relating to the
21	Downtown Business District to protect the historical character of the district, ensure positive
22	aesthetics, protect property values and to uphold the City's vision for a well-planned and attractive
23 24	built environment; and
24 25	WHEREAS, the City of LaBelle desires to maintain minimum architectural design
23 26	standards to ensure compatibility and consistency amongst buildings in the district, and to ensure
20 27	the protection of public health, safety and welfare; and
28	the protection of public health, safety and wentare, and
29	WHEREAS, the proposed ordinance was properly advertised and has received public
30	hearings before the Local Planning Agency on September 12, 2024, and before the City
31	Commission on October 10, 2024 and November 14, 2024; and
32	
33	WHEREAS, the City finds that this Ordinance is in the interests of the public health,
34	safety, and welfare.
35	
36	NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of
	being true and correct and hereby made a part of this Ordinance and adopted as legislative findings.
	Section 2 Amondment to the City I and Development Calls Chart A. A. C. 1
	iv, zoning, of the City of Labene is neredy amended as set forth in Exhibit A attached hereto.
	Section 3 Codification. This ordinance shall be incorporated into the City of
	1
36 37 38 39 40 41 42 43 44 45 46	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 intent48 of this Ordinance, may be authorized by the Mayor without need for a public hearing.

49

50 <u>Section 4</u>. <u>Severability</u>. 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. 54

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

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

60

57

61

62	PASSED AND DULY A	DOPTED th	nis day of, 2024.
63			
64			
65			CITY COMMISSION OF THE CITY OF LABELLE
66			FLORIDA
67			
68			
69		I	By: Julie C. Wilkins, Mayor
70			Julie C. Wilkins, Mayor
71			
72			
73	ATTEST:		
74			
75	D		
76 77	By: Tijauna Warner, Deput	try Clarity	
77 70	Tijauna warner, Depu	ly Clerk	
78 79			
80			
81			APPROVED AS TO FORM AND
82		I	LEGAL SUFFICIENCY:
83		1	
84			
85			By: Derek Rooney, City Attorney
86			Derek Rooney, City Attorney
87			
88	Vote:	AYE	NAY
89			
90	Mayor Wilkins		
91	Commissioner Vargas		
92	Commissioner Ratica		
93	Commissioner Akin		
94	Commissioner Spratt		
95			
96			

97	EXHIBIT A
98	*Changes shown in strikethrough / <u>double underlin</u> e format
99	
100	Sec. 4-71.0. Downtown business district.
101	
102	[4-71.1 through 4-71.8.0 – No changes.]
103	
104	4-71.9.0 ARCHITECTURAL GUIDELINES
105 106 107 108 109 110	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.
111	4-71.9.1 General Requirements
112 113	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:
114	Window and wall air conditioners
115	Electrical utility meters
116	Air conditioning compressors
117	Irrigation and pool pumps
118	Electrical transformers
119	• Fire backflow apparatus
120	Trash receptacles, including recycling
121	 <u>Stationary/fixed kiosks such, as vending machines</u>
122	• Any other device found to be inconsistent with the intent of this Code.
123	The following shall be located in the rear yards only:
124	• Antennas
125	Permanent barbecues
126	Satellite dish antennas
127	Storage facilities
128	The following are prohibited:
129	Clotheslines
130	Reflective and/or bronze-tint glass

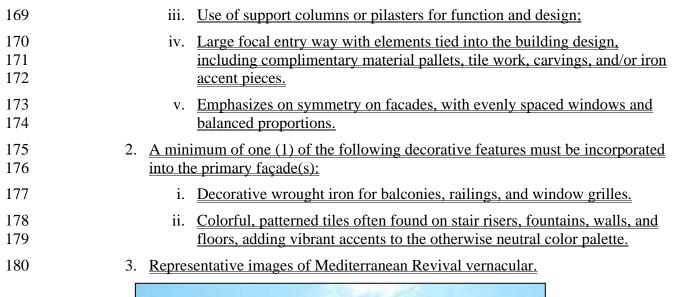
131	Plastic or PVC roof tiles
132	High-gloss awnings
133	• Fences made of chain link, barbed wire, or plain wire mesh
134	
135	4.71.9.2 Architectural Styles.
136 137	The following is a list of permitted architectural styles within the Downtown Business District to achieve functional and context appropriate architectural design standards.
138 139 140 141 142	These standards apply to all development and redevelopment, excluding single-family detached dwelling types. Additional characteristics and features (architectural language) are highly encouraged. Primary facade(s), defined as those visible from public rights-of-way, must provide the required architectural features as set forth below. The design style chosen shall be applicable on all facades of the buildings.
143 144	a. <u>Florida Vernacular, generally including but not limited to Key West, Caribbean and</u> <u>Florida Cracker vernaculars.</u>
145	1. <u>Required architectural features (primary facade(s)):</u>
146	a. <u>Wood framed construction, generally with wood clapboard or similar siding;</u>
147	b. <u>Covered verandas, porch, or colonnades at public entrances;</u>
148	c. <u>Metal roof;</u>
149	d. <u>Gable or hipped roof forms</u>
150	e. <u>Roof overhangs shall have a minimum projection of 2'-6";</u>
151 152	 A minimum of one (1) of the following decorative features must be incorporated into the primary façade(s):
153	a. <u>Decorative shutters:</u>
154	b. <u>Contrasting siding patterns:</u>
155	c. <u>Decorative contrasting painted trim along roofline;</u>
156	d. <u>Decorative contrasting painted entry door(s).</u>
157	3. <u>Representative images of Florida vernacular.</u>
158	



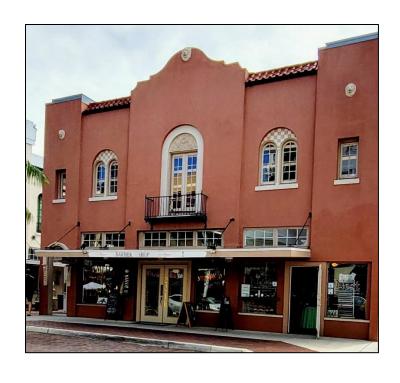


b. Mediterranean Revival.

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



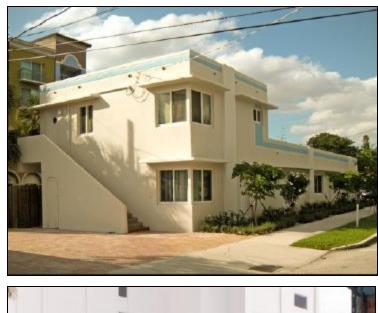




183

184 185 c Miami Moder

185	c.	Miami	i Moder	<u>n.</u>
186		1.	Requir	red architectural features (primary facade(s)):
187			i.	Flat roof with vertical projections above roof line;
188			ii.	Smooth stucco wall surface with geometric designs;
189			iii.	Use of glass, glass block, mirror, and terrazzo accents.
190			iv.	Building design implements functional, open-air spaces, such as wide
191				balconies, breezeways, and expansive sunshades.
192			v.	Use of angular, asymmetric, geometric features, such as windows, trim,
193				and accents.
194			vi.	Light colors with contrasting banding at roofline, around windows and
195				<u>entry.</u>
196		2.	<u>A min</u>	imum of one (1) of the following decorative features must be incorporated
197			<u>into th</u>	<u>e primary façade(s):</u>
198			i.	Ornamental statement walls with geometric or abstract patterns.
199			ii.	Geometric railing, columns/post or iron work.
200		3.	Repres	sentative images of Miami Modern vernacular.





d. Sarasota School or Florida Modern vernacular.
--

- 1. <u>Required architectural features (primary facade(s))</u>
 - i. <u>Emphasis on structural connections between differing materials (such as</u> the interface between wood and concrete).
 - ii. <u>Use of elements such as glass, sliding glass doors to integrate indoor and outdoor spaces.</u>
 - iii. Cantilevered overhangs shall have a minimum projection of 4';
 - iv. Minimalist aesthetic featuring clean lines and simple geometric forms;
 - v. <u>Emphasis on horizontal lines in the overall composition of the building(s).</u>
- 214 2. <u>Representative Images of Sarasota School vernacular.</u>





221 [4-71.9.-23 through 4-71.2021.0 – No changes.]