

CITY OF LABELLE
ORDINANCE 2012- 04

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA; AMENDING THE CITY OF LABELLE LAND DEVELOPMENT CODE; AMENDING APPENDIX B, ARTICLE IV, SECTION 4-75; ADDING HOTEL/MOTEL LOCATION STANDARDS; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, hotel/motel location standards promote the economic development of the City of LaBelle; and

WHEREAS, the ordinance maximizes visual exposure for hotel/motel development along major roadway corridors; and

WHEREAS, the location standards promote safe vehicular ingress and egress; and

WHEREAS, the location standards encourage walkable access to hotel/motel patron services such as restaurants, convenience stores and fuel services; and

WHEREAS, the location standards provide for the availability of adequate infrastructure; and

WHEREAS, the City Commission, in accordance with Section 163.3181, Florida Statutes further provides an opportunity for individuals to participate in the plan amendment public hearing process.

NOW, THEREFORE, BE IT ADOPTED BY THE COMMISSION OF THE CITY OF LaBelle, FLORIDA, AS FOLLOWS:

1. After public hearing held on April 12, 2012 before the Local Planning Agency and May 10, 2012 by the City of LaBelle City Commission, Ordinance No. 2012-04 is hereby adopted.
2. Ordinance 2012-04 shall amend the City of LaBelle Land Development Code, Appendix B, Articles IV, Section 4-75 as provided in Exhibit "A".

If any Court of competent jurisdiction shall determine that any portion of provision of this Ordinance is unconstitutional or invalid, that portion shall be severed and the remainder of the Ordinance shall remain in full force and effect and given its ordinary meaning. This Ordinance shall be codified within The City of LaBelle Land Development Code. This is not a change to any part of the City's Charter. This Ordinance shall become effective upon the date of passage.

PASSED AND ADOPTED in open session this ____ day of May, 2012.

THE CITY OF LABELLE, FLORIDA

By: Paul K. Puletti
Paul K. Puletti, Mayor

Attest:

David A. Lyons
David A. Lyons, Clerk Commissioner

Exhibit "A"

Appendix B

Sec. 4-75.4 Hotel/Motel Location Standards

A. Purpose

The purpose of this Section is to promote hotel/motel development that:

1. Maximizes visual exposure of hotels/motels along major roadway corridors;
2. Provides safe ingress/egress while avoiding increased turning movements along major arterial roadways;
3. Provides walkable access to hotel/motel patron services associated with transient lodging;
4. Provides for availability of adequate infrastructure, and
5. Provides for public review.

B. Planned Unit Development Approval Required

Any proposed hotel/motel development shall require review and approval by the City Commission through the Planned Unit Development (PUD) process, as described in Appendix B, Section 4-78 of the Land Development Code.

C. Site Location and Size

1. The project site shall be located in the Outlying Mixed Use Future Land Use category.
2. The hotel/motel shall be part of a larger mixed-use development consisting of a minimum of eight (8) acres.
3. The project site shall be located within walking distance (maximum of 1/4 mile) of typical hotel patron services such as restaurants, convenience stores, and gas stations.
4. The parcel proposed for development shall front on but shall not involve direct access to a major arterial roadway.
5. Water and sewer availability and connection shall be required.

D. Additional Requirements

The application submittal shall include a market study demonstrating local need for additional hotel/motel units. The study shall be less than one year old.