

ORDINANCE NO. 2015-02
CITY OF LABELLE

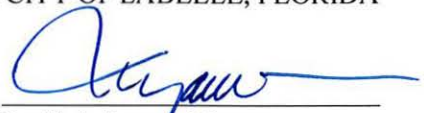
AN ORDINANCE AMENDING THE CITY OF LABELLE, FLORIDA ZONING MAP; FOR APPROXIMATELY 200+ ACRES LOCATED IN SECTION 10, TOWNSHIP 43 SOUTH, RANGE 29 EAST AND KNOWN AS THE CITY OF LABELLE RAPID INFILTRATION BASIN AND HENDRY COUNTY SPORTS COMPLEX, CITY OF LABELLE; AMENDING THE ZONING DESIGNATION FROM PUBLIC SERVICE (PS) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, that:

1. After public hearings held on January 8, 2015 and April 9, 2015 Ordinance No. 2015-02 is hereby adopted, amending the City of LaBelle Official Zoning Map as follows:
 - a. District boundary change from Public Service (PS) to Planned Unit Development (PUD) for real property described in Exhibit 'A'.
2. The City Commission for the City of LaBelle has determined that the requested zone change is in compliance with the land use designation of Outlying Mixed Use as approved per Ordinance No. 2014-10 and approval of the application with the following conditions will help accomplish the goals and objectives of the City of LaBelle Comprehensive Plan.
 1. The rezoning request applies to property as described in Exhibit 'A'.
 2. Development of the project site will comply with the Conceptual Site Plan, Exhibit 'B'.
 3. Internal lot and site elements can be reconfigured, however any additional ingress/egress points will require approval by the City Commission.
 4. Uses shall be in accordance with Exhibit 'C', Schedule of Uses.
 5. Development standards shall be in accordance with Exhibit 'D', Design Standards.
 6. Residential development is limited to a maximum of 756 units.
 7. A minimum 5-foot wide concrete sidewalk shall be required on one side of all internal roadways. Crosswalk demarcations at key intersections shall be provided.
 8. Connection to City of LaBelle water and wastewater services will be required at the time of development.
 9. All easements, dedications or other instruments shall be granted to the City of LaBelle as necessary to insure continued operation and maintenance of all service utilities.
3. Specific authority is hereby given to codify this Ordinance after adoption.
4. If any provision of the Ordinance or the application thereof to any person or circumstances is held invalid, the remainder of the Ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.
5. This Ordinance shall become effective upon date of passage.

PASSED AND ADOPTED in open session this 9th day of April, 2015.

THE CITY OF LABELLE, FLORIDA

By: 
David A. Lyons, Mayor

Attest: 
Thomas A. Smith, Clerk-Commissioner

ALL SEC 10 LYING W OF COLLINGSWOOD PKY EXC PT LAB BLKS 2018 THRU 2033 –
EXS PT LAB BLK 2174 + EXC HOLIDAY PK S/D/ UNIT 1 + EXC ALL TRACKS A-L + EXC N
666.28 FT

Legend

Zoning

- AG
- B-1
- B-2
- B-3
- I-1A
- I-2
- MHP
- PS
- PUD
- R-1
- R-1A
- R-1AA
- R-2
- R-2T
- R-3
- RNU



LaBelle Golf Community Conceptual Site Plan

SCORE CARD

HOLES	PAR	YARDAGE
1	5	525
2	4	360
3	3	175
4	5	550
5	3	160
6	4	400
IN	24	2,205
7	5	560
8	4	415
9	3	165
10	4	335
11	4	360
12	4	345
OUT	24	2,180
TOTAL	48	4,385

NOTES:

1. PROPERTY INFORMATION FROM HENDRY COUNTY PROPERTY APPRAISER, NO BOUNDARY SURVEY PROVIDED.
2. ALL SITE PLANS SUBJECT TO CHANGE PER FINAL ENGINEERING, ENVIRONMENTAL AND PRODUCT MIX.
3. THE PLAN IS A CONCEPTUAL MASTER PLAN ONLY - PROJECT IS SUBJECT TO PERMITTING THROUGH HENDRY COUNTY.

Barbaron
Design/Build

 **ensite**

EXHIBIT 'B'
CONCEPTUAL SITE PLAN

EXHIBIT 'C'
SCHEDULE OF USES

City Golf Course
Schedule of Uses
December 2014

Residential Uses

Accessory Uses or Buildings such as but not limited to patios, gazebos, detached
garage/carport, swimming pool, fences and walls not exceeding six (6) feet in height
Coach / Carriage Homes
Duplex
Multi-Family
Parks and Recreation Facilities, private
Single-Family, Attached / Detached
Townhouse
Triplexes

Commercial Uses

Accessory Maintenance Structures, screened from all public rights-of-way per LDC 4-80.L7, Type 'B'
Buffer
Accessory Uses & Structures
Amusement Facilities, indoor only
Automobile Service Station
Business Services
Clubs, Lodges - public or private
Convenience Food & Beverage Store, with or without gas pumps
Cultural Institutions
Day Care Center
Fences/Walls, not exceeding eight (8) feet in height
Financial Institutions
Food & Beverage Sales/Establishments
Health Care Facilities
Hotel/Motel
Offices
Outdoor Storage Area, screened in accordance with LDC 4-70.3 Business General Zone
Personal Services
Parks and Recreation Facilities - public or private
Religious Assemblies/Church
Retail Sales
Security/Sales Trailer

SCHEDULE 'D'
DESIGN STANDARDS

City Golf Course
Design Standards
December 2014

Land Use	Min. Lot Size (sq. feet)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Max. Building (Area)	Min. Setbacks				Max Height (ft.)		
					Front (feet)	Side (feet)	Rear (feet)	Accessory Rear (feet)			
RESIDENTIAL											
Single-Family, Attached	N/A	25	120	75%		15	0/7.5(*)	15	7.5	35	
Single-Family, Detached	N/A	50	120	45%		15	7.5	15 or 20 for water body	15 or 20 for water body	35	
Townhouse	1,440	16	90	60%		15	0/7.5(*)	15 or 20 for water body	15 or 20 for water body	35	
Duplex	8,400	70	120	60%		15	0/7.5(*)	15 or 20 for water body	15 or 20 for water body	35	
Multi-family (greater than 8 units)	9,000	100	90	60%		15	10	15 or 20 for water body	15 or 20 for water body	40	
Coach / Carriage Home (3 to 8 units)	8,100	90	90	60%		15	0/7.5(*)	15 or 20 for water body	15 or 20 for water body	35	
Amenity Facility	N/A	N/A	N/A	45%		15	10	0	0	45	
NON RESIDENTIAL											
Retail	10,000	100	100	50%		15 or 20 street side	5 interior 20 street side	15, or 20 for water body	Same as principal structure	35	
Office	5,000	50	100	50%		15 or 20 street side	5 interior 20 street side	15, or 20 for water body	Same as principal structure	45	
Amenity Facility	N/A	N/A	N/A	45%		15	10	0	0	45	

* A "0" setback represents the side yard that abuts a common wall.

Hendry County Property Appraiser

updated: 3/3/2015

Parcel: 2-29-43-10-A00-0001.0000

[Retrieve Tax Record](#)[Property Card](#)[GIS Map](#)[Print](#)[<< Next Lower Parcel](#) | [Next Higher Parcel >>](#)[2014 TRIM \(pdf\)](#)[Parcel List Generator](#)**Owner & Property Info**

Search Result: 1 of 1

Owner's Name	CITY OF LABELLE		
Site Address	FORREY DR, LABELLE		
Mail Address	PO BOX 458 LABELLE, FL 33975-0458		
Use Desc. (code)	MUNICIPAL (08900)	Current Exemptions	20 - Government \$1,094,020 Property
Sec/Twp/Rng	10/43/29	Neighborhood	20100000
Year Built		Tax District	10
Effective Area	0 (SF)	Market Area	20
Description	ALL SEC 10 LYING W OF COLLINGSWOOD PKY EXC PT LAB BLKS 2018 THRU 2033 + EXS PT LAB BLK 2174 + EXC HOLIDAY PK S/D UNIT 1+ EXC ALL TRACKS A-L + EXC N 666.28 FT OF S 741.28 FT + EXC RD RWY SR 80 TO THE N + EXC RD RWY FORD RD TO THE W + EXCRD RWY COWBOY WAY TO THE S NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		

GIS Aerial**Building Photo****Property & Assessment Values**

	2013 Final Values	2014 Final Values
Total Market Value	\$1,094,020.00	\$1,094,020.00
Market Value of Ag Land	\$0.00	\$0.00
Classified Use Land Value	\$0.00	\$0.00
Just Value of Land	\$1,093,880.00	\$1,093,880.00
Save Our Home Savings (SOH)	\$0.00	\$0.00
Non Homestead Savings (NSOH)	\$0.00	\$0.00
School Assessed Value	\$1,094,020.00	\$1,094,020.00
Non School Assessed Value	\$1,094,020.00	\$1,094,020.00
Exemptions	20 - Government Property \$1,094,020	20 - Government Property \$1,094,020
School Taxable Value	\$0.00	\$0.00
Non School Taxable Value	\$0.00	\$0.00
Total Tax	\$11,329.44 (2013)	\$15,028.03 (2014)

Sales History[Show Similar Sales in 1/2 mile radius](#)

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Sale Party
11/14/1997	0559 0876	SW	V (1)	\$208,900.00	ATLANTIC GULF COMMUNITIES COR
4/1/1992	0483 1036	MS	V (1)	\$0.00	
7/1/1972	0154 0200		V (1)	\$0.00	

Hendry County Property Appraiser

updated: 3/3/2015

Result: 1 of 1

Disclaimer

This information was derived from data which was compiled by the Hendry County Property Appraiser's Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided