

CITY OF LABELLE



AGENDA

Local Planning Agency Meeting

Thursday, December 11, 2025, at 5:30 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

Julie C. Wilkins, Mayor
Kevin Holland, Commissioner
Jackie Ratica, Commissioner
Bobbie Spratt, Commissioner
Hugo Vargas, Commissioner

ADMINISTRATION:

Tijauna Warner, MPA, MMC, Deputy City Clerk
Derek Rooney, Esq., City Attorney
Mitchell Wills, Superintendent PW

Agenda

1. **Call to Order**
2. **Invocation and Pledge of Allegiance**
3. **Roll Call**
4. **New Business**
 - A. ORDINANCE 2025-08 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE 2020-13 FOR THE LABELLE RIVERSIDE PLANNED UNIT DEVELOPMENT LOCATED IMMEDIATELY SOUTH OF COWBOY WAY AND ¼ MILE EAST OF DR. MARTIN LUTHER KING JR. BLVD; AMENDING THE CONDITIONS OF APPROVAL; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
 - B. ORDINANCE 2025-09 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE 2020-04 FOR A PROPERTY KNOWN AS KMJ INVESTMENTS PLANNED UNIT DEVELOPMENT, A 2+/-ACRE PROPERTY LOCATED IMMEDIATELY NORTH OF STATE ROAD 80, APPROXIMATELY ¼ MILE EAST OF HUGGETTS ROAD INTO THE CORPORATE LIMITS OF THE CITY OF LABELLE, FLORIDA; AMENDING THE CONDITIONS OF APPROVAL; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING 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
LaBelle Riverside PUD Amendment

TYPE OF CASE: PUD Amendment

STAFF REVIEWER: Patty Kulak

DATE: December 11, 2025

APPLICANT: LaBelle Riverside, Inc.

AGENT: Justin Ebrite -Patriot Engineering Co.

REQUEST: Extend the approved validity period of the PUD Master Concept Plan adopted through Ordinance 2020-13 and adjust parking requirements to meet the current LDC standards.

LOCATION: South of Cowboy Way and ¼ mile east of Martin Luther King Jr. Blvd. (See Location Map)

PROPERTY SIZE: 9.35+/-acres

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

Existing Future Land Use Designation: Residential & Commercial (Outlying Mixed Use Future Land Use Map Amendment Pending)

Existing Zoning: Multi-Family Residential (R-3) &

Land Use: Agriculture (citrus crops)

SURROUNDING LAND USE:

North: FLU – Residential
Zoning – Residential Medium Density (R-1)
Land Use – Right-of-Way (Cowboy Way); Mobile Homes

South: FLU – Agriculture (Hendry County)
Zoning – Agriculture (A-2)
Land Use – Right-of-Way (Mary Street); Public (David Pratt Park)

- East:

FLU – Residential High Density (Hendry County)
Zoning – Residential High Density (RG-3M)
Land Use – Residential (Single-Family & Mobile Homes)
- West:

FLU – Residential High Density (Hendry County)
Zoning – Residential High Density (RG-3M)
Land Use – Residential (Single-Family & Mobile Homes)

STAFF NARRATIVE:

LaBelle Riverside, Inc. (“Applicant”) is requesting an extension of the previously approved Planned Unit Development (PUD) Master Concept Plan (MCP) adopted under Ordinance 2020-04. The request seeks to extend the validity period of the MCP for an additional five (5) years.

Ordinance 2020-04 authorizes an administrative MCP extension when staff determines the Land Development Code (LDC) regulations applicable to the project have not substantially changed. Since the 2020 approval, the only relevant LDC amendment has been an increase to the parking requirement for multi-family dwelling units (from 1.5 to 2 spaces per unit). All other applicable LDC standards related to open space, design criteria, oak tree protection, buffering, and utility connections remain consistent with the regulations in place at the time of adoption. Staff has proposed an amendment to the parking condition to ensure on-site parking aligns with the LDC at the time of Site Construction Plan .

Approved Development Program

The 2020 PUD approval established the following development parameters for the 9.35±-acre site:

- 93 multi-family dwelling units in a maximum of six (6) two-story buildings
- 5,000 sq. ft. of neighborhood-scale commercial space fronting Cowboy Way
- Private on-site recreational amenities centrally located within the project
- One vehicular access from Cowboy Way and a pedestrian connection to Davis Pratt Park
- Streetscape buffer (10 ft.) along Cowboy Way and 5 ft. Type A buffers + 6 ft. opaque fencing along the east and west boundaries
- Preservation of 41 significant oak trees, with mitigation for removals
- Required connection to City potable water and sanitary sewer, including hydrants and fire flow infrastructure
- Density of approximately 10 du/acre, consistent with the Outlying Mixed-Use “Town Center” sub-district
- Maximum building height of 45 feet

STAFF RECOMMENDATION:

Staff finds that the PUD is consistent with the Land Development Code and the Comprehensive Plan and recommends **APPROVAL** with the following conditions:

1. The Rezone request applied to the property is described in Exhibit 'A'.
2. The PUD is limited to a maximum of 93 multi-family dwelling units and 5,000 SF of commercial uses.
3. Allowable uses shall be limited to those listed in the Schedule of Uses, attached as Exhibit 'B'.
4. Development Standards will conform to the Development Standards Table, attached as Exhibit 'C'.
5. All development must conform to the general design of the Master Concept Plan contained in Exhibit 'D' and the requirements of the Land Development Code.
6. All residential buildings (including amenity structures), signage and accessory structures within the development must have consistent architectural theme and color palette.
7. Site construction plans must demonstrate an internal sidewalk system to connect the residential buildings to on-site amenities and recreational areas, parking, and to the external sidewalk network.
8. Development must connect to the City's potable water and sanitary sewer system. A demonstration of capacity will be required at the time of development, in addition to sufficient water pressure for a hydrant system and sprinklers within the building, if required by the Florida Building Code and NFPA fire prevention code.
9. The developer/owner or their designee, which may include a property owners association (POA) or homeowner's association (HOA) must maintain common areas, parking areas, and infrastructure within the community. If a POA/HOA is established, documents must be provided to the City at the time of site construction plan permitting.
10. A minimum of 30% of the development, or 2.8+/- acres, of open space shall be provided within the PUD. At minimum of 10%, or 0.93+/-acres of the site must be in the form of useable open space as defined in the Land Development Code, and which may include both passive and active recreational uses.
11. Parking for all uses must be provided in accordance with the LDC at the time of site construction permitting.
12. Dumpsters, recycling facilities and service areas must be setback a minimum of 25 feet from the PUD boundary and screened via an opaque wall or fence.
13. A streetscape buffer must be provided along Cowboy Way in accordance with the LDC. A 6-foot tall opaque fence and a 5-foot wide Type A buffer must be provided along the eastern and western property lines.
14. This PUD authorizes the removal of seventeen (17) significant oak trees, to be replanted on-site with Live Oak trees in accordance with LDC Section 4-80.16.5. If additional significant oak trees must be removed to develop the project in accordance with the Master Concept Plan, the removal of any additional trees must be mitigated in accordance with LDC Section 4-80.16.5 without further review by the Commission.
15. The PUD Master Concept Plan will remain valid for not more than five (5) years from the date of City Commission approval of this amendment to extend the MCP. Horizontal construction must commence within five (5) years or the MCP will be deemed vacated. Upon such time a new PUD zoning approval must be

filed and approved by the City Commission. A one (1) time extension of two (2) years may be submitted to the City prior to vacation of the MCP.

SUGGESTED MOTION(S):

APPROVAL:

I make a motion to approve LaBelle Riverside PUD Amendment.

APPROVAL WITH CONDITIONS:

I make a motion to approve LaBelle Riverside PUD Amendment, with the following condition(s):

1) as outlined in the staff report;

OR

2) as outlined in the staff report and amended as follows;

OR

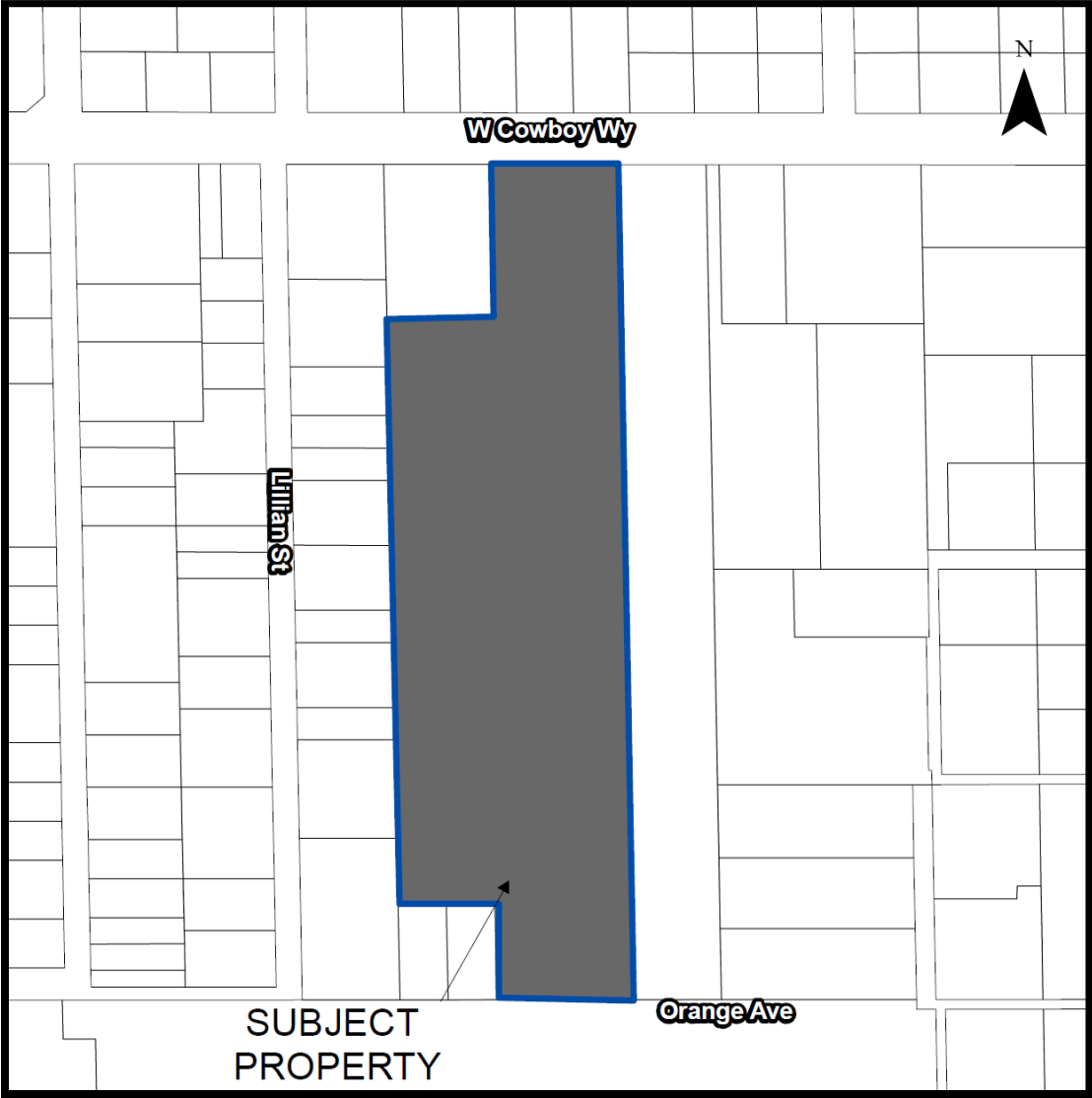
3) with the following conditions:

DENIAL:

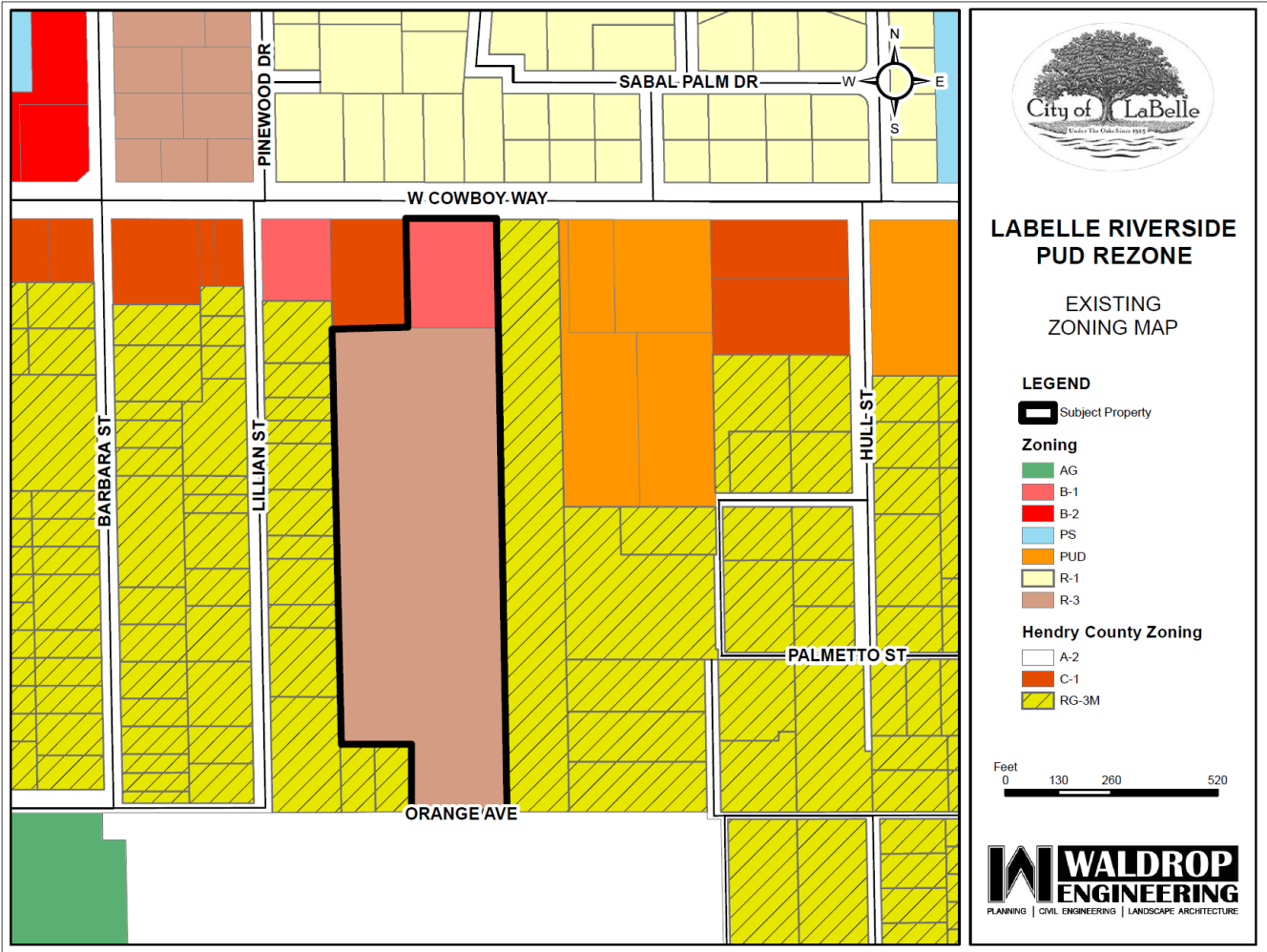
I make a motion to deny LaBelle Riverside PUD Amendment. The request does not meet the rezoning/PUD criteria:

1) Why?

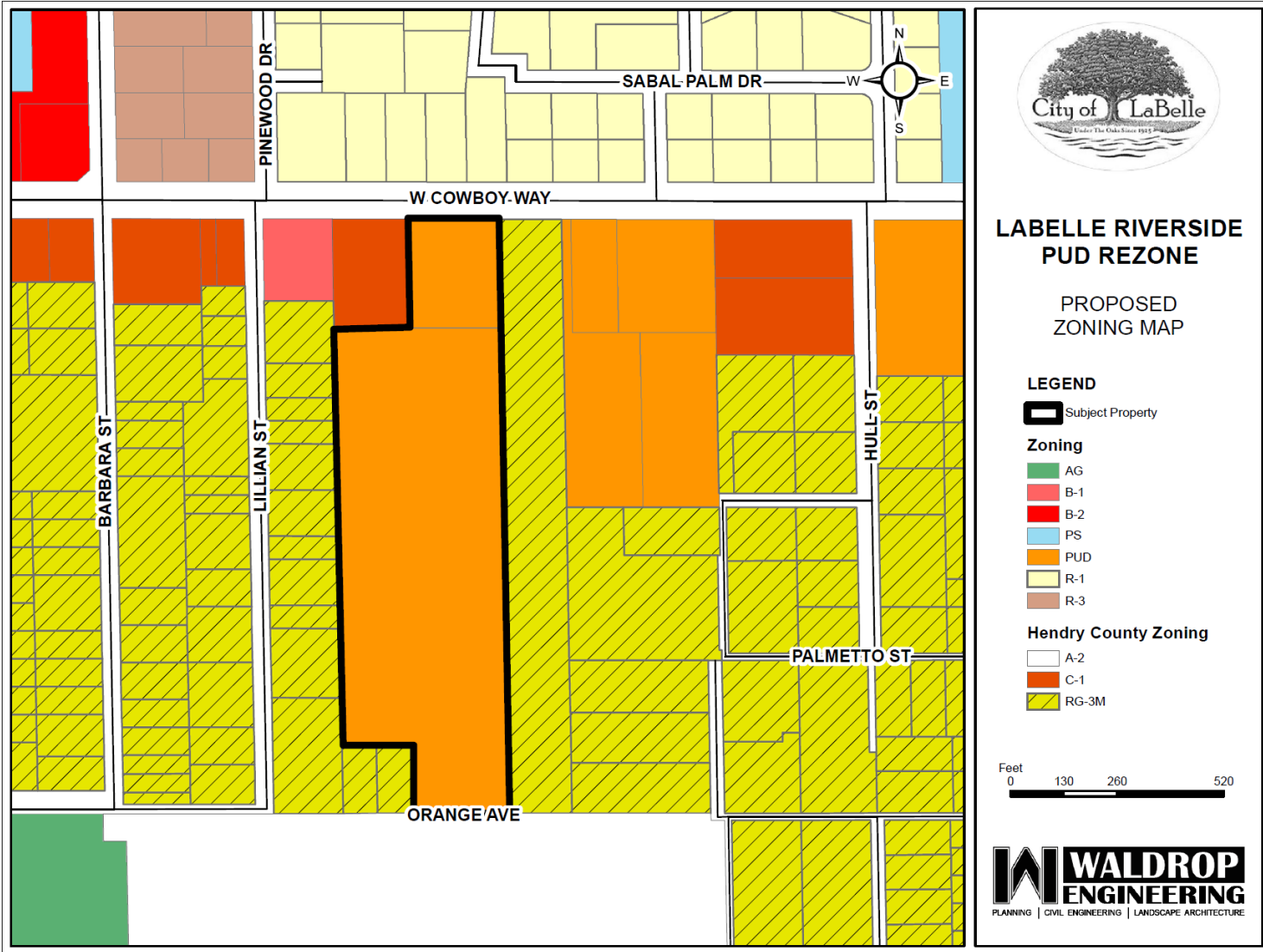
LOCATION MAP



CURRENT ZONING MAP



PROPOSED ZONING MAP



**EXHIBIT A
LEGAL DESCRIPTION**

ALL OF LOT 2, OF THE W.T .WILLIAMS SUBDIVISION, LOT 2, BEING THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA.

LESS

ROAD RIGHT OF WAY OVER THE NORTH 40 FEET THEREOF.

AND LESS THE EAST 135.45 FEET THEREOF, AS DESCRIBED IN OFFICIAL RECORDS BOOK 667, PAGE 1860, PUBLIC RECORDS HENDRY COUNTY, FLORIDA.

AND TOGETHER WITH:

THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17,
LESS THE NORTH 276 FEET THEREOF.

AND LESS THE WEST 150 FEET OF THE SOUTH 145 FEET THEREOF.

EXHIBIT B**SCHEDULE OF USES**Residential Tract

Accessory Residential Uses

Permitted accessory and storage buildings:

Children's playhouses

Patios

Gazebos

Private barbeque pits or pavilions

Noncommercial greenhouses and plant nurseries

Swimming pool

Essential services, such as but not limited to cable, fiber optic, public utilities

Fences and walls in accordance with LDC Chapter 4

Gates and gatehouses

Model Home/Unit

Management Office

Recreational amenities, private, on-site

Residential dwellings (limited to a maximum of 93 dwelling units)

Multi-family dwellings

Signs in accordance with LDC Chapter 4

Commercial Tract

Accessory uses/structures

Daycare

Health care, limited to walk-in clinic

Religious Assemblies/Church

Essential services

Indoor amusement

Animal Sales and Service, limited to pet grooming, retail sales, clinic (no boarding, no outdoor runs)

Financial institutions

Food and beverage sales/establishments, limited to restaurants, wholesale bakeries

Offices, medical and general

Personal services

Retail sales/rental establishments, no heavy equipment, lumberyards, building supplies.

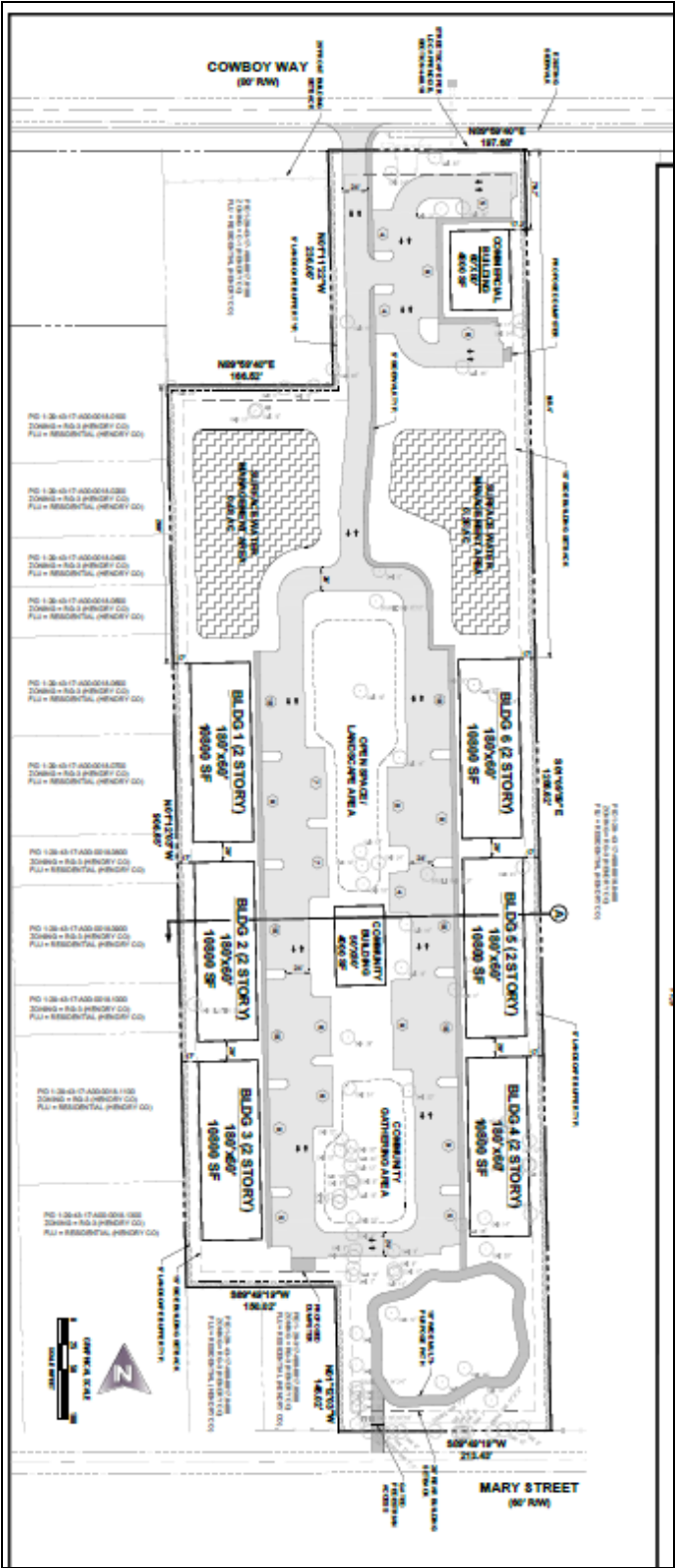
No outdoor storage

EXHIBIT C SITE DEVELOPMENT REGULATIONS

	Multi-Family ¹	Commercial	Amenity/Clubhouse
Min. Lot Size	N/A	5,000 SF	N/A
Min. Depth	N/A	100'	N/A
Min. Width	N/A	50'	N/A
Maximum Height ⁽¹⁾	45'/2 stories	35'/2 stories	35'/2 stories
Maximum Lot Coverage	40%	50%	40%
Minimum Unit Size	800 SF	N/A	N/A
BUILDING SETBACKS			
Street/Front	25'	25'	25'
Side	15'	15'	15'
Rear (Principal)	20'	20'	20'
Rear (Accessory)	5'	10'	5'
Waterbody	20'	20'	20'
Minimum Building Separation	½ Building Height	15'	15'

1. Multi-family buildings must be setback from the PUD perimeter a distance equal to ½ the building height, as defined in the LDC.

EXHIBIT D
MASTER CONCEPT PLAN (see also 11X17 attached)



CITY OF LABELLE
ORDINANCE 2025-08
LABELLE RIVERSIDE PLANNED UNIT DEVELOPMENT AMENDMENT

AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE 2020-13 FOR THE LABELLE RIVERSIDE PLANNED UNIT DEVELOPMENT LOCATED IMMEDIATELY SOUTH OF COWBOY WAY AND ¼ MILE EAST OF DR. MARTIN LUTHER KING JR. BLVD; AMENDING THE CONDITIONS OF APPROVAL; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, LaBelle Riverside, Inc. is the “Owner” of real property, located at 615 W. Cowboy Way, City of LaBelle, Florida, further described in Exhibit “A”, attached hereto;

WHEREAS, the City of LaBelle adopted the Outlying Mixed-Use future land use category on the subject property to allow for development of master-planned communities providing a full range of residential and non-residential uses; and

WHEREAS, the Owner, filed an application to rezone the subject property to Planned Unit Development to allow for the development of a residential community consistent with the City’s intent for the Outlying Mixed-Use future land use category; and

WHEREAS, after a duly advertised public hearing held on December 11, 2025, before the LaBelle Local Planning Agency “LPA”, and duly advertised public hearings on January 8, 2025, and February 13, 2025 before the City of LaBelle City Commission; and,

WHEREAS, the City Commission for the City of LaBelle has determined that the requested PUD rezoning is in compliance with the land use designation of “Outlying Mixed-Use” and approval of the rezoning application will further the goals and objectives of the City of LaBelle Comprehensive Plan; and,

WHEREAS, the subject application and plans have been reviewed by City of LaBelle Planning Department in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

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

Section 1. The forgoing recitals are true and correct and are incorporated herein by this reference.

Section 2. The above-mentioned Planned Unit Development (PUD) is hereby amended, upon a finding that this is the most appropriate use of the property and this use will promote, protect and improve the health, safety, comfort, good order, appearance, convenience and general welfare of the public subject to the following conditions:

1. The Rezone request applied to the property is described in Exhibit 'A'.
2. The PUD is limited to a maximum of 93 multi-family dwelling units and 5,000 SF of commercial uses.
3. Allowable uses shall be limited to those listed in the Schedule of Uses, attached as Exhibit 'B'.
4. Development Standards will conform to the Development Standards Table, attached as Exhibit 'C'.
5. All development must conform to the general design of the Master Concept Plan contained in Exhibit 'D' and the requirements of the Land Development Code.
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10. A minimum of 30% of the development, or 2.8+/- acres, of open space shall be provided within the PUD. At minimum of 10%, or 0.93+/- acres of the site must be in the form of useable open space as defined in the Land Development Code, and which may include both passive and active recreational uses.
11. Parking for all uses must be provided in accordance with the LDC at the time of site construction permitting.
12. Dumpsters, recycling facilities and service areas must be setback a minimum of 25 feet from the PUD boundary and screened via an opaque wall or fence.
13. A streetscape buffer must be provided along Cowboy Way in accordance with the LDC. A 6-foot tall opaque fence and a 5-foot wide Type A buffer must be provided along the eastern and western property lines.
14. This PUD authorizes the removal of seventeen (17) significant oak trees, to be replanted on-site with Live Oak trees in accordance with LDC Section 4-80.16.5. If additional significant oak trees must be removed to develop the project in accordance with the Master Concept Plan, the removal of any additional trees must be mitigated in accordance with LDC Section 4-80.16.5 without further review by the Commission.
15. The PUD Master Concept Plan will remain valid for not more than five (5) years from the date of City Commission approval of this amendment to extend the MCP . Horizontal construction must commence within five (5) years or the MCP will be deemed vacated. Upon such time a new PUD zoning approval must be filed and approved by the City Commission. A one (1) time extension of two (2) years may be submitted to the City prior to vacation of the MCP.

Section 3. Conflict with other Ordinances. The provisions of this article shall supersede any provisions of existing ordinances in conflict herewith to the extent of said conflict.

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

Section 5. Effective Date. This Ordinance shall become effective immediately upon its adoption.

PASSED AND ADOPTED in open session this ____ day _____, 2025.

THE CITY OF LABELLE, FLORIDA

By: _____
Julie C. Wilkins, Mayor

Attest: _____
Tijauna Warner, Deputy City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: _____
Derek Rooney, City Attorney

125	Vote:	AYE	NAY
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127	Mayor Wilkins	_____	_____
128	Commissioner Vargas	_____	_____
129	Commissioner Ratica	_____	_____
130	Commissioner Holland	_____	_____
131	Commissioner Spratt	_____	_____

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EXHIBIT A
LEGAL DESCRIPTION

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SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA.

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AND LESS THE EAST 135.45 FEET THEREOF, AS DESCRIBED IN OFFICIAL RECORDS BOOK
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AND TOGETHER WITH:

THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SAID SECTION 17,
LESS THE NORTH 276 FEET THEREOF.
AND LESS THE WEST 150 FEET OF THE SOUTH 145 FEET THEREOF.

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EXHIBIT B
SCHEDULE OF USES

Residential Tract

- Accessory Residential Uses
- Permitted accessory and storage buildings:
 - Children's playhouses
 - Patios
 - Gazebos
 - Private barbeque pits or pavilions
 - Noncommercial greenhouses and plant nurseries
 - Swimming pool
- Essential services, such as but not limited to cable, fiber optic, public utilities
- Fences and walls in accordance with LDC Chapter 4
- Gates and gatehouses
- Model Home/Unit
- Management Office
- Recreational amenities, private, on-site
- Residential dwellings (limited to a maximum of 93 dwelling units)
 - Multi-family dwellings
- Signs in accordance with LDC Chapter 4

Commercial Tract

- Accessory uses/structures
- Daycare
- Health care, limited to walk-in clinic
- Religious Assemblies/Church
- Essential services
- Indoor amusement
- Animal Sales and Service, limited to pet grooming, retail sales, clinic (no boarding, no outdoor runs)
- Financial institutions
- Food and beverage sales/establishments, limited to restaurants, wholesale bakeries
- Offices, medical and general
- Personal services
- Retail sales/rental establishments, no heavy equipment, lumberyards, building supplies. No outdoor storage

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EXHIBIT C
SITE DEVELOPMENT REGULATIONS

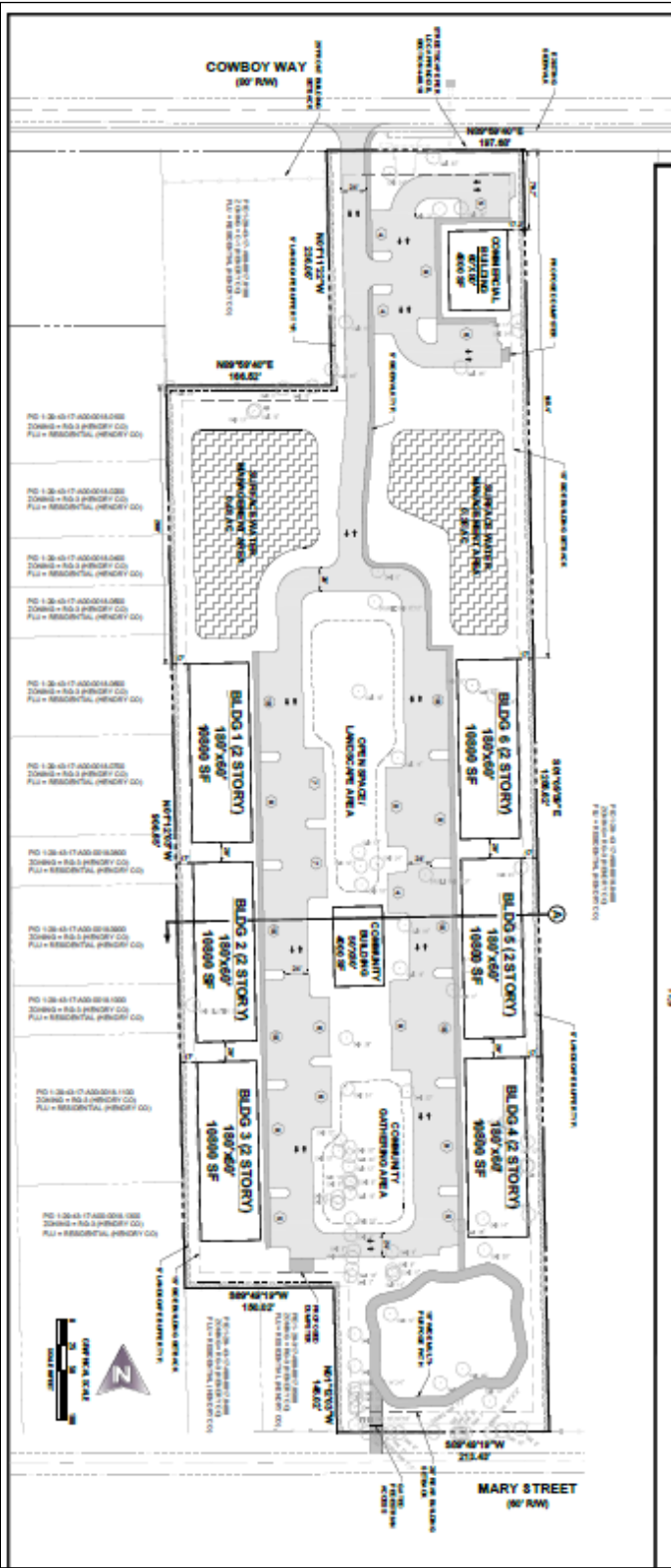
	Multi-Family ¹	Commercial	Amenity/Clubhouse
Min. Lot Size	N/A	5,000 SF	N/A
Min. Depth	N/A	100'	N/A
Min. Width	N/A	50'	N/A
Maximum Height ⁽¹⁾	45'/2 stories	35'/2 stories	35'/2 stories
Maximum Lot Coverage	40%	50%	40%
Minimum Unit Size	800 SF	N/A	N/A
BUILDING SETBACKS			
Street/Front	25'	25'	25'
Side	15'	15'	15'
Rear (Principal)	20'	20'	20'
Rear (Accessory)	5'	10'	5'
Waterbody	20'	20'	20'
Minimum Building Separation	½ Building Height	15'	15'

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1. Multi-family buildings must be setback from the PUD perimeter a distance equal to ½ the building height, as defined in the LDC.

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EXHIBIT D
MASTER CONCEPT PLAN





CITY OF LABELLE, FLORIDA
Planning Staff Report
for
KMJ Investment Group LLC
Planned Unit Development Amendment

TYPE OF CASE: Planned Unit Development Amendment

STAFF REVIEWER: Patty Kulak

DATE: December 11, 2025

APPLICANT: Henry A Fish – Arrowhead Investments of SWFL LLC

AGENT: Justin Ebrite -Patriot Engineering Co.

REQUEST: Extend the approved validity period of the PUD Master Concept Plan adopted through Ordinance 2020-04.

LOCATION: North of SR 80 and east of Tractor Supply Company (See attached Location Map)

PROPERTY SIZE: 2+/-acres

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

Existing Future Land Use Designation: Residential, Medium Density (Hendry County)

Existing Zoning: Agriculture (Ag-2) (Hendry County)

Land Use: Commercial

SURROUNDING LAND USE:

North: FLU – Residential, Medium Density (Hendry County)
Zoning – Residential (RG-1)
Land Use – Single-Family

South: FLU – Employment Village
Zoning – Agriculture (AG); Planned Unit Development (PUD)
Land Use – Vacant; Commercial (Wal-Mart)

- East:

FLU – Residential, Medium Density (Hendry County)
Zoning – Agriculture (AG) (Hendry County)
Land Use – Vacant
- West:

FLU – Employment Village
Zoning – Planned Unit Development (PUD)
Land Use – Commercial (Tractor Supply Company)

STAFF NARRATIVE:

The Applicant, KMJ Investment Group, LLC, is requesting an extension of the previously approved Planned Unit Development (PUD), Comprehensive Plan Amendment, and Annexation originally approved by the City Commission in 2020. The request applies to approximately 2± acres located north of SR 80, east of Huggetts Road, and immediately adjacent to the Tractor Supply Company property. The Applicant is not proposing any amendments to the previously approved development program, Master Concept Plan (MCP), Schedule of Uses, or Conditions of Approval, except for the MCP expiration date of July 9, 2025. This request is strictly to maintain the existing entitlements while the Applicant continues project design and prepares for future site construction permitting.

Approved Development Program

The PUD approval authorizes:

- A maximum of 13,000 square feet of non-residential floor area; and
- A maximum of six (6) multi-family or live-work dwelling units, consistent with the allowed density in the Employment Village future land use category.

Allowable uses remain restricted to those listed in the approved Schedule of Uses, which includes a range of neighborhood-serving commercial, office, and light industrial uses.

ADMINISTRATIVE EXTENSION AND APPLICABLE LDC STANDARDS:

Section 11 of the adopted PUD ordinance allows for an administrative extension, provided that “the LDC regulations applicable to development of the PUD have not substantially changed.” As part of preparing this extension request, staff reviewed current Land Development Code provisions to determine whether any LDC amendments since 2020 would materially affect the approved development.

All relevant standards, including open space requirements, parking, significant oak tree protections, and the general applicability of the Employment Village FLU, remain unchanged.

STAFF RECOMMENDATION:

Staff finds that the proposed annexation; amendment to the City’s Future Land Use Map to designate the Property within the Employment Village future land use category; and rezoning to the Planned Unit Development (PUD) zoning district is consistent with the Land Development Code and the Comprehensive Plan and recommends APPROVAL subject to the following conditions (attached to the PUD ordinance).

1. The Rezone request applies to the property is described in Exhibit 'A'.
2. The PUD is limited to a maximum of 13,000 SF of non-residential uses and six (6) multi-family or live/work dwelling units.
3. Allowable uses shall be limited to those listed in the Schedule of Uses, attached as Exhibit 'B'. Liquor stores and accessory liquor sales for off-premise consumption are expressly prohibited. Accessory sales of beer and wine for off-premise consumption is permitted per Exhibit B.
4. The sale of alcoholic beverages for on- or off-premise consumption is permitted only in the 2-story building facing SR 80.
5. Any outdoor consumption of alcoholic beverages on-premises will require approval as an amendment to this PUD, to be reviewed during a public hearing by the City Commission.
6. Maintenance and Service Repair uses are limited to indoor only and may only be located in the proposed 2-story building facing the SR 80 frontage if residential units are not developed in this building. In no case shall residential units be located in the same building as a maintenance and service repair establishment. No overhead doors are permitted.
7. Mini Warehouse units are limited to interior accessed units only, with no external access permitted.
8. Outdoor sales area is accessory only and allowed only during hours of operation of associated use. The cumulative outdoor sales area for the entire PUD is limited to 500 square feet/3 parking spaces and must be located along the SR 80 frontage in front of the 2-story building.
9. The retail sales of heavy equipment, lumberyards or building supplies is prohibited.
10. Development Standards will conform for the Development Standards Table, attached as Exhibit 'C'.
11. All development must conform to the general design of the Master Concept Plan contained in Exhibit 'D' and the requirements of the Land Development Code.
12. Development must connect to the City's potable water and sanitary sewer system or provide for on-site private utilities. A demonstration of capacity will be required at the time of site construction permitting, including demonstration of a hydrant system to provide adequate and continuous water flow for firefighting purposes.
13. The project will be managed by the developer/property owner, until such time as the property is subdivided or a (commercial) condominium is established, upon which a Property Owners Association (POA) must be established for maintenance of common areas, parking areas, and infrastructure within the community.
14. Dumpsters, recycling facilities and service areas must be located internal to the site and screened from all public rights-of-way by an opaque wall or fence.
15. A landscape buffer for the purposes of screening shall be required along the SR 80 frontage, equal to or greater than a 15-foot wide buffer per LDC Section 4-87.4(1).
16. A deviation is permitted to allow for a modified northern landscape buffer, five feet in width, and planted with two (2) large trees and two (2) small trees per 100 linear feet, and a hedgerow planted at 36" and maintained at 60". An 8-foot tall opaque fence or wall must be installed in the buffer, with all required plantings installed on the northern side of the wall facing the adjacent single-family lots. The 8-foot tall opaque wall and buffer must also extend along the eastern property line, from the northern boundary line south to the edge of pavement of the parking/vehicle circulation area.

- 17. Buffers along the east and west property lines will meet the LDC requirements depending upon the final use(s) developed on the site.
- 18. Internal buffers between residential and non-residential uses are not required, to the extent such uses are vertically integrated into the same building.
- 19. A minimum of 30% of the development, or 0.6 acres of open space, as defined in the LDC, shall be provided.
- 20. The project will provide parking spaces in accordance with the Land Development Code for both residential and non-residential uses.
- 21. Access to SR 80 will require a permit from the Florida Department of Transportation and this approval does not guarantee or grant access as shown on the MCP.
- 22. A cross access easement must be provided to the property to the east at the time of site construction plan permitting.
- 23. The PUD Master Concept Plan will remain valid for not more than five (5) years from the date of City Commission approval of this PUD Amendment to extend the MCP. Horizontal construction must commence within five (5) years or the MCP will be deemed vacated. Upon such time a new PUD zoning approval must be filed and approved by the City Commission. A one (1) time extension of two (2) years may be submitted to the City prior to vacation of the MCP.

SUGGESTED MOTIONS:

APPROVAL:

I make a motion to **APPROVE** the extensions of the PUD Master Concept Plan.

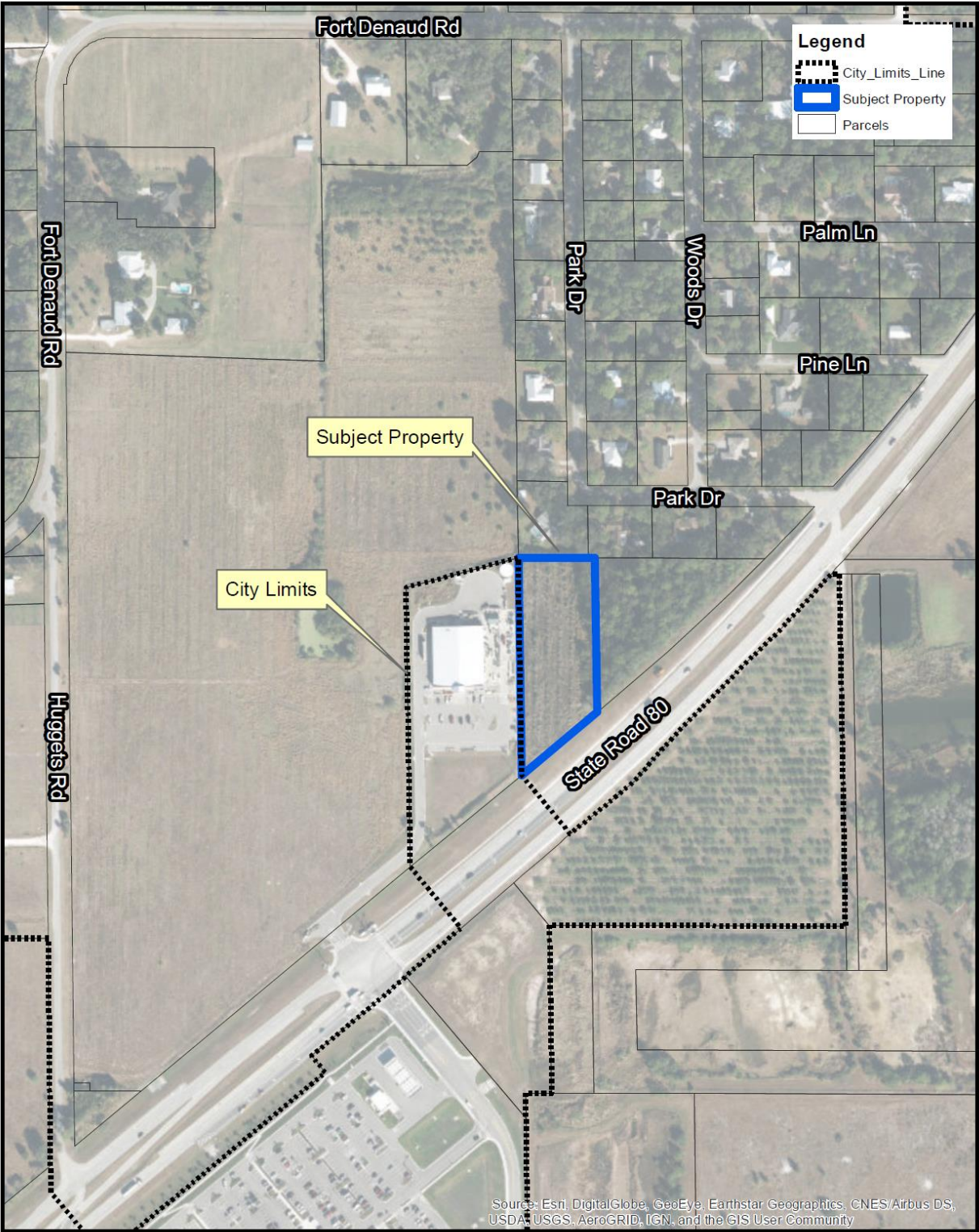
DENIAL:

I make a motion to **DENY** the extensions of the PUD Master Concept Plan.

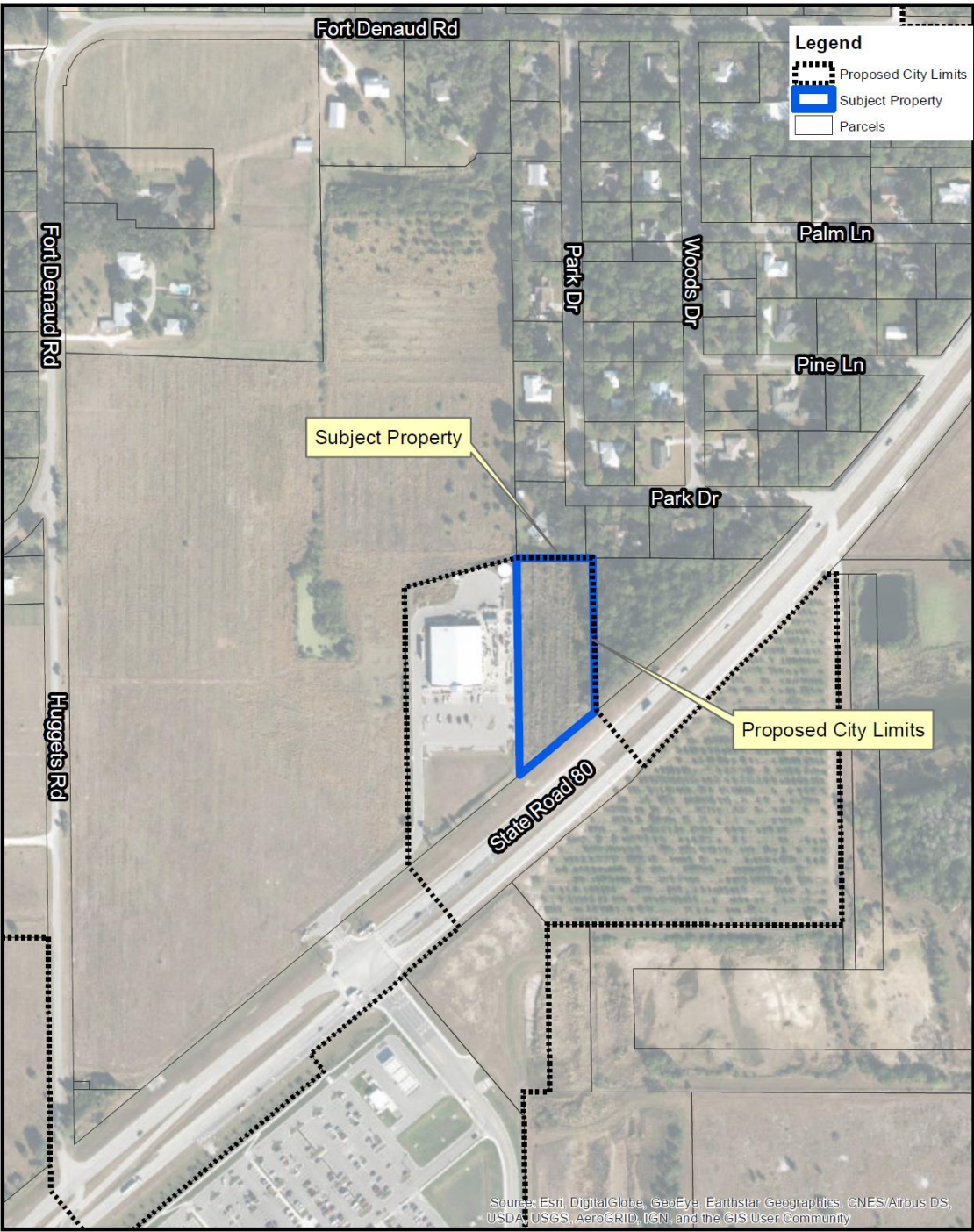
The request does not meet the annexation & rezoning criteria:

- 1) Why?

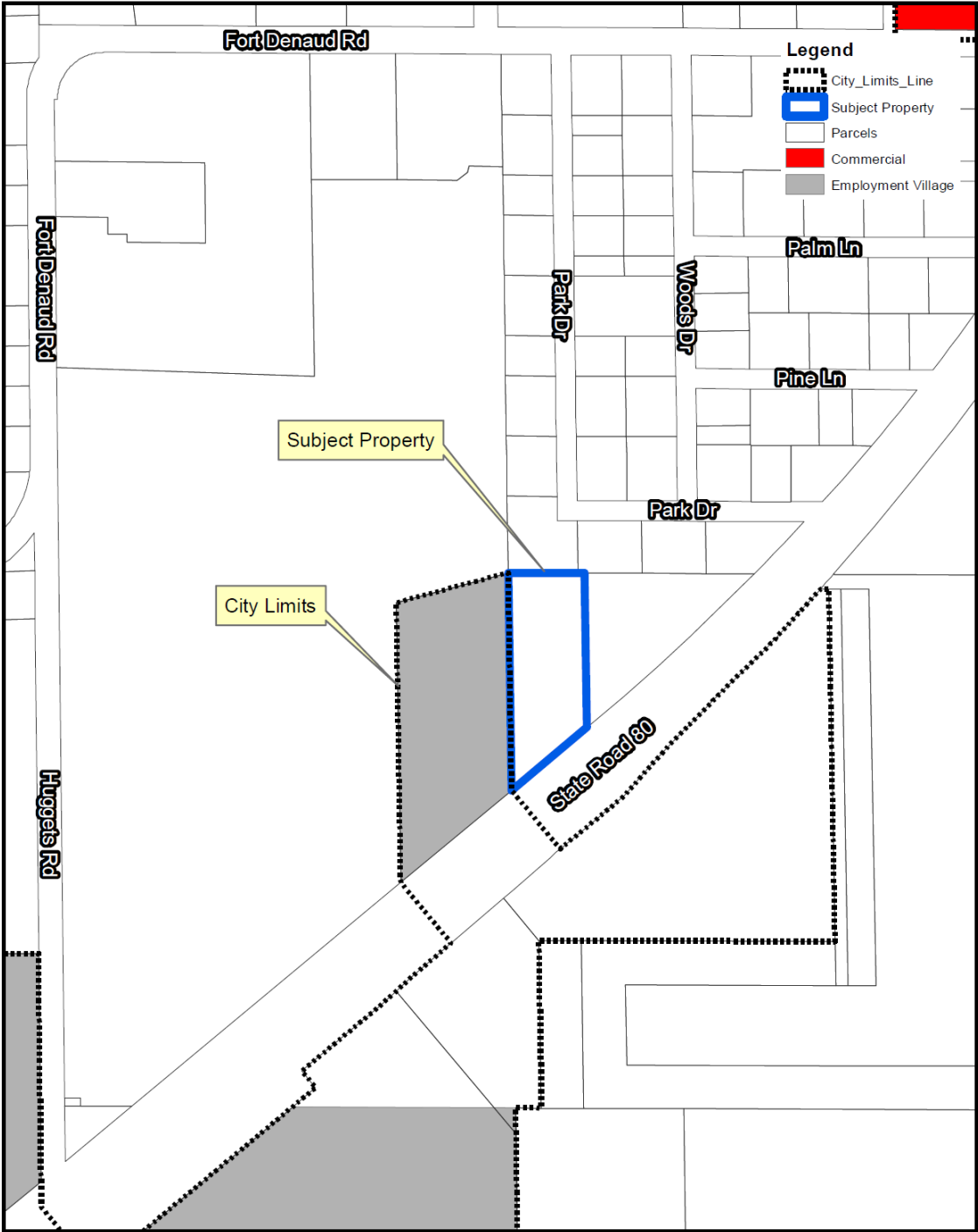
LOCATION MAP/EXISTING CITY LIMITS



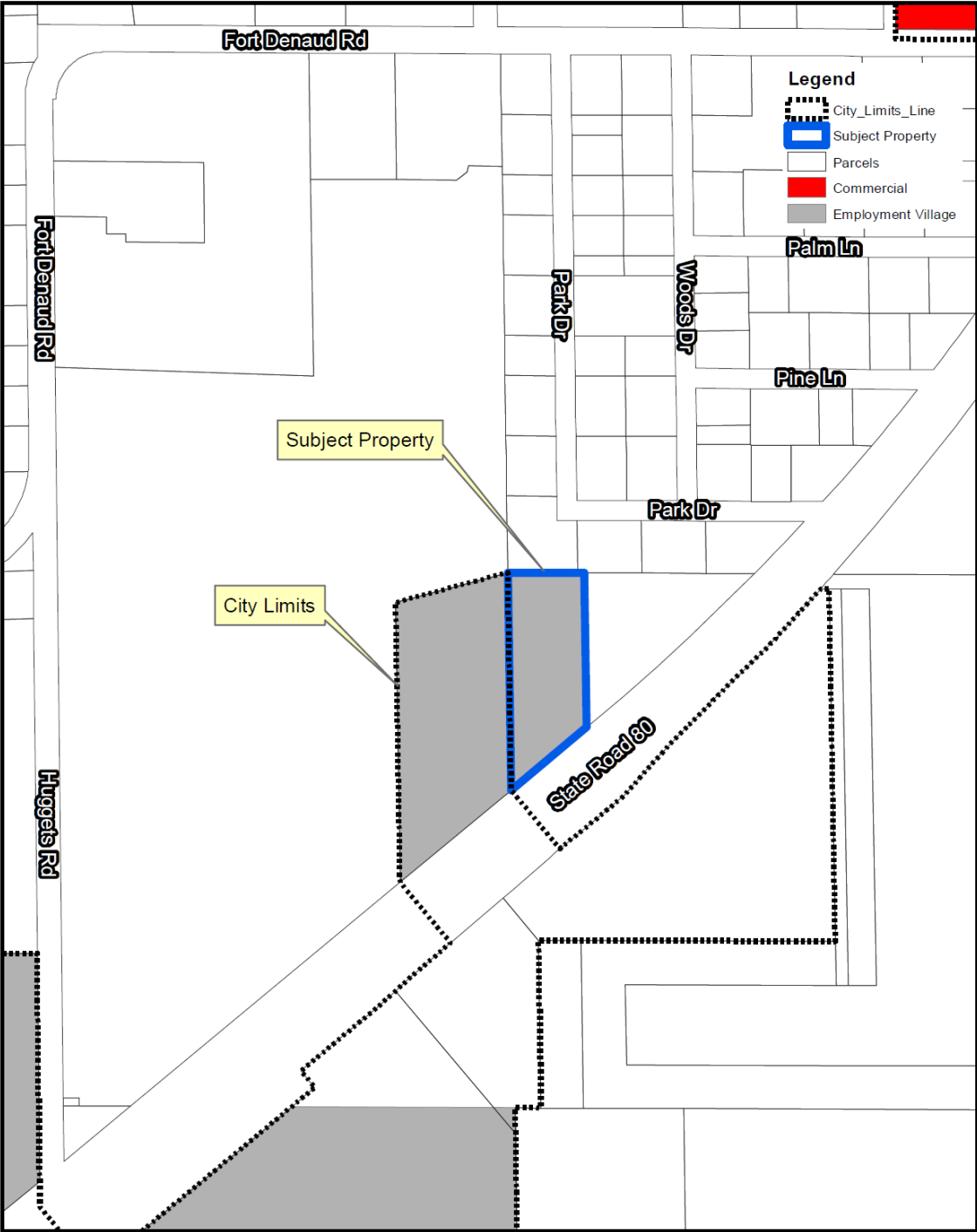
PROPOSED CITY LIMITS



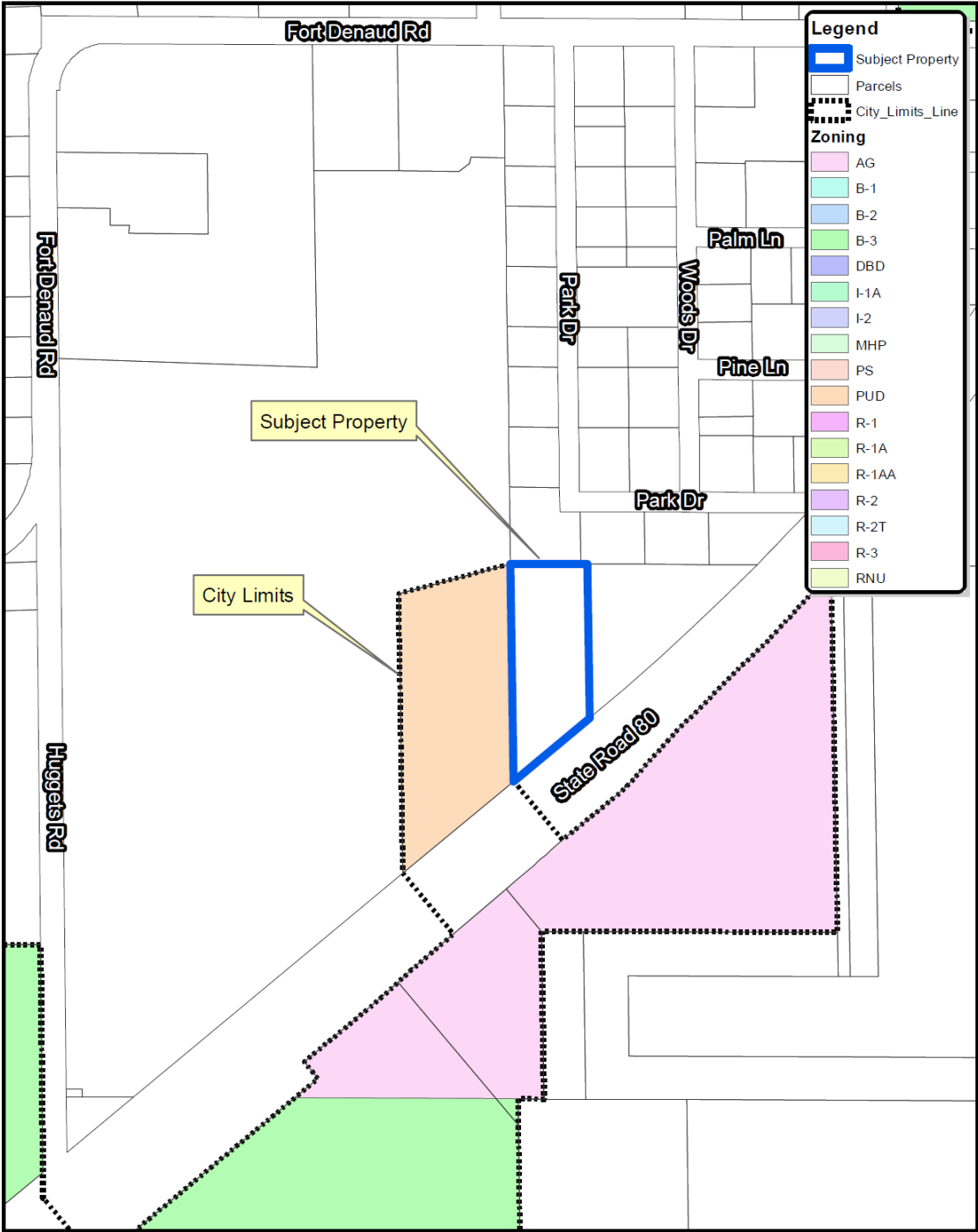
CURRENT FUTURE LAND USE MAP



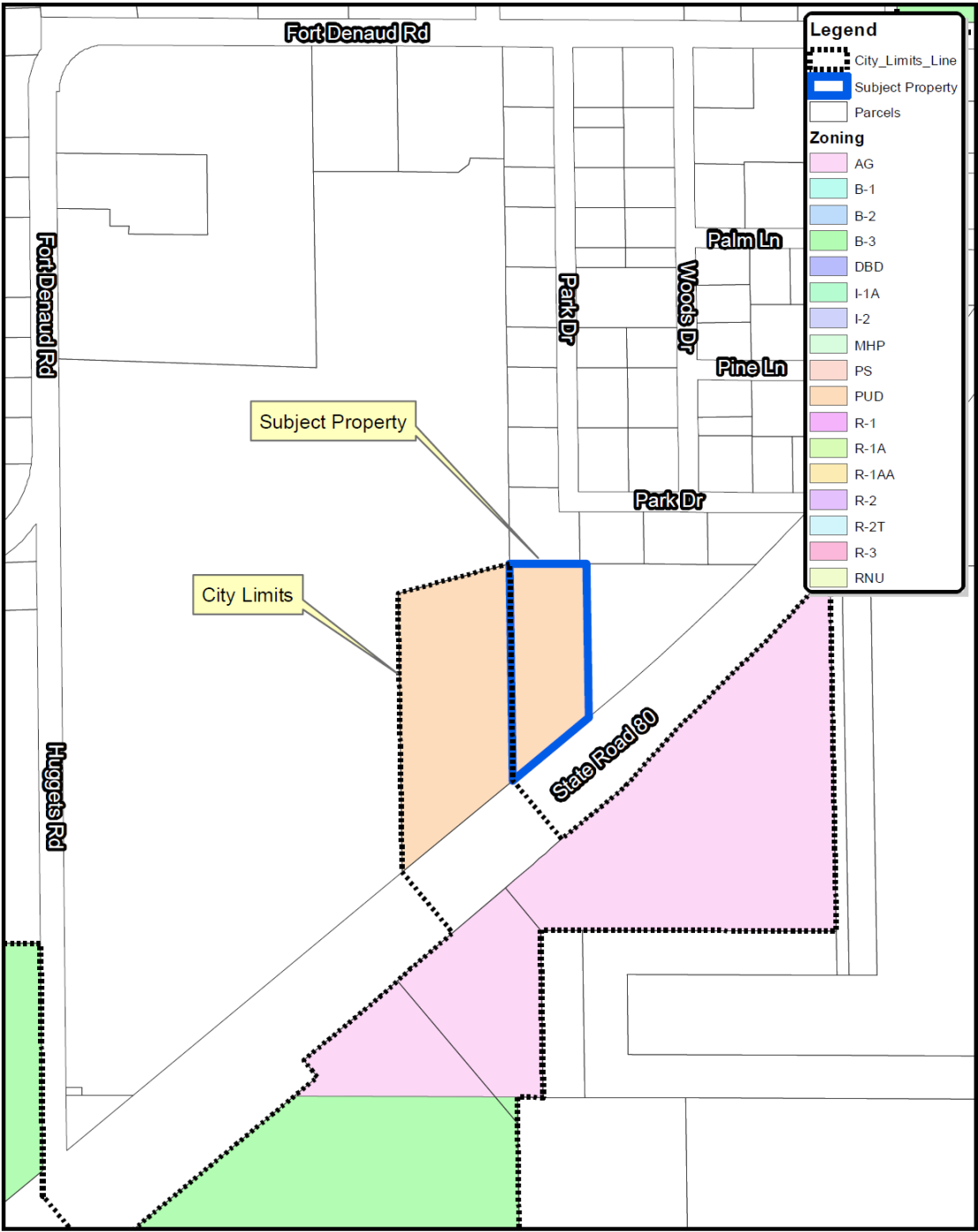
PROPOSED FUTURE LAND USE MAP



CURRENT ZONING MAP



PROPOSED ZONING MAP



**EXHIBIT A
LEGAL DESCRIPTION**

A PARCEL IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 1, ALSO THE NORTHWEST CORNER OF SAID SECTION 18); THENCE NORTH 89°51'32" EAST, 1151.79 FEET, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 OF SECTION 18; THENCE SOUTH 01°14'10" EAST, 322.02 FEET ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 18, AND THE WEST LINE OF PARKWOOD ESTATES AS RECORDED IN PLAT BOOK 3, PAGE 23 OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, TO THE LANDS DESCRIBED IN O.R. BOOK 644, PAGE 1860, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE CONTINUE SOUTH 01°14'10" EAST, 1011.97 FEET TO THE SOUTHWEST CORNER OF PARKWOOD ESTATES, RECORDED IN PLAT BOOK 3, PAGE 23, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°52'17" EAST, 191.41 FEET; THENCE SOUTH 01°14'10" EAST, 385.22 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 80; THENCE SOUTH 49°52'18" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO SAID EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 18; THENCE NORTH 01°14'10" WEST, 543.29 FEET, ALONG SAID EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 18 TO THE TRUE POINT OF BEGINNING.

EXHIBIT B
SCHEDULE OF USES

RESIDENTIAL

Caretakers/Security Quarters – a maximum of 1
Dwelling Units - a maximum of six (6)
 Multi-family
 Live/Work
Accessory uses

NON-RESIDENTIAL

Accessory Use/Structure
Food and Beverage Sales/Establishments (sales for off-premise consumption limited to wine and beer only)
 Accessory Alcoholic Beverages Sales, On- and Off-Premises (limited to accessory sale of wine and beer only for off-premise consumption. Accessory liquor sales for off-premise consumption is not permitted.)
 Alcoholic Beverage Establishment
 ~~Liquor Store~~
 Restaurants
 Clubs, Lodges
Cultural Institutions
Healthcare Clinics
Religious Assemblies/Church
Amusement Facilities – indoor only
Animal Sales/Services - indoor only and limited to:
 Grooming
 Animal Hospital/Clinic
 Retail Sales
Financial Institutions
Maintenance and Service Repair – limited to indoor only and located in proposed 2-story building facing SR 80 frontage. Use is only permitted if residential units are not developed in 2-story building. No overhead doors are permitted.
Mini Warehouse – limited to interior units only, no external access or overhead doors are permitted)
Offices
Outdoor Sales Area – Accessory Only and limited to 500 SF/approximately 3 parking spaces, only during hours of operation of associated use
Personal Services
 General
 Dry Cleaning Establishments
Private/Quasi-Public Facilities
Retail Sales/Rental Establishments, General (*no sales of heavy equipment, lumberyards or building supplies)
Schools, Private

EXHIBIT C
SITE DEVELOPMENT REGULATIONS

MINIMUM AREA DIMENSIONS	
Min. Lot Size	10,000 sq. ft.

Min. Depth	100 sq. ft.
Min. Width	100 sq. ft.
Maximum Height	50 ft.
Maximum Lot Coverage	40%
Minimum Open Space	30%
Minimum Unit Size	750 sq. ft.
MAXIMUM BUILDING SETBACKS	
Front (SR 80)	20 ft.
Side	15 ft.
Rear	25 ft
Accessory Structures	Same ss principal structures
Minimum Building Separation	20 feet or ½ the building height, whichever is greater

CITY OF LABELLE
ORDINANCE 2025-09
KMJ INVESTMENT GROUP LLC
PUD REZONE

AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE 2020-04 FOR A PROPERTY KNOWN AS KMJ INVESTMENTS PLANNED UNIT DEVELOPMENT, A 2+/-ACRE PROPERTY LOCATED IMMEDIATELY NORTH OF STATE ROAD 80, APPROXIMATELY ¼ MILE EAST OF HUGGETTS ROAD INTO THE CORPORATE LIMITS OF THE CITY OF LABELLE, FLORIDA; AMENDING THE CONDITIONS OF APPROVAL; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, KMJ Investments Group, LLC has initiated a rezoning of real property, located north of SR 80 and ¼ mile east of Huggetts Road, City of LaBelle Florida, “the property” as described and depicted in Exhibit “A” attached hereto; and,

WHEREAS, after a duly advertised public hearing held on December 11, 2025, before the LaBelle Local Planning Agency “LPA”, and duly advertised public hearings on January 8, 2025, and February 13, 2025 before the City of LaBelle City Commission; and,

WHEREAS, the City Commission for the City of LaBelle has determined that the Planned Unit Development rezoning is in compliance with the annexation and future land use designation of “Employment Village”, and approval of the rezoning application will further the goals and objectives of the City of LaBelle Comprehensive Plan; and,

WHEREAS, the City Commission for the City of LaBelle has determined the rezoning of the property to the Planned Unit Development zoning district, is the most appropriate use of the property and this use will promote, protect and improve the health, safety, comfort, good order, appearance, convenience and general welfare of the public.

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

Section 1. The forgoing recitals are true and correct and are incorporated herein by this reference.

Section 2. The above-mentioned property is hereby rezoned from B-2 to Planned Unit Development (PUD), upon a finding that this is the most appropriate use of the property and this use will promote, protect and improve the health, safety, comfort, good order, appearance, convenience and general welfare of the public subject to the following conditions:

1. The Rezone request applies to the property is described in Exhibit ‘A’.
2. The PUD is limited to a maximum of 13,000 SF of non-residential uses and six (6) multi-family or live/work dwelling units.

3. Allowable uses shall be limited to those listed in the Schedule of Uses, attached as Exhibit 'B'. Liquor stores and accessory liquor sales for off-premise consumption are expressly prohibited. Accessory sales of beer and wine for off-premise consumption is permitted per Exhibit B.
4. The sale of alcoholic beverages for on- or off-premise consumption is permitted only in the 2-story building facing SR 80.
5. Any outdoor consumption of alcoholic beverages on-premises will require approval as an amendment to this PUD, to be reviewed during a public hearing by the City Commission.
6. Maintenance and Service Repair uses are limited to indoor only and may only be located in the proposed 2-story building facing the SR 80 frontage if residential units are not developed in this building. In no case shall residential units be located in the same building as a maintenance and service repair establishment. No overhead doors are permitted.
7. Mini Warehouse units are limited to interior accessed units only, with no external access permitted.
8. Outdoor sales area is accessory only and allowed only during hours of operation of associated use. The cumulative outdoor sales area for the entire PUD is limited to 500 square feet/3 parking spaces and must be located along the SR 80 frontage in front of the 2-story building.
9. The retail sales of heavy equipment, lumberyards or building supplies is prohibited.
10. Development Standards will conform for the Development Standards Table, attached as Exhibit 'C'.
11. All development must conform to the general design of the Master Concept Plan contained in Exhibit 'D' and the requirements of the Land Development Code.
12. Development must connect to the City's potable water and sanitary sewer system or provide for on-site private utilities. A demonstration of capacity will be required at the time of site construction permitting, including demonstration of a hydrant system to provide adequate and continuous water flow for firefighting purposes.
13. The project will be managed by the developer/property owner, until such time as the property is subdivided or a (commercial) condominium is established, upon which a Property Owners Association (POA) must be established for maintenance of common areas, parking areas, and infrastructure within the community.
14. Dumpsters, recycling facilities and service areas must be located internal to the site and screened from all public rights-of-way by an opaque wall or fence.
15. A landscape buffer for the purposes of screening shall be required along the SR 80 frontage, equal to or greater than a 15-foot wide buffer per LDC Section 4-87.4(1).
16. A deviation is permitted to allow for a modified northern landscape buffer, five feet in width, and planted with two (2) large trees and two (2) small trees per 100 linear feet, and a hedgerow planted at 36" and maintained at 60". An 8-foot tall opaque fence or wall must be installed in the buffer, with all required plantings installed on the northern side of the wall facing the adjacent single-family lots. The 8-foot tall opaque wall and buffer must also extend along the eastern property line, from the northern boundary line south to the edge of pavement of the parking/vehicle circulation area.
17. Buffers along the east and west property lines will meet the LDC requirements depending upon the final use(s) developed on the site.

18. Internal buffers between residential and non-residential uses are not required, to the extent such uses are vertically integrated into the same building.
19. A minimum of 30% of the development, or 0.6 acres of open space, as defined in the LDC, shall be provided.
20. The project will provide parking spaces in accordance with the Land Development Code for both residential and non-residential uses.
21. Access to SR 80 will require a permit from the Florida Department of Transportation and this approval does not guarantee or grant access as shown on the MCP.
22. A cross access easement must be provided to the property to the east at the time of site construction plan permitting.
23. The PUD Master Concept Plan will remain valid for not more than five (5) years from the date of City Commission approval of this extension request. Horizontal construction must commence within five (5) years or the MCP will be deemed vacated. Upon such time a new PUD zoning approval must be filed and approved by the City Commission. A one (1) time extension of two (2) years may be submitted to the City prior to vacation of the MCP.

Section 3. Conflict with other Ordinances. The provisions of this article shall supersede any provisions of existing ordinances in conflict herewith to the extent of said conflict.

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

Section 5. Effective Date. This Ordinance shall become effective immediately upon its adoption.

PASSED AND ADOPTED in open session this ____ day _____, 205.

THE CITY OF LABELLE, FLORIDA

By: _____
Julie C. Wilkins, Mayor

Attest: _____
Tijauna Warner, Deputy City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: _____
Derek Rooney, City Attorney

135	Vote:	AYE	NAY
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137	Mayor Wilkins	_____	_____
138	Commissioner Vargas	_____	_____
139	Commissioner Ratica	_____	_____
140	Commissioner Holland	_____	_____
141	Commissioner Spratt	_____	_____
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COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 1, ALSO THE NORTHWEST CORNER OF SAID SECTION 18); THENCE NORTH 89°51'32" EAST, 1151.79 FEET, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 OF SECTION 18; THENCE SOUTH 01°14'10" EAST, 322.02 FEET ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 18, AND THE WEST LINE OF PARKWOOD ESTATES AS RECORDED IN PLAT BOOK 3, PAGE 23 OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, TO THE LANDS DESCRIBED IN O.R. BOOK 644, PAGE 1860, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE CONTINUE SOUTH 01°14'10" EAST, 1011.97 FEET TO THE SOUTHWEST CORNER OF PARKWOOD ESTATES, RECORDED IN PLAT BOOK 3, PAGE 23, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°52'17" EAST, 191.41 FEET; THENCE SOUTH 01°14'10" EAST, 385.22 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 80; THENCE SOUTH 49°52'18" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO SAID EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 18; THENCE NORTH 01°14'10" WEST, 543.29 FEET, ALONG SAID EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 18 TO THE TRUE POINT OF BEGINNING.

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EXHIBIT B
SCHEDULE OF USES

RESIDENTIAL

- Caretakers/Security Quarters – a maximum of one (1)
- Dwelling Units - a maximum of six (6)
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 - Live/Work
- Accessory uses

NON-RESIDENTIAL

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 - Restaurants
 - Clubs, Lodges
- Cultural Institutions
- Healthcare Clinics
- Religious Assemblies/Church
- Amusement Facilities – indoor only
- Animal Sales/Services - indoor only and limited to:
 - Grooming
 - Animal Hospital/Clinic
 - Retail Sales
- Financial Institutions
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- Mini Warehouse – limited to interior units only, no external access or overhead doors are permitted.
- Offices
- Outdoor Sales Area – Accessory Only and limited to 500 SF/approximately 3 parking spaces, only during hours of operation of associated use
- Personal Services
 - General
 - Dry Cleaning Establishments
- Private/Quasi-Public Facilities
- Retail Sales/Rental Establishments, General (no sales of heavy equipment, lumberyards or building supplies)
- Schools, Private

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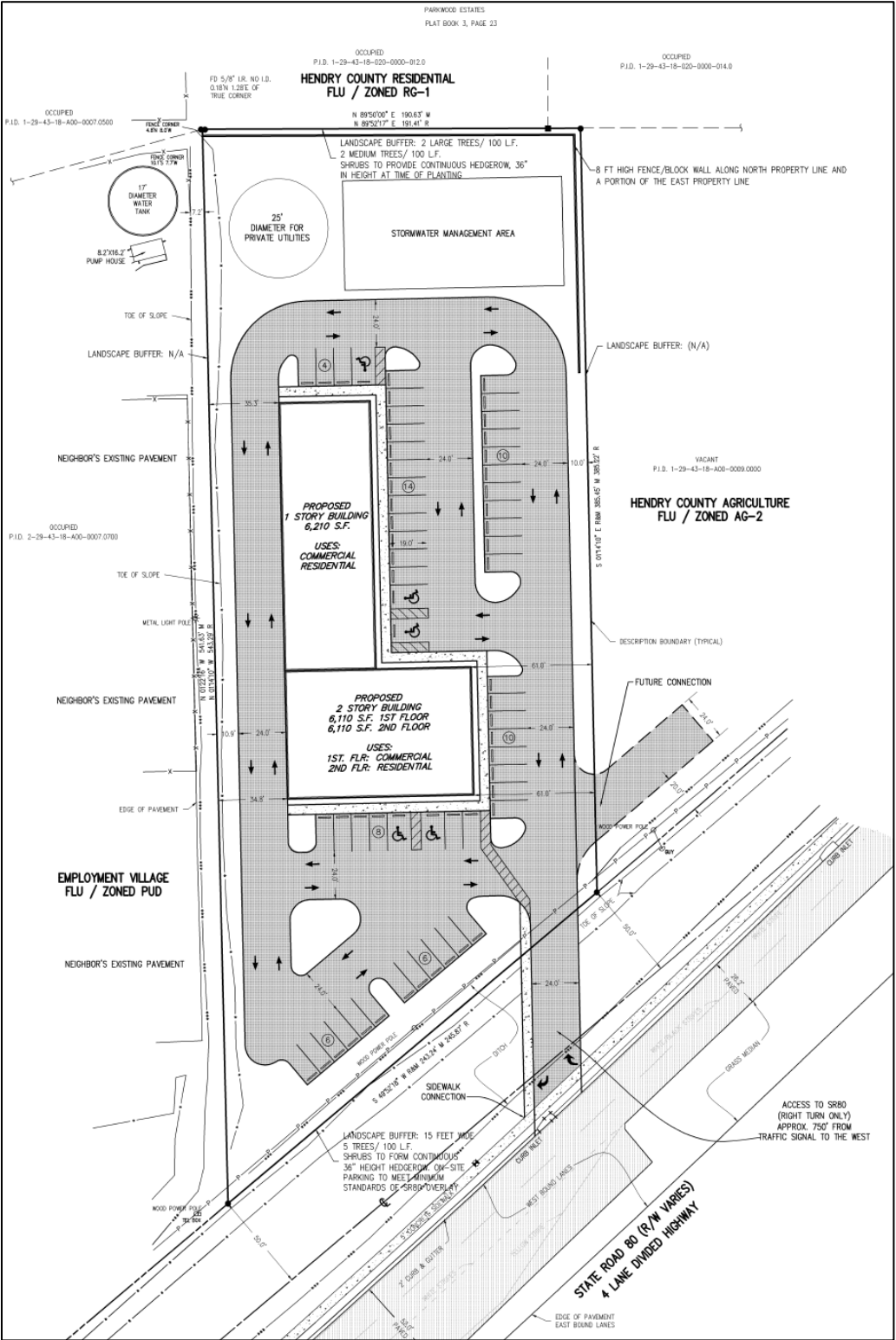
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SITE DEVELOPMENT REGULATIONS

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Maximum Lot Coverage	40%
Minimum Open Space	30%
Minimum Unit Size	750 sq. ft.
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Side	15 ft.
Rear	25 ft
Accessory Structures	Same ss principal structures
Minimum Building Separation	20 feet or ½ the building height, whichever is greater

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EXHIBIT D
MASTER CONCEPT PLAN



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