

# CITY OF LABELLE



## AGENDA

**Local Planning Agency Meeting**  
Thursday, March 12, 2026, 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 2026-05 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, ANNEXING A 74+/-ACRE PROPERTY LOCATED SOUTH OF W SR 80 ROAD AND NORTH OF HELMS ROAD, INTO THE CORPORATE LIMITS OF THE CITY OF LABELLE, FLORIDA; IN ACCORDANCE WITH THE ANNEXATION PROVISIONS OF CHAPTER 171, PART II, FLORIDA STATUTES; REDEFINING THE BOUNDARY LINES OF SAID CITY IN CONFORMANCE THEREWITH; AMENDING THE OFFICIAL BOUNDARY MAP OF THE CITY OF LABELLE, FLORIDA, PROVIDING THAT EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS REMAIN UNTIL CHANGED BY THE CITY ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
  - B. ORDINANCE 2026-06 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FOR A 84.04+/-ACRE PROPERTY LOCATED SOUTH OF W SR 80 ROAD AND NORTH OF HELMS ROAD; AMENDING THE COMPREHENSIVE PLAN DESIGNATION FOR THE PROPERTY FROM UNINCORPORATED HENDRY COUNTY COMPREHENSIVE PLAN "MULTI-USE" DESIGNATION TO THE CITY OF LABELLE "OUTLYING MIXED USE" DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
  - C. ORDINANCE 2026-07 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA; AMENDING CHAPTER 4, ARTICLE V, SECTION 4-82 OF THE CITY OF LABELLE LAND DEVELOPMENT CODE, AMENDING USES REQUIRING SPECIAL EXCEPTION APPROVAL IN THE STATE ROAD 80 OVERLAY DISTRICT; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.
5. **Adjournment**

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### 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

Local Planning Agency Meeting  
March 12, 2026

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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**  
**Plant World**  
**Annexation and Comprehensive Plan Amendment**

**TYPE OF CASE:** Annexation & Comprehensive Plan Amendment

**STAFF REVIEWER:** Patty Kulak

**DATE:** March 12, 2026

**APPLICANT:** Alico, Inc. represented by Mitch Hutchcraft

**AGENT:** Dan Delisi, Delisi Inc.

**REQUEST:** Annex a 74± acre property from unincorporated Hendry County into the City of LaBelle municipal boundary and amend the City of LaBelle Comprehensive Plan Future Land Use Map designation from Hendry County "Multi-Use" to the City of LaBelle "Outlying Mixed Use".

**LOCATION:** South of W SR 80/North of Helms Road

**PROPERTY SIZE:** 84+/-acres

**FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:**

Existing Future Land Use Designation: Multi-Use (*Hendry County*)  
Existing Zoning: A-2 (*Hendry County*)  
Land Use: Vacant / Agricultural

**SURROUNDING LAND USE:**

**North:** FLU – Commercial (Hendry County)  
Zoning – Agriculture (A-2)  
Land Use – Vacant

**South:** FLU – Multi-Use (Hendry County)  
Zoning – Agriculture (A-2)  
Land Use – Undeveloped

**East:** FLU – Employment Village – Old Grove Subdistrict (City of LaBelle)  
Zoning – Old Grove Planned Unit Development (PUD)  
Land Use – Undeveloped

**West:** FLU – Multi-Use (Hendry County)  
Zoning – Agriculture (A-2)  
Land Use – Undeveloped

**STAFF NARRATIVE:**

Dan-Nico Properties (“Applicant”) is requesting approval to:

1. Annex 74+/- acres from unincorporated Hendry County into the City of LaBelle municipal boundary (Note: 10 acres of the subject property are already within the municipal boundary).
2. Amend the City of LaBelle Future Land Use Map to designate the 84-acre subject property, and one additional property under common ownership, to the City’s Outlying Mixed-Use future land use category.

A rezoning petition was not filed concurrently with the annexation and comprehensive plan amendment. The requested Outlying Mixed-Use future land use category requires rezoning to a Planned Unit Development (PUD) zoning district. Thus, a PUD rezone approval by the City Commission will be required prior to site development activities. The Applicant stated the reasoning for not filing the PUD rezoning application is due to potential changes in market demand and lack of a specific development program at this time.

**BACKGROUND**

The subject property consists of two parcels totaling approximately 74 acres of vacant land located within unincorporated Hendry County. The site is contiguous to the City of LaBelle municipal boundaries on the east and west side of the property, and a portion along the south that is owned by the same entity, Alico Inc. As the parcels are requesting to be designated Outlying Mixed Use. After the annexation and comprehensive plan amendment property owner will have 84+/- acreages that is planned to be rezoned to a Planned Unit Development (PUD).

The parcels are currently zoned Multi-Use on the Hendry County Future Land Use Map and the zoning classification for the property under Hendry County’s zoning regulations is General Agricultural (A-2).

**ANNEXATION REQUEST**

The Applicant’s Voluntary Annexation Petition meets the stated annexation rules outline in Chapter 171, Part II, Florida Statutes as follows:

- The Property boundary is contiguous to the City of LaBelle municipal boundary, which runs along the east, west, and south property boundaries.
- The Property is intended for “reasonably compact” development of urban land uses as demonstrated through the concurrent Comprehensive Future Land Use Map Amendment requesting Outlying Mixed Use future land use.
- The annexation will not result in an “enclave”, defined in Florida Statutes as “any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality”, as the land area south of the annexation that remains in the County is undeveloped/unimproved.

- Additionally, the City is coordinating with Hendry County to create a Joint Planning Area (JPA) to target lands appropriate for annexation. The subject annexation falls within the areas identified for future annexation into the City. The JPA is in draft form and not adopted by the City or County. Further legal input is required relating to the creation of the enclave.

Based on the above analysis the application meets the criteria for annexation into the City of LaBelle municipal boundary.

**COMPREHENSIVE PLAN AMENDMENT REQUEST**

The subject property is currently designated Multi-Use under the Hendry County Comprehensive Plan, which permits residential development at a maximum density of four (4) dwelling units per acre in addition to non-residential uses including retail, commercial, and mixed-use. A 10-acre portion of the site that is under common ownership lies within the City and is designated Residential, while the remaining acreage is located in unincorporated Hendry County.

The Outlying Mixed Use category allows residential development at a base density of six (6) dwelling units per acre and is intended to accommodate integrated, mixed-use planned development in areas transitioning to urban services. The applicant has indicated an anticipated development program of approximately 330 dwelling units, with final density and site design to be established through a future Planned Unit Development rezoning. The Outlying Mixed Use future land use category is the most similar City category compared to the County’s Multi-Use category.

**Comprehensive Plan Consistency:**

The subject property is located within an area characterized by a mix of commercial, employment, and undeveloped lands. The property to the north is within the Commercial Future Land Use. To the south and west, the surrounding properties are designated Multi-Use, with both areas currently undeveloped. To the east, the property is adjacent to lands designated Employment Village – Old Grove Subdistrict and zoned Old Grove PUD, which are also presently undeveloped but planned for future employment-oriented and mixed-use development. The School District is currently permitting/developing a new high school campus on the eastern portion of this property.

In comparison to the surrounding Future Land Use designations, existing and planned development patterns, the subject site is positioned within an area anticipated for future growth.. The Commercial designation to the north and the approved PUD to the east indicate planned higher-intensity development in the vicinity, while the Multi-Use designations to the south and west allow for residential and mixed development consistent with changing land use patterns. Although much of the surrounding land remains undeveloped, the adopted Future Land Use framework anticipates continued development and integration of uses in this area.

The request is consistent with the following objectives and policies of the City’s Comprehensive Plan as follows:

**Outlying Mixed Use Land Use Category Policy 1.3.2**

Policy 1.3.2 establishes the Outlying Mixed-Use category to provide for integrated, planned developments where a mixture of residential and commercial uses are permitted and encouraged. The subject property exceeds 16 acres and may qualify under the Regional Center sub-category, which permits residential density up to six (6) units per acre.

**Traffic Circulation Element Policy 2.5.2**

The applicant has submitted a Traffic Impact Study (TIS) for the proposed project for an anticipated residential development. Traffic Circulation Element Policy 2.5.2 requires that new development be reviewed to ensure impacts to the roadway network are addressed and that adopted Level of Service standards are maintained. The submitted Traffic Impact Statement evaluates both short-term (2030) and long-term (2045) conditions and concludes that the affected roadway segments, including SR 80, are projected to operate within adopted Level of Service thresholds after accounting for project trips. An updated TIS will be required for all future PUD rezoning and Site Construction Permit applications to further review the anticipated flow at the time of development.

**Infrastructure Element Policy 4.1**

Central water and sewer lines are available along the SR 80 corridor, and the applicant will be required to connect to the City’s potable water and wastewater systems at the time of development. The applicant will be responsible for all costs associated with extending potable water and sanitary sewer infrastructure necessary to serve the property, consistent with staff conditions of approval. Prior to construction, the applicant must demonstrate adequate infrastructure capacity and obtain confirmation of service availability from the City of LaBelle through the site construction permitting process. A more detailed analysis of utility capacity and infrastructure requirements will be conducted during the Planned Unit Development review process.

**STAFF RECOMMENDATION:**

The annexation applies to two parcels totaling approximately 74 acres. The accompanying Comprehensive Plan Amendment would assign 84 acres the Outlying Mixed Use designation to those parcels and re-designate an already incorporated parcel currently designated Residential. Upon approval, approximately 84.04 acres would carry the Outlying Mixed Use designation, with future development anticipated to proceed through a Planned Unit Development (PUD) rezoning.

Based on the analysis provided in this report, staff finds the proposed annexation and Comprehensive Plan Amendment to be consistent with the City of LaBelle Land Development Code and Comprehensive Plan and recommends APPROVAL. Annexations and Comprehensive Plan Amendments cannot be conditioned. Thus, future conditions will be proffered as part of the PUD rezoning process.

**SUGGESTED MOTION(S):**

**APPROVAL:**

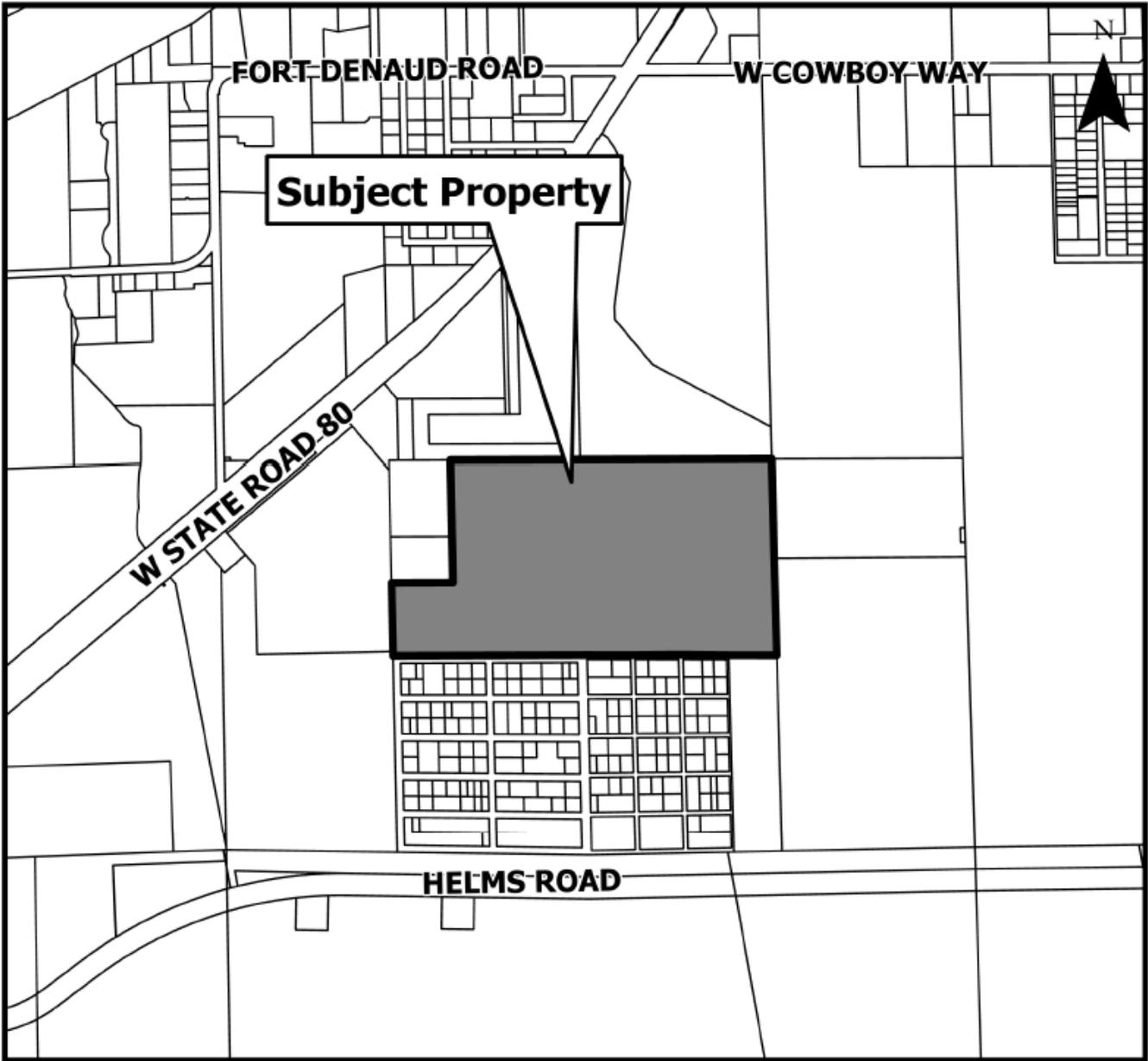
I make a motion to **APPROVE** annexation of the 74+/- acres from unincorporated Hendry County into the City of LaBelle municipal boundary and amend the City of LaBelle Future Land Use Map to designate the 84-acre subject property within the Outlying Mixed Use future land use category.

**DENIAL:**

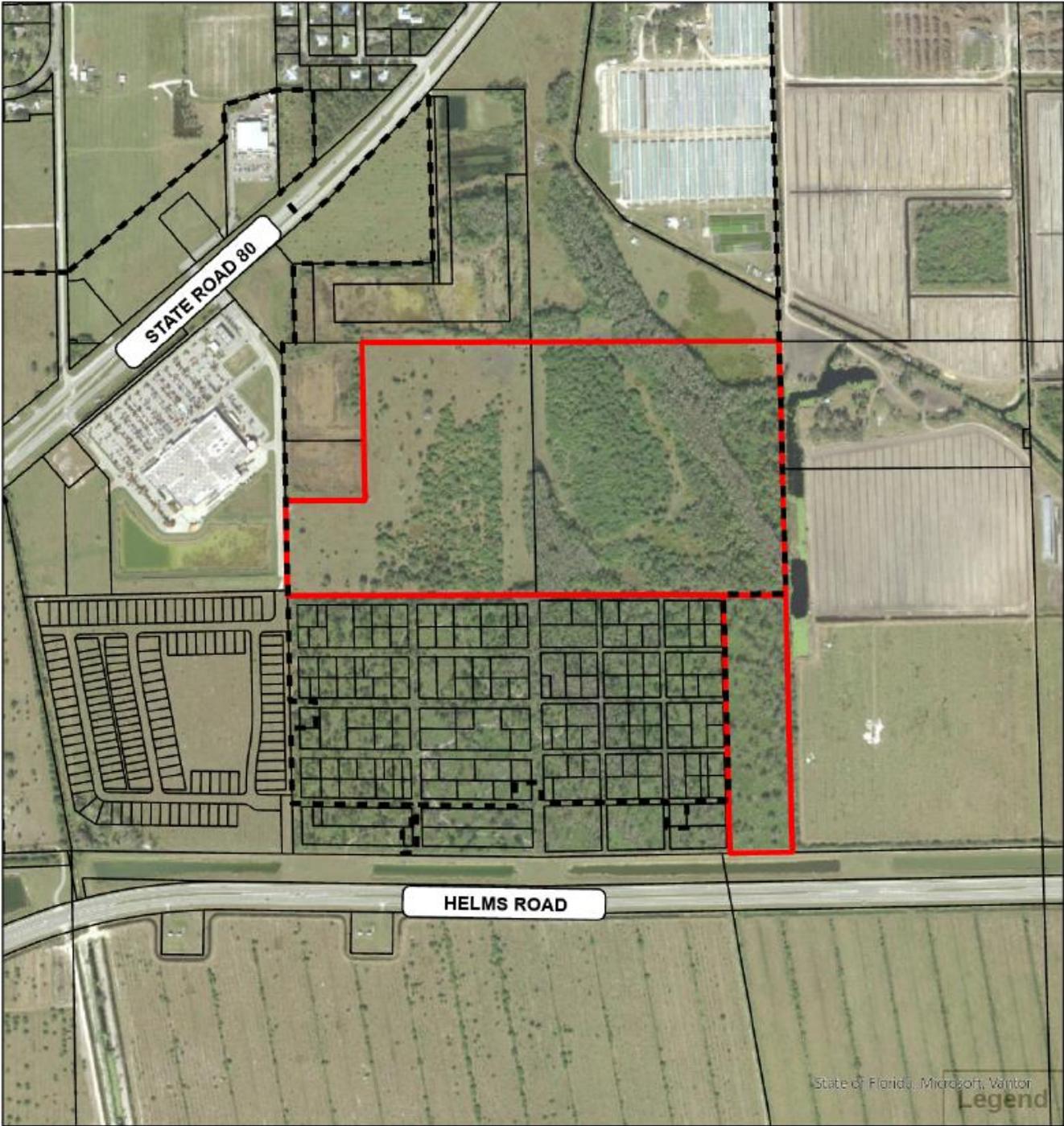
I make a motion to **DENY** annexation of the 74+/- acres from unincorporated Hendry County into the City of LaBelle municipal boundary and amend the City of LaBelle Future Land Use Map to designate the 84-acre subject property within the Outlying Mixed Use future land use category.

The request does not meet the annexation or Comprehensive Plan Amendment criteria:

LOCATION MAP



EXISTING CITY LIMITS



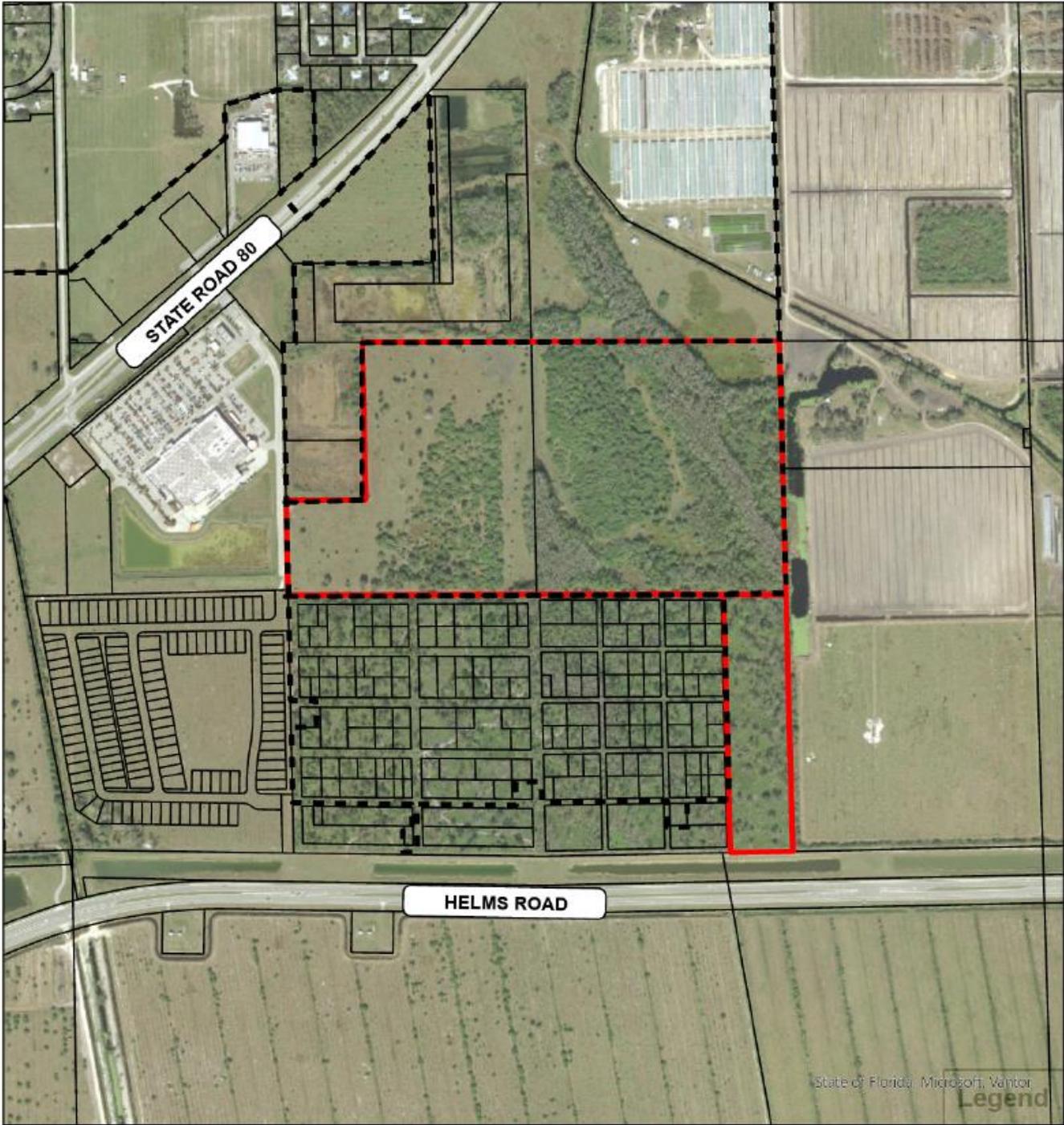
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- Legend**
- Subject Property
  - Parcels
  - City of LaBelle Municipal Boundary



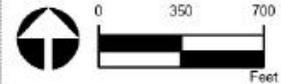
PROPOSED CITY LIMITS



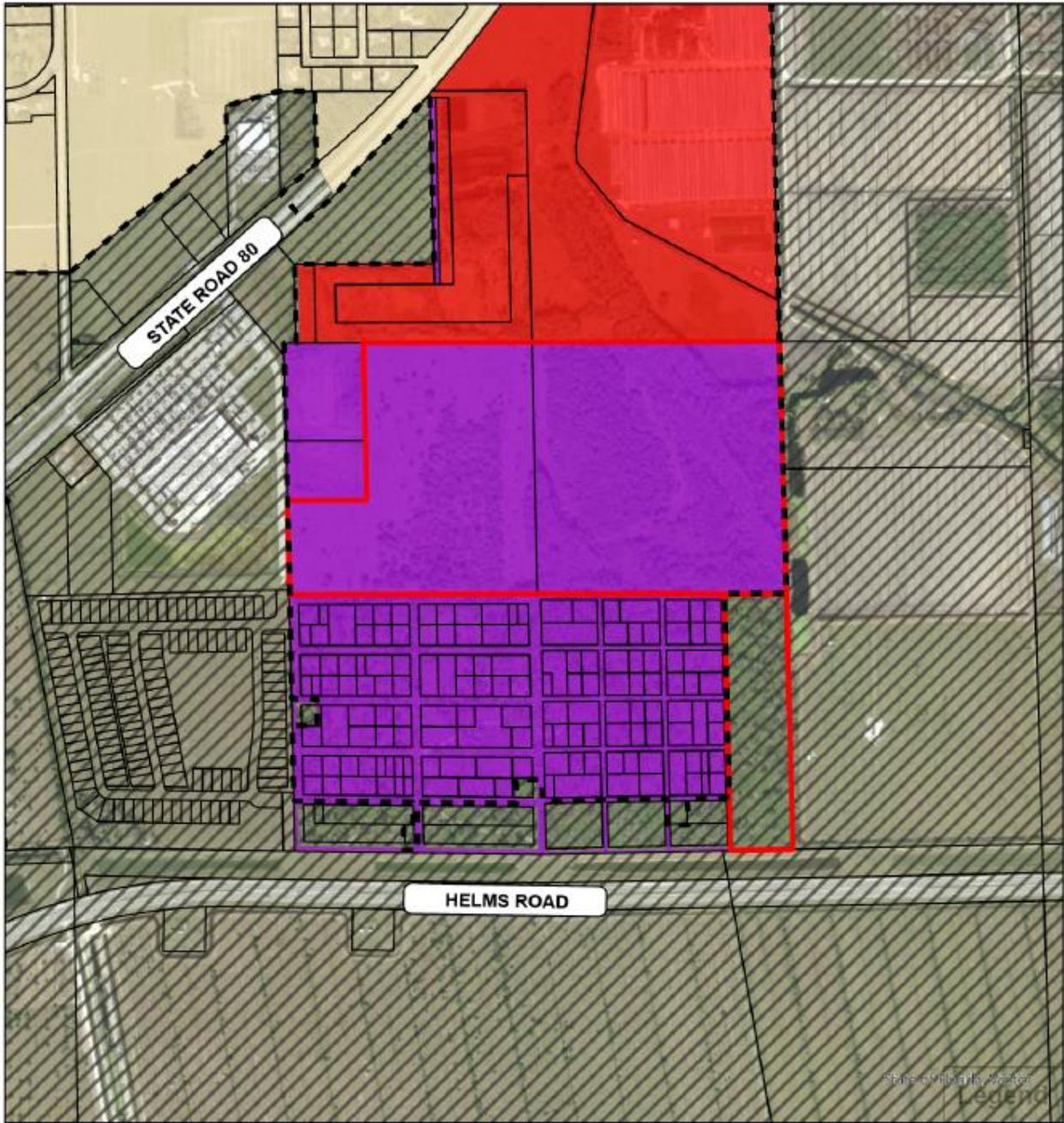
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- Legend**
- Subject Property
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  - City of LaBelle Municipal Boundary



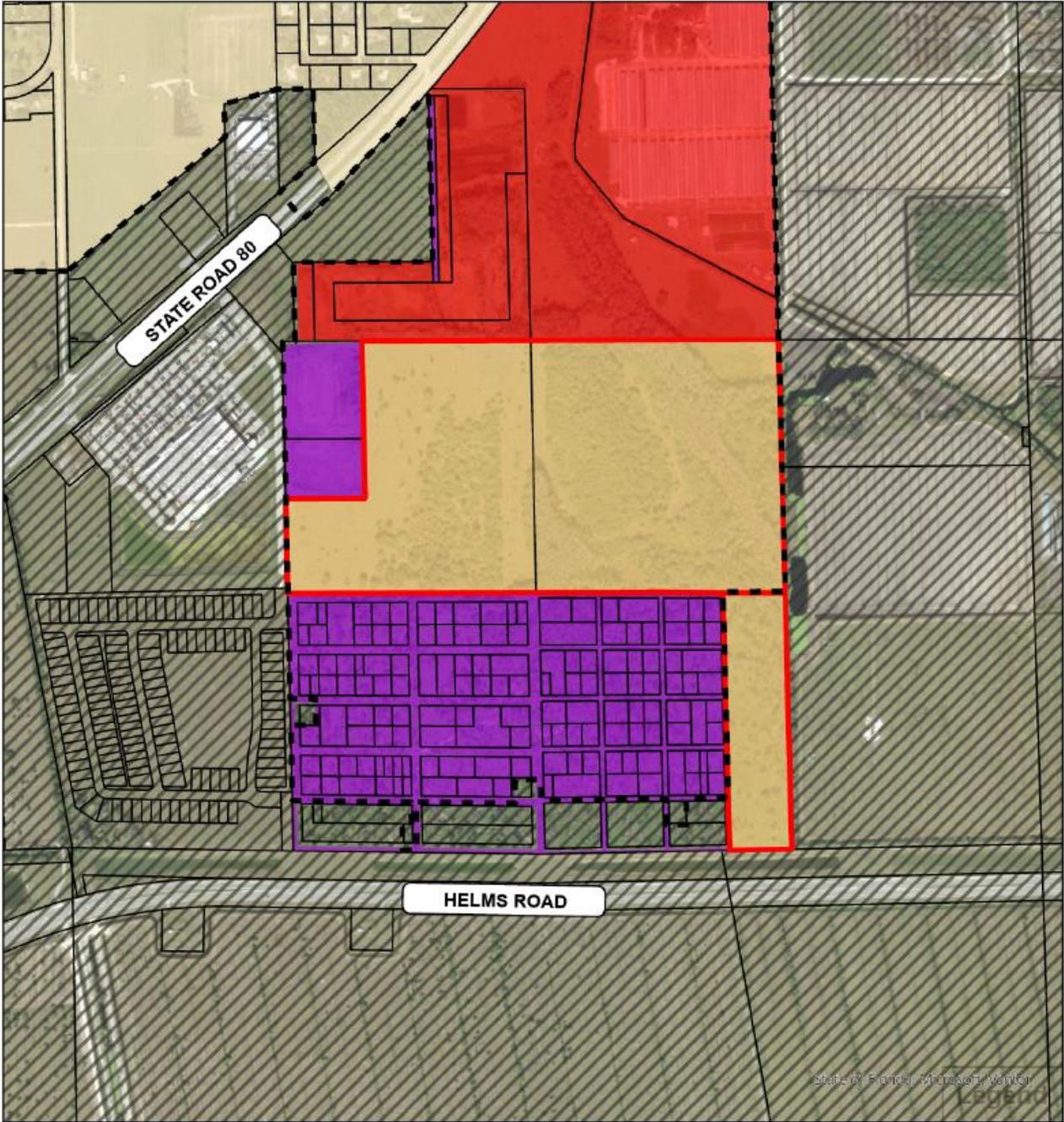
### CURRENT FUTURE LAND USE MAP



- Legend**
- City of LaBelle Municipal Boundary
  - Subject Property
  - Parcels
  - Hendry County Future Land Use**
  - Commercial
  - LaBelle
  - Multi-Use
  - Residential, Medium Density



### PROPOSED FUTURE LAND USE MAP



- City of LaBelle Municipal Boundary
- Subject Property
- Parcels
- Proposed Future Land Use

#### Legend

- City of LaBelle Future Land Use
  - Outlying Mixed Use
- Hendry County Future Land Use
  - Commercial
  - LaBelle
  - Multi-Use
  - Residential, Medium Density



**EXHIBIT A  
LEGAL DESCRIPTION**

PARCEL 1: The Northeast 1/4 of the Southwest 1/4 of Section 18, Township 43 South, Range 29 East, Hendry County, Florida; LESS & EXCEPT Beginning at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 run East 420 feet; thence South 833 feet; thence West 420 feet; thence North to the Point of Beginning; and

PARCEL 2: Northwest 1/4 of the Southeast 1/4 of Section 18, Township 43 South, Range 29 East, Hendry County, Florida.

CITY OF LABELLE  
ORDINANCE 2026-05  
PLANT WORLD ANNEXATION

AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, ANNEXING A 74+/-ACRE PROPERTY LOCATED SOUTH OF W SR 80 ROAD AND NORTH OF HELMS ROAD, INTO THE CORPORATE LIMITS OF THE CITY OF LABELLE, FLORIDA; IN ACCORDANCE WITH THE ANNEXATION PROVISIONS OF CHAPTER 171, PART II, FLORIDA STATUTES; REDEFINING THE BOUNDARY LINES OF SAID CITY IN CONFORMANCE THEREWITH; AMENDING THE OFFICIAL BOUNDARY MAP OF THE CITY OF LABELLE, FLORIDA, PROVIDING THAT EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS REMAIN UNTIL CHANGED BY THE CITY ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Alico Inc., has initiated a voluntary annexation of real property located ¼ mile south of State Road 80 and west of Ben Moore Drive, City of LaBelle, Florida, “the property” as described and depicted in Exhibit “A”, Exhibit “B”, Exhibit “C”, and “Exhibit D”, attached hereto; and,

WHEREAS, the City and the County have identified certain lands that are logical for annexation into the City, the appropriate land uses and infrastructure needs for said area, and the provider of services and infrastructure for said areas; and,

WHEREAS, the properties to be annexed shall retain the comprehensive plan future land use and zoning classifications existing at the time this ordinance is approved; unless otherwise requested by the property owner, the properties will become subject to the City Comprehensive Plan Future Land Use and zoning classifications most consistent with the retained classifications upon subsequent action by the City.

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 City Commission, after advertised public hearings on March 12, 2026, April 9, 2029, and May 14, 2026 Ordinance 2026-05 is hereby adopted, annexing the property in the City of LaBelle municipal boundary.

**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

46 separate, distinct and independent provision, and such holding shall not affect the validity of the  
47 remaining portions of this ordinance.

48  
49 **Section 5. Effective Date.** This Ordinance shall become effective in accordance with Florida  
50 Statutes.

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52  
53  
54 **PASSED AND ADOPTED** in open session this \_\_\_\_ day \_\_\_\_\_, 2026.

57 THE CITY OF LABELLE, FLORIDA

60 By: \_\_\_\_\_  
61 Julie C. Wilkins, Mayor

63 Attest: \_\_\_\_\_  
64 Tijauna Warner, Deputy City Clerk

66 APPROVED AS TO FORM AND  
67 LEGAL SUFFICIENCY:

70 By: \_\_\_\_\_  
71 Derek Rooney, City Attorney

|    |                      |       |       |
|----|----------------------|-------|-------|
| 74 | Vote:                | AYE   | NAY   |
| 76 | Mayor Wilkins        | _____ | _____ |
| 77 | Commissioner Vargas  | _____ | _____ |
| 78 | Commissioner Ratica  | _____ | _____ |
| 79 | Commissioner Holland | _____ | _____ |
| 80 | Commissioner Spratt  | _____ | _____ |

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**EXHIBIT A**

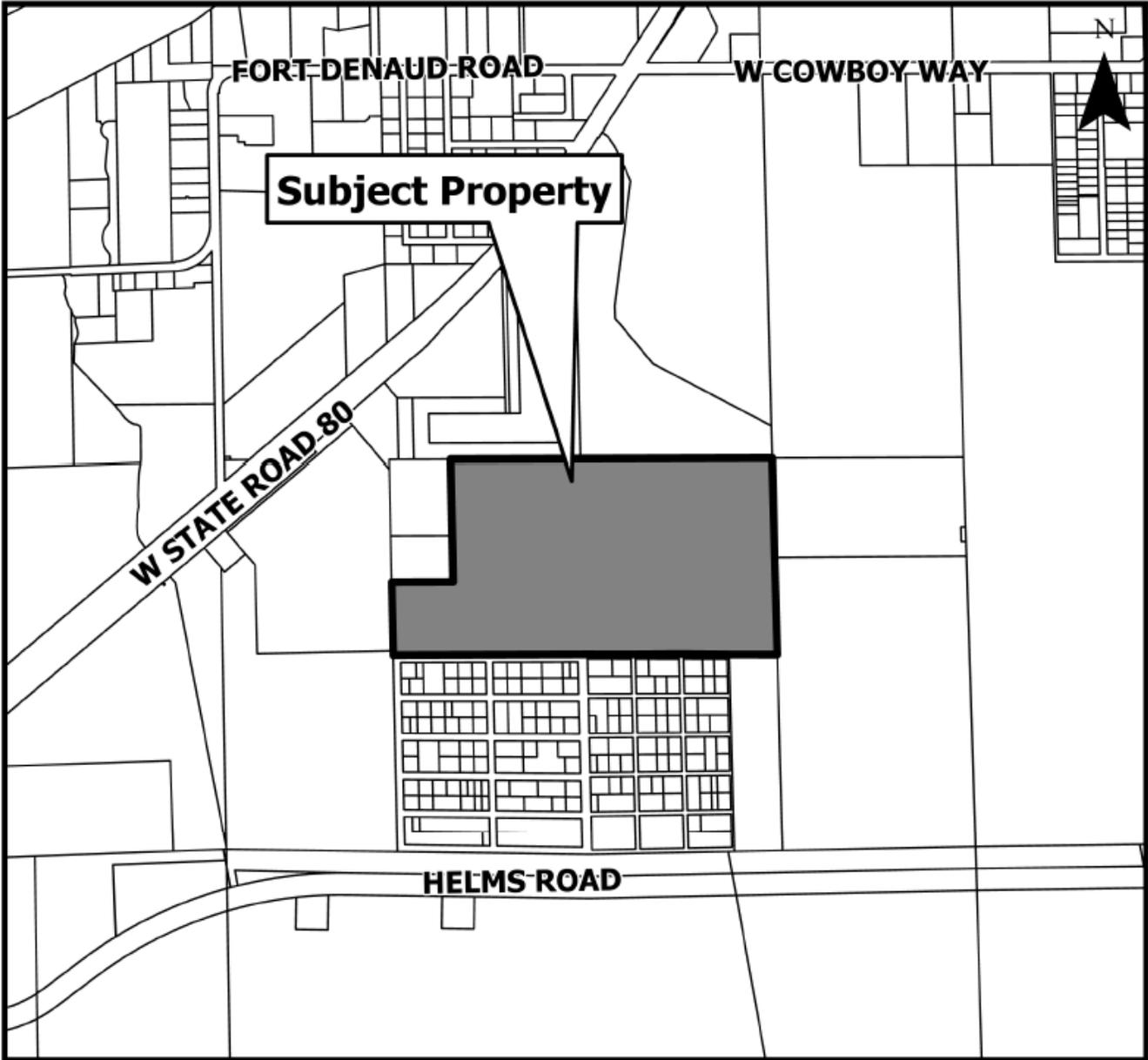
**LEGAL DESCRIPTION**

PARCEL 1: The Northeast 1/4 of the Southwest 1/4 of Section 18, Township 43 South, Range 29 East, Hendry County, Florida; LESS & EXCEPT Beginning at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 run East 420 feet; thence South 833 feet; thence West 420 feet; thence North to the Point of Beginning; and

PARCEL 2: Northwest 1/4 of the Southeast 1/4 of Section 18, Township 43 South, Range 29 East, Hendry County, Florida.

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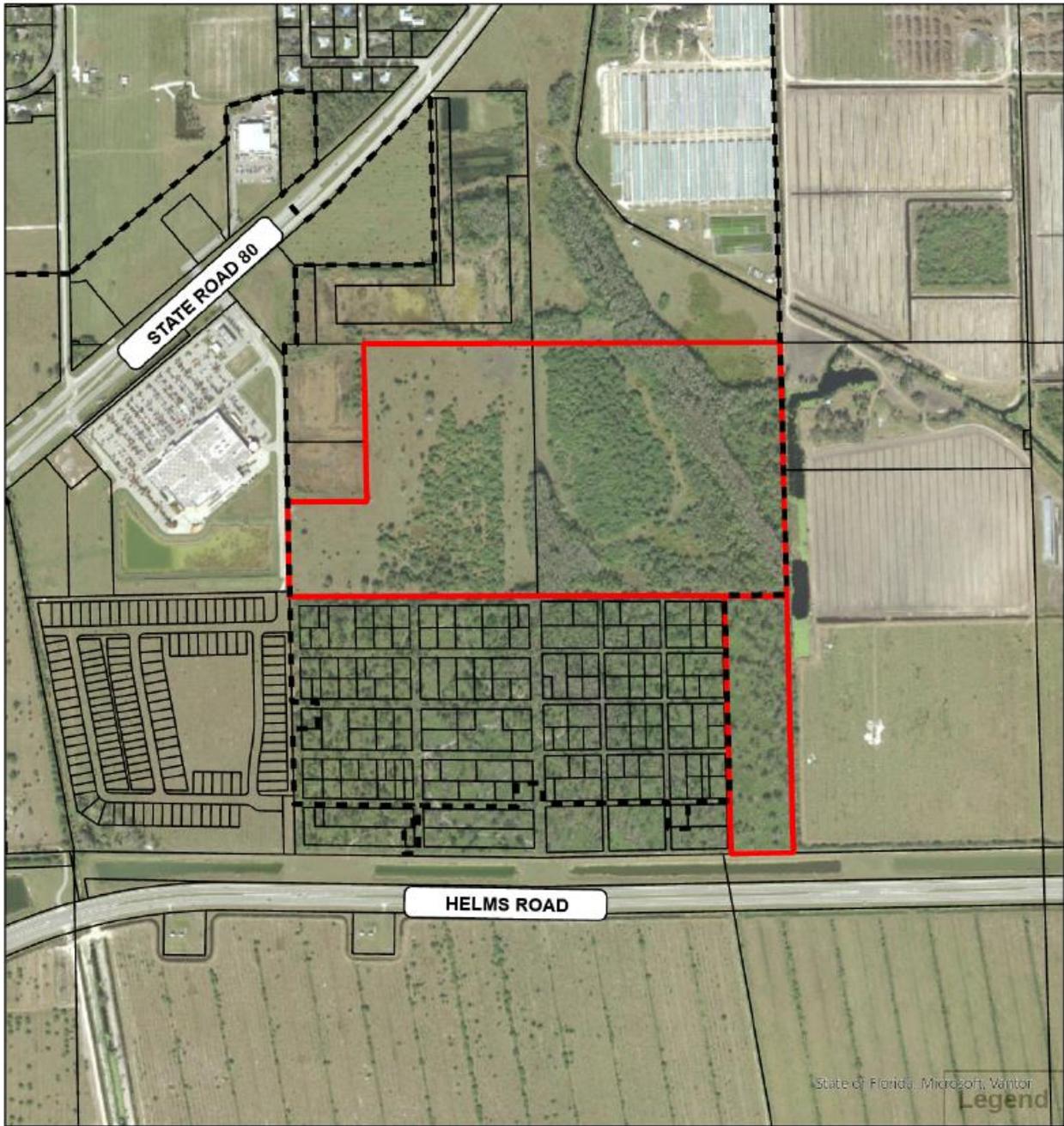
**EXHIBIT B  
LOCATION MAP**



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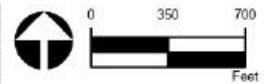
### EXHIBIT C EXISTING MUNICIPAL BOUNDARY MAP



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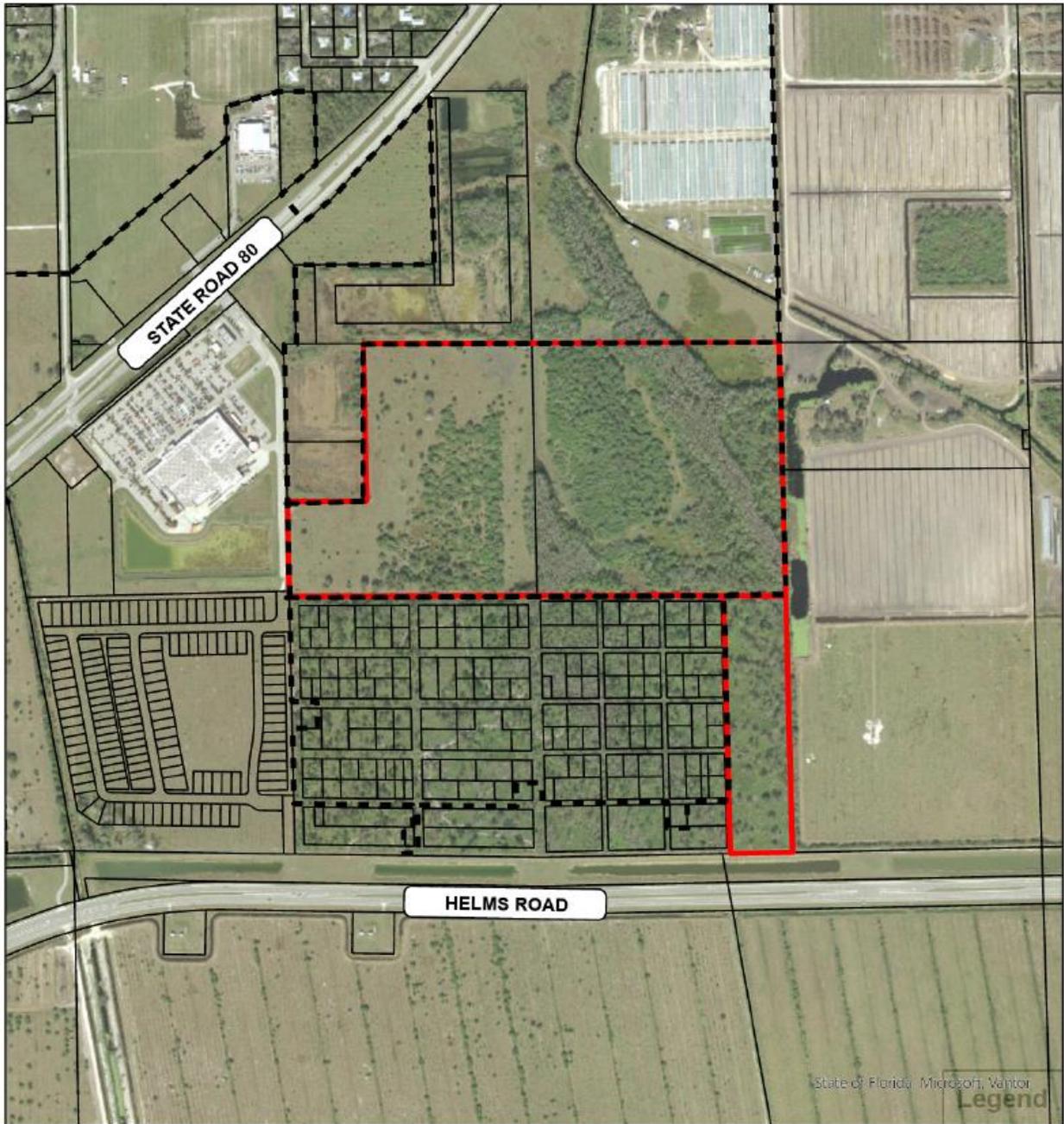
- Legend**
- Subject Property
  - Parcels
  - City of LaBelle Municipal Boundary



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### EXHIBIT D PROPOSED MUNICIPAL BOUNDARY MAP



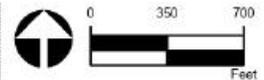
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State of Florida, Microsoft, Vantor  
Legend



#### Legend

-  Subject Property
-  Parcels
-  City of LaBelle Municipal Boundary



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**TABLE OF CONTENTS**  
**PLANT WORLD**  
**CITY OF LABELLE ANNEXATION APPLICATION**

1. Application Form
2. Authorization Forms
3. Survey
4. Aerial Location Map

**CITY OF LABELLE  
VOLUNTARY ANNEXATION  
AGREEMENT PETITION**

|   |                    |
|---|--------------------|
| 1. Submittal review<br>Date _____             | Section 4, Item A. |
| 2. Legal Department:<br>Date _____ Atty _____ |                    |
| 3. Planner Review<br>Date _____ Plnr _____    |                    |
| 4. Legal Department:<br>Date _____ Atty _____ |                    |

Date Received \_\_\_\_\_

File Number: ARV-200 - \_\_\_\_\_

Date Adopted: \_\_\_\_\_

**Petitioner:** Alico Inc. (represented by Mitch Hutchcraft)  
 Address: 10070 Daniels Interstate Court, Suite 200, Fort Myers, FL 33913  
 Telephone #: 239-405-1694 Fax #: \_\_\_\_\_ E-mail: mhutchcraft@alicoinc.com

**Agent for Petitioner:** Dan Delisi  
 Address: P.O. Box. 8065, West Palm Beach, FL 33407  
 Telephone #: 239-913-7159 Fax #: \_\_\_\_\_ E-mail: dan@delisi-inc.com

**Owner of Property:** Alico Inc.  
 Address: 10070 Daniels Interstate Court, Suite 200, Fort Myers, FL 33913  
 Telephone #: 239-226-2030 Fax #: \_\_\_\_\_ E-mail: jkiernan@alicoinc.com

Address/Location of Subject Property W SR 80, Labelle, Florida 33935

Folio Number of Subject Property 1 29 43 18 A00 0013.0000, 1 29 43 18 A00 0018.0000, and 2 29 43 18 A00 0020.0000

Legal Description of Property Involved See Attached, Exhibit A.

Lot Size 83.08 Acres Existing Use of Property Vacant/Agriculture

Existing Structures on Property (Include Height and Square Feet) Vacant

Existing Zoning A-2 (Hendry County) and AG (LaBelle)

Existing Comprehensive Plan Designation Multi-Use (Hendry County) and Residential (LaBelle)

Uses Proposed Residential with Ancillary Recreation and Community Facilities

Proposed Number of Dwelling Units and/or Commercial Square Footage 330 DU  
Not to Exceed

Maximum Building Heights 2 Stories/24'

Total Acreage/Square Footage of Subject Property 83.08 Acres (See Survey, Attached)



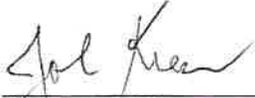
Signature of Petitioner

Mitchel A. Hutchcraft for Alico Inc.

Print or type name of person signing above

11/24/2025

Date



Signature of Owner

John Kiernan, President and CEO, Alico

Print or type name of person signing above

11/24/25

Date

Signature of Equitable Owner (if applicable)

Print or type name of person signing above

Date

**NOTE: IF THE PETITIONER WISHES TO BE REPRESENTED BY AN AGENT, THE POWER OF ATTORNEY ON THE FOLLOWING PAGE MUST BE PROPERLY EXECUTED. IF DRAWINGS PREPARED BY AN ARCHITECTURAL, ENGINEERING OR OTHER FIRM ARE SUBMITTED, THE FIRM MUST EXECUTE THE ATTACHED PERMISSION TO REPRODUCE.**

AFFIDAVIT

I, John Kiernan, President and CEO Alico certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief.

KNOW ALL MEN THAT I, John Kiernan, do hereby constitute and appoint Dan Delisi my true and lawful attorney, to execute the foregoing instrument in my name, place and stead this 24<sup>th</sup> day of NOVEMBER, 2025.

John Kiernan Date: 11/24/25  
Signature of owner or authorized agent

John Kiernan  
Print or type name of person signing above

Alico Incorporated  
Name of owner/agent entity if a corporation, L.L.C., partnership, or trust  
President and CEO  
Representative capacity of person signing Affidavit:  
President of Vice President of Corporation  
Managing Member of L.L.C.  
General Partner  
Trustee

STATE OF FLORIDA )  
COUNTY OF LEE )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of NOVEMBER, 2025, by JOHN KIERMAN who is personally known to me or ~~who has produced~~ as identification and who did not take an oath.



Kelly Wright  
Notary Public  
Kelly Wright  
Print or type name  
My Commission Expires: August 1, 2027

KNOW ALL MEN THAT I, \_\_\_\_\_, \_\_\_\_\_ (Title), of the firm of \_\_\_\_\_, do hereby grant the City of LaBelle permission to reproduce all or a portion of all plans, drawings, etc., submitted in connection with the foregoing petition.

\_\_\_\_\_  
Signature  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_ who is personally known to me or who has produced as identification and who did not take an oath.

\_\_\_\_\_  
Notary Public  
Print or type name  
My Commission Expires: \_\_\_\_\_

**CONFIRMATION OF OWNERSHIP BY OWNER; AND  
AUTHORIZATION FOR AGENT OR PETITIONER (WHEN A DIFFERENT ENTITY)**

The undersigned to hereby swear or affirm that they are the fee simple title holders and owners of the record of property commonly known as Alico Plant World  
And legally described in Exhibit A attached hereto.

The property described herein is the subject of a Voluntary Annexation application. We hereby designate Dan Delisi as the legal representative of the property in the course of seeking approval of this application. This representative will remain the only entity to authorize development activity until such time as anew or amended authorization is delivered to the City.

[Signature]  
Owner Signature

John Kiernan  
Printed Name

Alico Incorporated  
Name of owner entity if a corporation, L.L.C., partnership, trust

President and CEO  
Representative capacity of person signing: President or Vice  
President of Corporation, Managing Member of L.L.C., General  
Partner, Trustee

10070 Daniels Interstate Court, Suite 200, Fort Myers, FL 33913  
Address of Owner

**STATE OF FLORIDA )**  
COUNTY OF Lee )

Sworn to (or affirmed) and subscribed before me this 24<sup>th</sup> day of NOVEMBER, 2025, by JOHN KIERNAN  
( ) capacity if applicable who is personally known to me or produced as identification.



**KELLY WRIGHT**  
Commission # HH 428469  
Expires August 1, 2027

[Signature]  
Notary Public  
Notary Public – State of Florida  
My commission expires August 1, 2027

Kelly Wright  
Name typed, stamped or printed

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMMITMENT FILE NO. 22072528 JP3, WITH AN EFFECTIVE DATE OF JANUARY 31, 2024 AT 8:00AM.

LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

- PARCEL 1: THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA; LESS & EXCEPT BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 RUN EAST 420 FEET; THENCE SOUTH 833 FEET; THENCE WEST 420 FEET; THENCE NORTH TO THE POINT OF BEGINNING.
PARCEL 2: NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA.
PARCEL 3: THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA.
PARCEL 4: TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN WHY ME LORD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND LABELLE PLANT WORLD, INC., A FLORIDA CORPORATION, RECORDED NOVEMBER 9, 2023 IN OFFICIAL RECORDS BOOK 1064, PAGE 649, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.

NOTES CORRESPONDING TO SCHEDULE B

- 11 - TERMS AND CONDITIONS OF THAT CERTAIN RIGHT OF FIRST REFUSAL FOR PURCHASE OF REAL PROPERTY BY AND BETWEEN ALICO-AGRI, LTD., A FLORIDA LIMITED PARTNERSHIP, AND LABELLE PLANT WORLD, INC., RECORDED SEPTEMBER 17, 2004 IN OFFICIAL RECORDS BOOK 682, PAGE 1097, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2) (AFFECTS, PLOTTED AND SHOWN)
12 - EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED JUNE 22, 1973 IN OFFICIAL RECORDS BOOK 166, PAGE 409, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA. (AS TO PARCEL 4) (AFFECTS PARCELS 3 & 4, PLOTTED AS SHOWN)
13 - TERMS AND CONDITIONS OF THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN WHY ME LORD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND LABELLE PLANT WORLD, INC., A FLORIDA CORPORATION, RECORDED NOVEMBER 9, 2023 IN OFFICIAL RECORDS BOOK 1064, PAGE 649, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA. (AS TO PARCEL 4) (AFFECTS, PLOTTED AS SHOWN)
14 - TERMS AND CONDITIONS OF THAT CERTAIN HENDRY COUNTY ENGINEERING DEPARTMENT RIGHT-OF-WAY USAGE PERMIT, ALONG WITH ATTACHMENTS THERETO, GIVEN TO LABELLE PLANT WORLD, INC., AND THEIR SUCCESSORS-IN-INTEREST, DATED OCTOBER 24, 2023, AS REVISED ON NOVEMBER 1, 2023, AND RECORDED FEBRUARY 7, 2024 IN OFFICIAL RECORDS BOOK 1069, PAGE 1480, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA. (AFFECTS, APPROXIMATE LOCATION SHOWN)

LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for light pole, utility pole, right of way, found monument, computed point, square feet, official public records, certified corner record, point of beginning, corrugated metal pipe, drainage inlet, right of way, now or formerly, record dimension, measured/calculated dimension, deed of records, centerline, overhead utility line, chainlink fence, boundary line, and easement line.

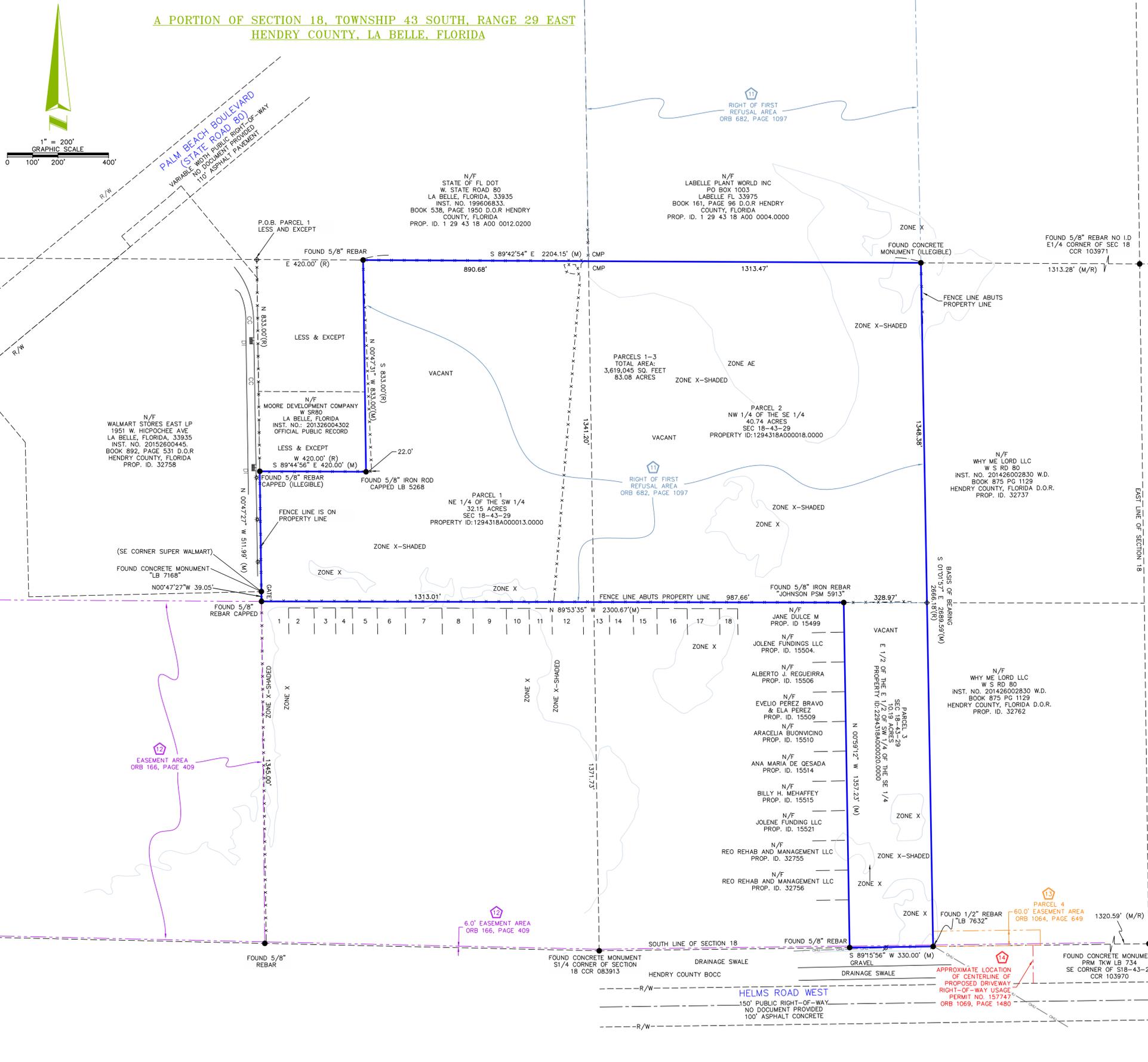
ADJOINER TABLE

Table with 2 columns: Parcel Number and Adjoiner Name/Property ID. Lists 18 adjacent parcels including Labelle Plant World Inc., Henry Victoria V, Topa Properties Inc., Flores Magdalena, Diaz Manuel, Powers Danny J, Arrowhead Investments of SWFL, Reyes Juan Jose Pompa, Reyes Eulalio M & Berta, Elizabeth G Mack RT 24 Inc, Gatto John Richard, All Trans Cargo Corp, Arcila Lilly, Phillip Jeanette W, Jolene Funding LLC, Reo Rehab and Management LLC, Gumbs Jasmin, and Trujillo Diego Fernando.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE SURVEY

A PORTION OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST HENDRY COUNTY, LA BELLE, FLORIDA



VICINITY MAP



SHEET 1 OF 1

LAND AREA

3,619,045 ± SQUARE FEET 83.08 ± ACRES

PARKING

NO OBSERVED DESIGNATED STRIPED PARKING

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES 'AE', 'X', & 'X-SHADED' ON FLOOD INSURANCE RATE MAP NUMBER 12043C0490E, WHICH BEARS AN EFFECTIVE DATE OF 3/22/2022 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83-2011, AS MEASURED ALONG THE EAST LINE OF THE SUBJECT PROPERTY WHICH BEARS S 01°01'57" E PER GPS COORDINATE OBSERVATIONS.
LATITUDE: 26°44'23.31566"
LONGITUDE: 81°27'59.41684"
CONVERGENCE ANGLE: 001°2'35.64975"

GENERAL NOTES

- 1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT LEGAL ACCESS TO HELMS ROAD WEST, BEING A PUBLIC STREET OR HIGHWAY, VIA THE EASEMENT AGREEMENT RECORDED NOVEMBER 9, 2023 IN ORB 1064, PAGE 649, AND THAT CERTAIN RIGHT-OF-WAY USAGE PERMIT NO. 157747.
5. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. THERE WERE NO APPARENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THE NEAREST INTERESTING STREET IS THE INTERSECTION OF HELMS ROADWAY AND PALM BEACH BLVD., WHICH IS APPROXIMATELY 4,166' FROM THE SW CORNER OF THE SUBJECT PROPERTY.
12. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
13. NO BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY.
14. THE NEAREST PUBLIC RIGHT-OF-WAY IS HELMS ROAD WEST WHICH LIES 150' FROM THE SOUTH LINE OF SUBJECT PROPERTY.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB #485703
ALICO/PLANT WORLD
EAST STATE ROAD 80
HENDRY COUNTY
LA BELLE, FLORIDA 33935

SITE PICTURE



AEI Consultants logo and contact information: 2500 CAMINO DIABLO, WALNUT CREEK, CA, 94597. TELEPHONE: 925.746.6000. EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: TRENAM LAW, ALICO, INC., A FLORIDA CORPORATION; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B1, 7C, 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/21/2023. DATE OF PLAT OR MAP: 11/21/2023.



PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB8173

Table with 4 columns: DATE, REVISION HISTORY, BY, SURVEYOR JOB NUMBER. Includes entry for 02/08/24 CLIENT COMMENTS WA 23-7598.

SURVEYED BY: BLEW & ASSOCIATES, P.A. 3825 N SHILOH DRIVE FAYETTEVILLE, AR 72703. SURVEY@BLEWINC.COM

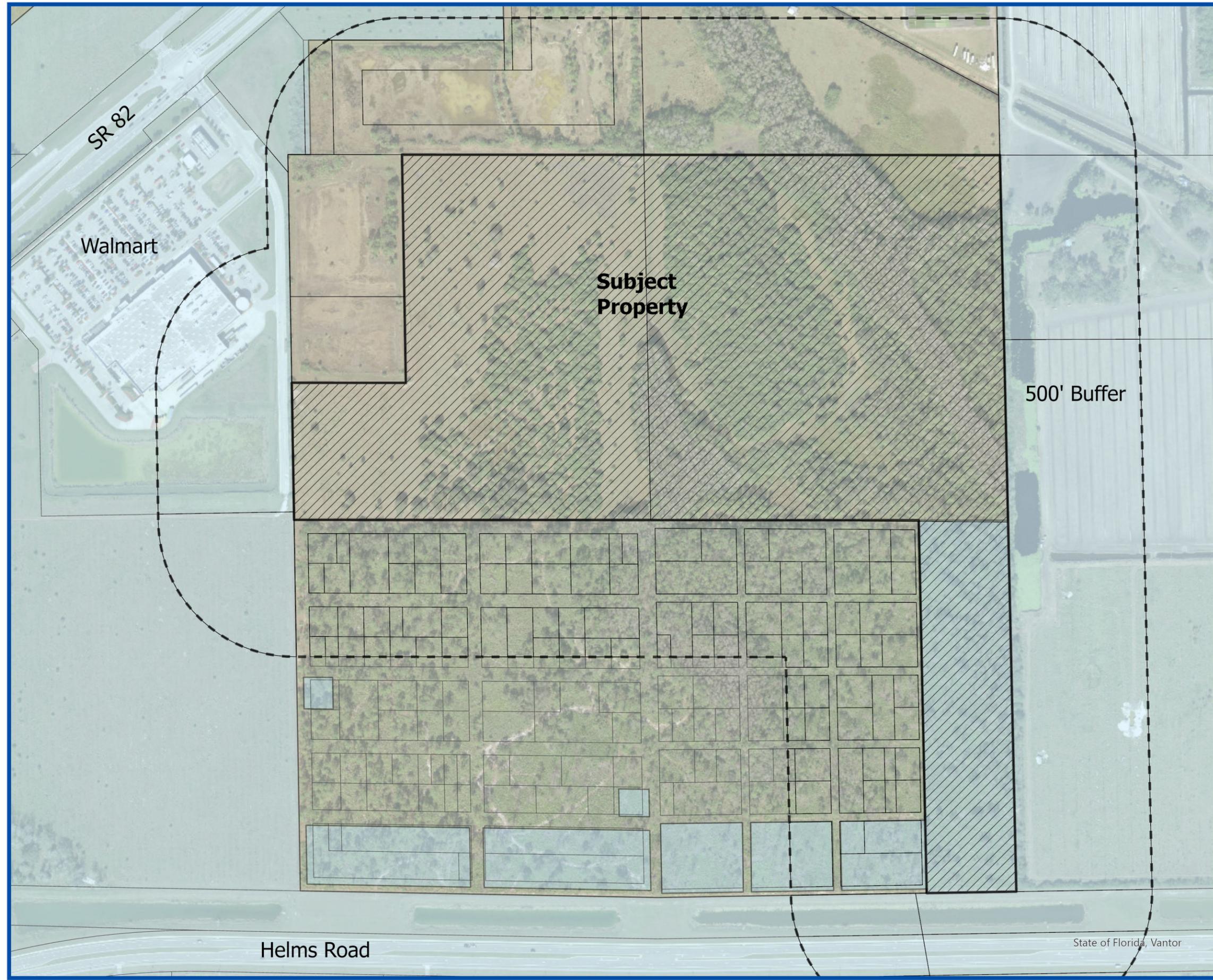
# EXHIBIT

## Location Map

Alico Plant World Property  
Hendry County, Florida

### Legend

-  Plant World Boundary
-  500' Buffer
-  Hendry\_County\_Parcels
-  Ownership within 500 buffer
- City Limits
-  LaBelle City Limits



500' Buffer

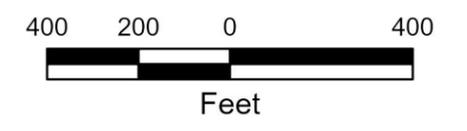
SR 82

Walmart

Subject Property

Helms Road

State of Florida, Vantor



1 inch equals 400 feet



1 CITY OF LABELLE  
2 ORDINANCE 2026-06  
3 PLANT WORLD  
4 COMPREHENSIVE PLAN AMENDMENT  
5

6 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR A  
7 SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND  
8 USE MAP FOR A 84.04+/-ACRE PROPERTY LOCATED SOUTH OF W SR 80 ROAD  
9 AND NORTH OF HELMS ROAD; AMENDING THE COMPREHENSIVE PLAN  
10 DESIGNATION FOR THE PROPERTY FROM UNINCORPORATED HENDRY  
11 COUNTY COMPREHENSIVE PLAN “MULTI-USE” DESIGNATION TO THE CITY OF  
12 LABELLE “OUTLYING MIXED USE” DESIGNATION; PROVIDING FOR  
13 SEVERABILITY; PROVIDING AN EFFECTIVE DATE.  
14

15 WHEREAS, the City of LaBelle has considered an amendment to the Future Land Use Map  
16 for real property located ¼ mile south of State Road 80 and west of Ben Moore Drive, City of  
17 LaBelle, Florida, further described in Exhibit “A”, attached hereto; and has considered public  
18 comment on the same, and,  
19

20 WHEREAS, in the exercise of its authority pursuant to Sections 163.3187 and 1643.3184,  
21 Florida Statutes, the City has determined it necessary and desirable to amend the City  
22 Comprehensive Plan Future Land Use Map so that the property for comprehensive planning  
23 purposes is changed from the Hendry County “Multi-Use” to the “Outlying Mixed Use” future  
24 land use category as shown on Exhibit “B” attached hereto; a  
25

26 WHEREAS, amending the City Comprehensive Plan Future Land Use Map is appropriate  
27 in consideration of the property’s proximity to lands designated for urban development in  
28 Employment Village, Outlying Mixed Use and Commercial future land use categories on the  
29 adopted future land use map; and the amendment will promote, protect, and improve the general  
30 health, safety, good order, appearance, convenience, and general welfare of the public, and will  
31 help accomplish the goals of the objectives of the City’s Comprehensive Plan.  
32

33 NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of LaBelle,  
34 Florida:  
35

36 Section 1. The forgoing recitals are true and correct and are incorporated herein by this  
37 reference.  
38

39 Section 2. After being read by title at a public hearing on March 12, 2026 before the Local  
40 Planning Agency, and advertised public hearing on April 9, 2029, and May 14, 2026, Ordinance  
41 2026-06, is hereby adopted, amending the City Comprehensive Plan Future Land Use Map so that  
42 the Comprehensive Plan designation for the property is “Outlying Mixed Use”.  
43

44 Section 3. The City has determined that the Comprehensive Plan designation of “Outlying  
45 Mixed Use” as shown in the proposed City Comprehensive Plan Future Land Use Map attached

46 hereto as Exhibit “B”, is the most appropriate comprehensive plan designation for the affected  
47 property and that such comprehensive plan designation will promote, protect, and improve the  
48 general health, safety, good order, appearance, convenience, and general welfare of the public and  
49 will help accomplish the goals and objectives of the City Comprehensive Plan.

50  
51 **Section 4.** The small-scale comprehensive plan amendment shall apply to the real property  
52 described in Exhibit “A”.

53  
54 **Section 5.** This ordinance shall become effective in accordance with Florida Statutes.

55  
56 **Section 6.** If any Court of competent jurisdiction shall determine any portion or provision of  
57 this ordinance unconstitutional or invalid, that portion shall be severed, and the remainder of the  
58 ordinance shall remain in full force and effect and given its ordinary meaning.

59  
60 **Section 7.** The City Commission hereby directs the Deputy Clerk to forward certified copies  
61 of this adopted ordinance within seven (7) days of the effective date hereof, to the Clerk of Circuit  
62 Court of Hendry County and the County Administrator for Hendry County.

63  
64  
65

66 **PASSED AND ADOPTED** in open session this \_\_\_\_ day \_\_\_\_\_, 2026.

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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

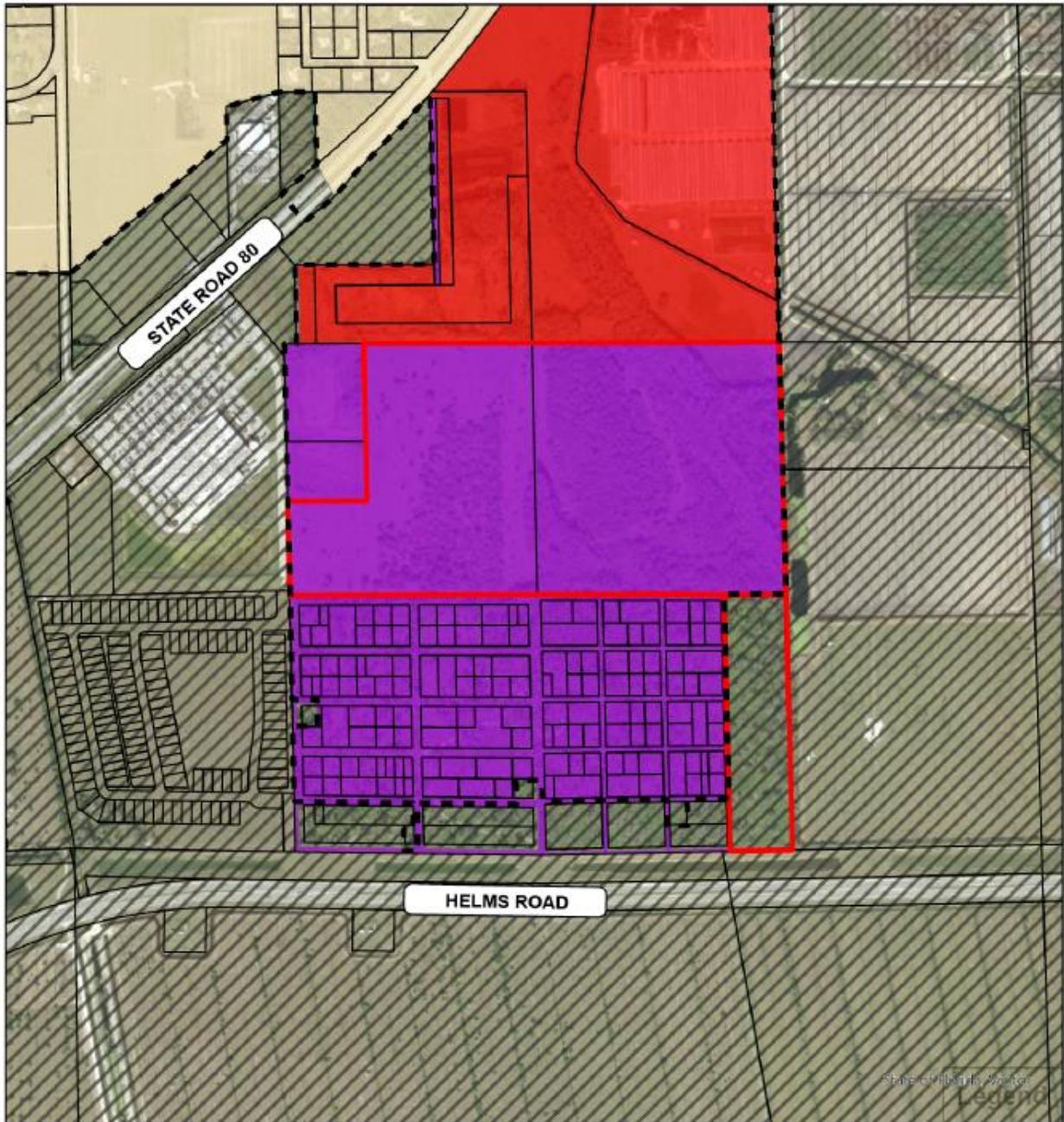
| Vote:                | AYE   | NAY   |
|----------------------|-------|-------|
| Mayor Wilkins        | _____ | _____ |
| Commissioner Vargas  | _____ | _____ |
| Commissioner Spratt  | _____ | _____ |
| Commissioner Holland | _____ | _____ |
| Commissioner Ratica  | _____ | _____ |

**EXHIBIT A**  
**LEGAL DESCRIPTION**

96  
97  
98  
99 PARCEL 1: The Northeast 1/4 of the Southwest 1/4 of Section 18, Township 43 South, Range 29  
100 East, Hendry County, Florida; LESS & EXCEPT Beginning at the Northwest corner of the  
101 Northeast 1/4 of the Southwest 1/4 run East 420 feet; thence South 833 feet; thence West 420 feet;  
102 thence North to the Point of Beginning; and  
103  
104 PARCEL 2: Northwest 1/4 of the Southeast 1/4 of Section 18, Township 43 South, Range 29 East,  
105 Hendry County, Florida; and  
106  
107 PARCEL 3: The East 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 18,  
108 Township 43 South, Range 29 East, Hendry County, Florida.

109  
110

### EXHIBIT B CURRENT FUTURE LAND USE MAP



Copyright 2011



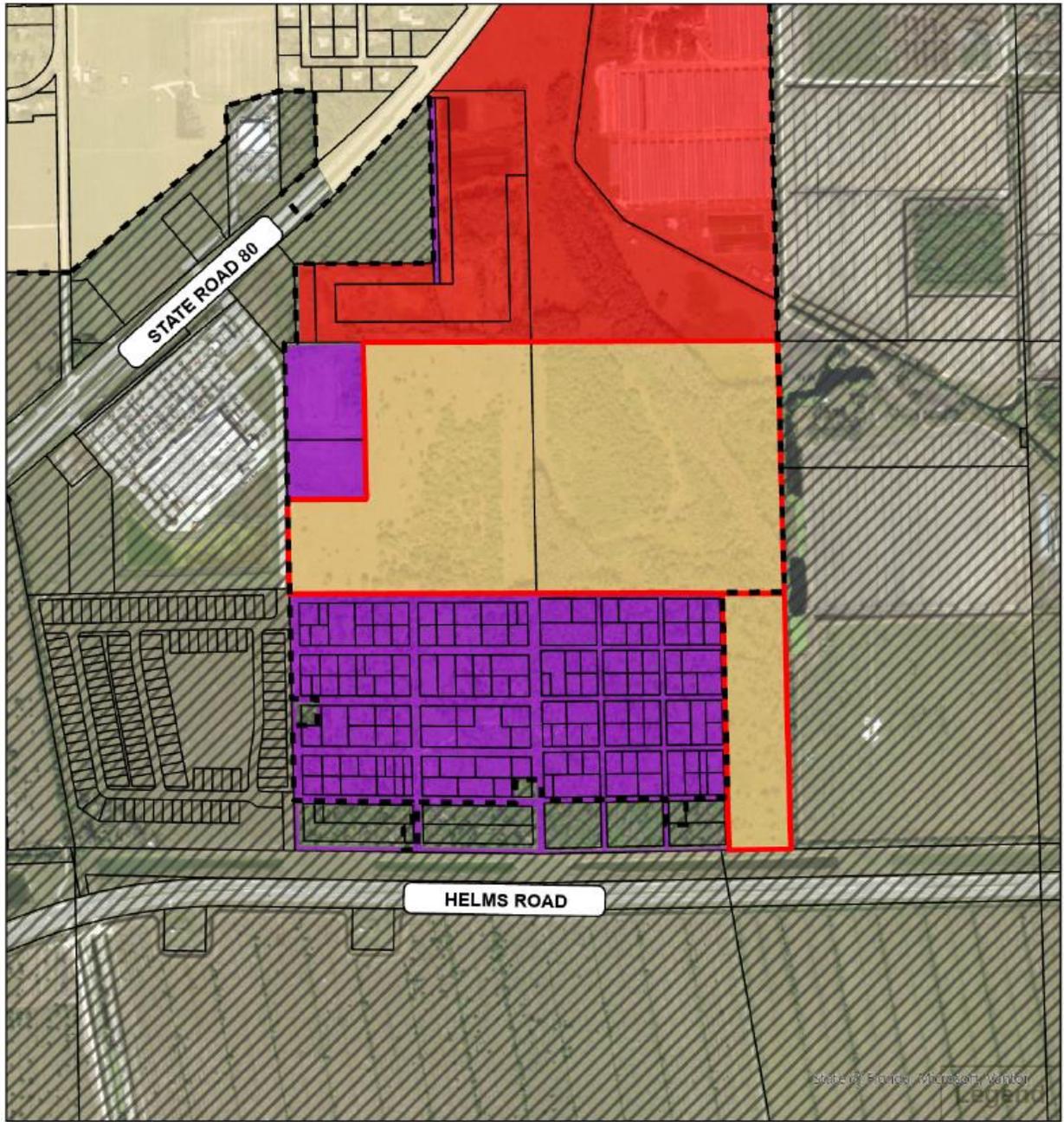
- Legend**
- City of LaBelle Municipal Boundary
  - Subject Property
  - Parcels
  - Hendry County Future Land Use**
  - Commercial
  - LaBelle
  - Multi-Use
  - Residential, Medium Density



111

112  
113

### EXHIBIT C PROPOSED FUTURE LAND USE MAP



Copyright 2011



**Legend**

|  |   |   |   |
|--|---|---|---|
|  City of LaBelle Municipal Boundary |  City of LaBelle Future Land Use<br>Outlying Mixed Use |  Hendry County Future Land Use<br>Commercial |  |
|  Subject Property                   |  Multi-Use   |  LaBelle                                     |   |
|  Parcels                            |  Residential, Medium Density                           |   |   |
|  Proposed Future Land Use           |   |   |   |

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TABLE OF CONTENTS  
PLANT WORLD  
COMPREHENSIVE PLAN AMENDMENT APPLICATION

1. Application Form
2. Authorization Forms
3. Proof of Ownership
4. Aerial and Surrounding Uses Map
5. Future Land Use Map (Current)
6. Future Land Use Map (Proposed)
7. Planning Justification
8. Transportation Impact Statement

- 1. Submittal request date \_\_\_\_\_ C.C. \_\_\_\_\_
- 2. Legal Department: Date \_\_\_\_\_ Atty \_\_\_\_\_
- 3. Planning: date \_\_\_\_\_ Plnr \_\_\_\_\_



## COMPREHENSIVE PLAN AMENDMENT PETITION

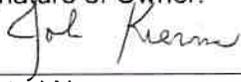
|   |   |                                    |  |
|---|---|------------------------------------|--|
| Date Received:  |   | File No. CPA-202_ - _____          |  |
| Petitioner: Alico Incorporated - c/o Mitch Hutchcraft   |   |                                    |  |
| Address: 10070 Daniels Interstate Court, Suite 200<br>Fort Myers, FL 33913  |   |                                    |  |
| Telephone: 239-405-1694   | Fax:                                      | Email: mhutchcraft@alicoinc.com    |  |
| Agent for Petitioner: Dan Delisi  |   |                                    |  |
| Address: P.O. Box 8065<br>West Palm Beach, FL 33407<br>dan@delisi-inc.com   |   |                                    |  |
| Telephone: 239-913-7159   | Fax:                                      | Email: dan@delisi-inc.com          |  |
| Address/Location of Subject Property:<br>W SR 80, LaBelle, Florida - located east of Ben Moore Drive and south of Walmart |   |                                    |  |
| STRAP Number of Subject Property: 1 29 43 18 A00 0013.0000, 1 29 43 18 A00 0018.0000, and 2 29 43 18 A00_0020.0000        |   |                                    |  |
| Legal Description: See Attached Survey  |   |                                    |  |
| Total Property Acreage: 83.08   | Total Acreage of Amendment Request: 83.08 | Current Use of Property: Vacant/AG |  |
| Existing Future Land Use Designation: Multi-Use (Hendry County) and Residential (LaBelle)                                 |   |                                    |  |
| Requested Future Land Use Designation: Outlying Mixed Use   |   |                                    |  |
| Existing Zoning Designation: A-2 (Hendry) and AG (LaBelle)  |   |                                    |  |

The applicant is of the opinion that the proposed land use designation would be appropriate for the above referenced property and finds that the request is consistent with the following Comprehensive Plan policies (identify the Comprehensive Plan policies and include an explanation as to how the request is consistent with these policies):

Policies:

See Attached Narrative

Signature of Owner:



Printed Name

John Kieran, President and CEO, Alico Inc.

Date:

11/24/2025

Signature of Petitioner:



Printed Name

Mitch Hutchcraft (On behalf of Alico Inc.)

Date:

11/24/2025

Signature of Equitable Owner (if applicable)(attach add'l. sheet if necessary):

Printed Name

Date:

**NOTE: IF THE PETITIONER WISHES TO BE REPRESENTED BY AN AGENT, THE POWER OF ATTORNEY ON THE FOLLOWING PAGE MUST BE PROPERLY EXECUTED. IF DRAWINGS PREPARED BY AN ARCHITECTURAL, ENGINEERING OR OTHER FIRM ARE SUBMITTED, THE FIRM MUST EXECUTE THE ATTACHED PERMISSION TO REPRODUCE.**

**AFFIDAVIT OF OWNERSHIP, DELEGATION OF AUTHORITY TO REPRESENT,  
LIMITED POWER OF ATTORNEY, AND AUTHORITY TO REPRODUCE**

I, John Kiernan, the undersigned do hereby swear, affirm and certify that I am the fee simple title holder/owner or authorized representative of the fee simple title holder/owner of the real property described in Exhibit "A" attached hereto and incorporated herein, "the owner".

Further, I do hereby swear, affirm and certify that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief.

Further, I, John Kiernan, as owner of the property herein, do hereby appoint Mitch Hutchcraft as my true and lawful attorney, for the limited purpose of executing this application and representing my interests with regard to this application in all: City of LaBelle staff meetings; correspondence; conversations; and, at all public meetings with regard thereto, as necessary to facilitate this application in my name, place and stead.

Further I, as owner of the real property described herein, do hereby grant the City of LaBelle permission to reproduce all or a portion of all plans, drawings, etc., submitted in connection with the foregoing petition.

Executed this 24<sup>th</sup> day of NOVEMBER, 2025.

John Kiernan Date: 11/24/25  
Signature of owner or authorized agent

John Kiernan

Print or type name of person signing above

Alico Incorporated

Name of owner/agent entity if a corporation, L.L.C., partnership, or trust

President and CEO

Representative capacity of person signing Affidavit:

President of Vice President of Corporation

Managing Member of L.L.C.

General Partner

Trustee

STATE OF FLORIDA )  
)

COUNTY OF LEE )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of NOVEMBER, 2025, by JOHN K. KIERNAN who is personally known to me or who has produced as identification and who did not take an oath.

Kelly Wright  
Notary Public

Kelly Wright  
Print or type name

My Commission Expires: August 1, 2027



**KELLY WRIGHT**  
Commission # HH 428469  
Expires August 1, 2027

Signature \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**CONFIRMATION OF OWNERSHIP BY OWNER; AND  
AUTHORIZATION FOR AGENT OR PETITIONER (WHEN A DIFFERENT ENTITY)**

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of the record of property commonly known as Alico Plant World and legally described in Exhibit A attached hereto.

The property described herein is the subject of a Comprehensive Plan Amendment. We hereby designate Dan Delisi as the legal representative of the property in the course of seeking approval of this application. This representative will remain the only entity to authorize development activity until such time as anew or amended authorization is delivered to the City.

*John Kiernan*  
Owner Signature

John Kiernan  
Printed Name

Alico Incorporated  
Name of owner entity if a corporation, L.L.C., partnership, trust

President and CEO  
Representative capacity of person signing: President or Vice President of Corporation, Managing Member of L.L.C., General Partner, Trustee

10070 Daniels Interstate Court, Suite 200, Fort Myers, FL 33913  
Address of Owner

STATE OF FLORIDA )

COUNTY OF LEE )

Sworn to (or affirmed) and subscribed before me this 24<sup>TH</sup> day of NOVEMBER, 2025, by JOHN KIERNAN

( ) capacity if applicable who is personally known to me or produced \_\_\_\_\_ as identification.

*Kelly Wright*  
Notary Public  
Notary Public – State of Florida

My commission expires August 1, 2027

Kelly Wright  
Name typed, stamped or printed



KELLY WRIGHT  
Commission # HH 428469  
Expires August 1, 2027

Prepared by and  
after recording return to:  
Timothy M. Hughes, Esq.



200 Central Avenue  
Suite 1600  
St. Petersburg, Florida 33701  
Phone: (727) 820-3965

Total Consideration: \$2,410,000.00  
Documentary Stamp Tax Paid: \$16870.00

Parcel I.D. Numbers:

1-29-43-18-A00-0013-0000  
1-29-43-18-A00-0018-0000  
2-29-43-18-A00-0020-0000

---

### GENERAL WARRANTY DEED

**THIS INDENTURE** made as of the 4<sup>th</sup> day of March, 2024, by **LABELLE PLANT WORLD, INC.**, a Florida corporation, whose mailing address is 475 7<sup>th</sup> Avenue, LaBelle, FL 33935 ("**Grantor**") to **ALICO, INC.**, a Florida corporation, whose address is 10070 Daniels Interstate Court, Suite 200, Fort Myers, FL 33913 ("**Grantee**").

**WITNESSETH**, that Grantor, for and in consideration of the sum stated above and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases, and transfers unto Grantee and Grantee's heirs, successors and assigns forever all of that certain real property situated in Hendry County, Florida, to wit:

PARCEL 1: The Northeast 1/4 of the Southwest 1/4 of Section 18, Township 43 South, Range 29 East, Hendry County, Florida; LESS & EXCEPT Beginning at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 run East 420 feet; thence South 833 feet; thence West 420 feet; thence North to the Point of Beginning; and

PARCEL 2: Northwest 1/4 of the Southeast 1/4 of Section 18, Township 43 South, Range 29 East, Hendry County, Florida; and

PARCEL 3: The East 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 43 South, Range 29 East, Hendry County, Florida.

**TOGETHER WITH** all structures and improvements located thereon, and all rights, privileges, easements, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, including any and all oil, gas and mineral rights and land lying in any adjacent or adjoining street, road or avenue, and the use of all strips and rights-of-way, if any, abutting, adjacent, contiguous to or adjoining said land. (collectively, the "**Property**").

Said Property does not constitute nor is it contiguous with the homestead of any Grantor.

**SUBJECT ONLY TO** real estate taxes and assessments for the year 2024 and all subsequent years which are not yet due and payable, and any easements, covenants, restrictions and other documents recorded in the public records of Hendry County, Florida which affect the Property (collectively, the "**Permitted Exceptions**") provided, however, reference thereto shall not serve to reimpose same.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND GRANTOR COVENANT** with Grantee subject that at the time of the delivery of this Deed, Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances except for the Permitted Exceptions.

*[Signature and acknowledgment on following page]*

Section 4, Item B.

[General Warranty Deed Signature Page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed on the day and year set forth below.

Witnessed by:

GRANTOR:

LABELLE PLANT WORLD, INC.,  
a Florida corporation

Sign: Emily McCormick  
Print: Emily McCormick

By: Thomas A. Smith President,  
Thomas A. Smith, President LaBelle Plant  
World, Inc.

Address: 8047 Rolling Circle  
LaBelle, FL 33935

Sign: Melodie Pleiman  
Print: Melodie Pleiman

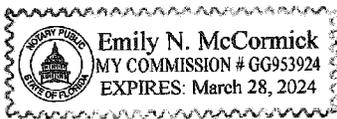
Address: 3055 Pioneer 12th fl  
Clewiston, FL 33440

STATE OF Florida

COUNTY OF Hendry

The foregoing instrument was acknowledged before me by means of (check one)  physical presence or  online notarization, this 26 day of February, 2024, by **Thomas A. Smith**, President of **LaBelle Plant World, Inc.**, a Florida corporation, on behalf of the corporation, who (check one)  is personally known to me or  produced Driver's license as identification.

[Notary Seal]



Emily McCormick  
Notary Public

Print Name: Emily McCormick

My Commission Expires: 3/28/24

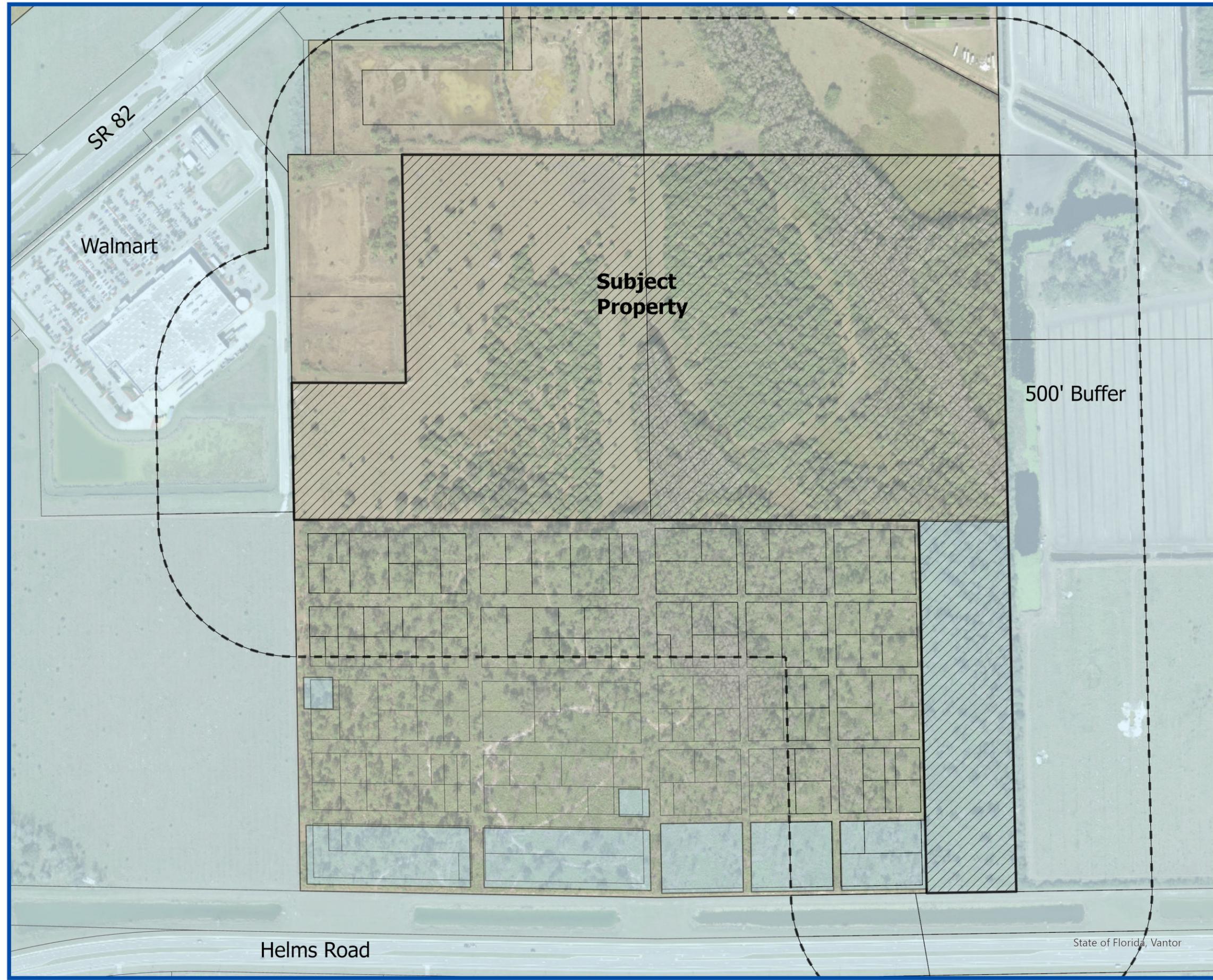
# EXHIBIT

## Location Map

Alico Plant World Property  
Hendry County, Florida

### Legend

-  Plant World Boundary
-  500' Buffer
-  Hendry\_County\_Parcels
-  Ownership within 500 buffer
- City Limits
-  LaBelle City Limits



500' Buffer

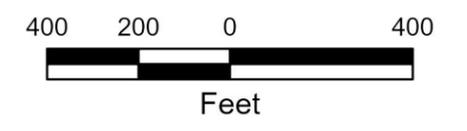
SR 82

Walmart

Subject Property

Helms Road

State of Florida, Vantor



1 inch equals 400 feet



# EXHIBIT Future Land Use/Zoning

Alico Plant World Property  
Hendry County, Florida

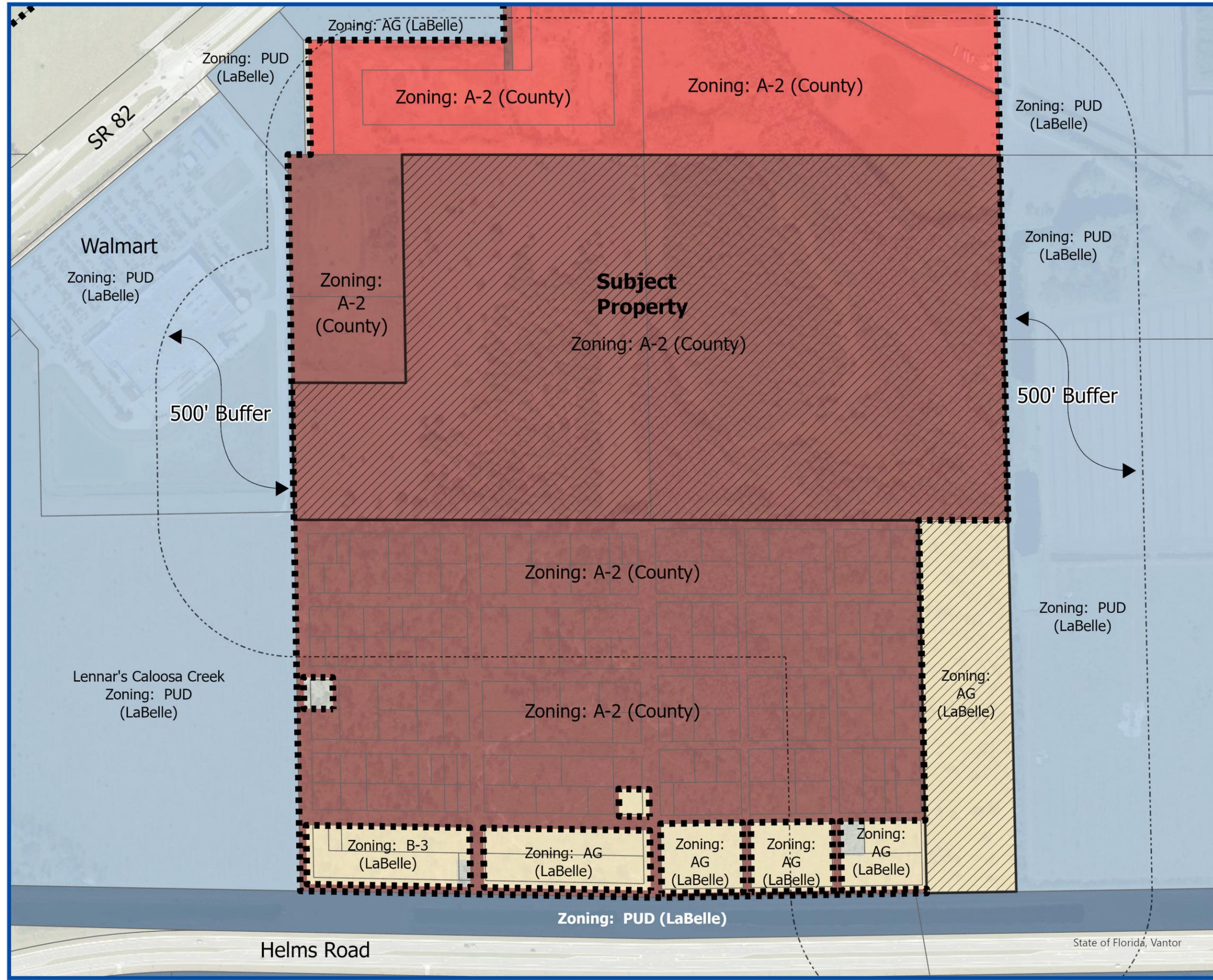
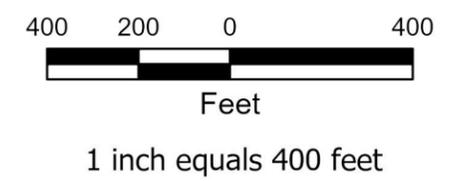
### Legend

- City Limits
-  LaBelle City Limits
  -  Plant World Boundary
  -  500' Buffer
  -  Employment Village (LaBelle)
  -  Residential (LaBelle)
  -  South LaBelle Civic (LaBelle)
- Hendry County FLUM
-  Commercial
  -  Multi-Use
  -  <all other values>

**Owner:** Alico Inc.  
C/O: Mitch Hutchcraft  
Email: mhutchcraft@alicoinc.com  
Cell: 239-405-1694

**Address:** 10070 Daniels Interstate Court  
Ste. 200  
Fort Myers, FL 33913

**Agent:** Dan Delisi  
Delisi & Associates

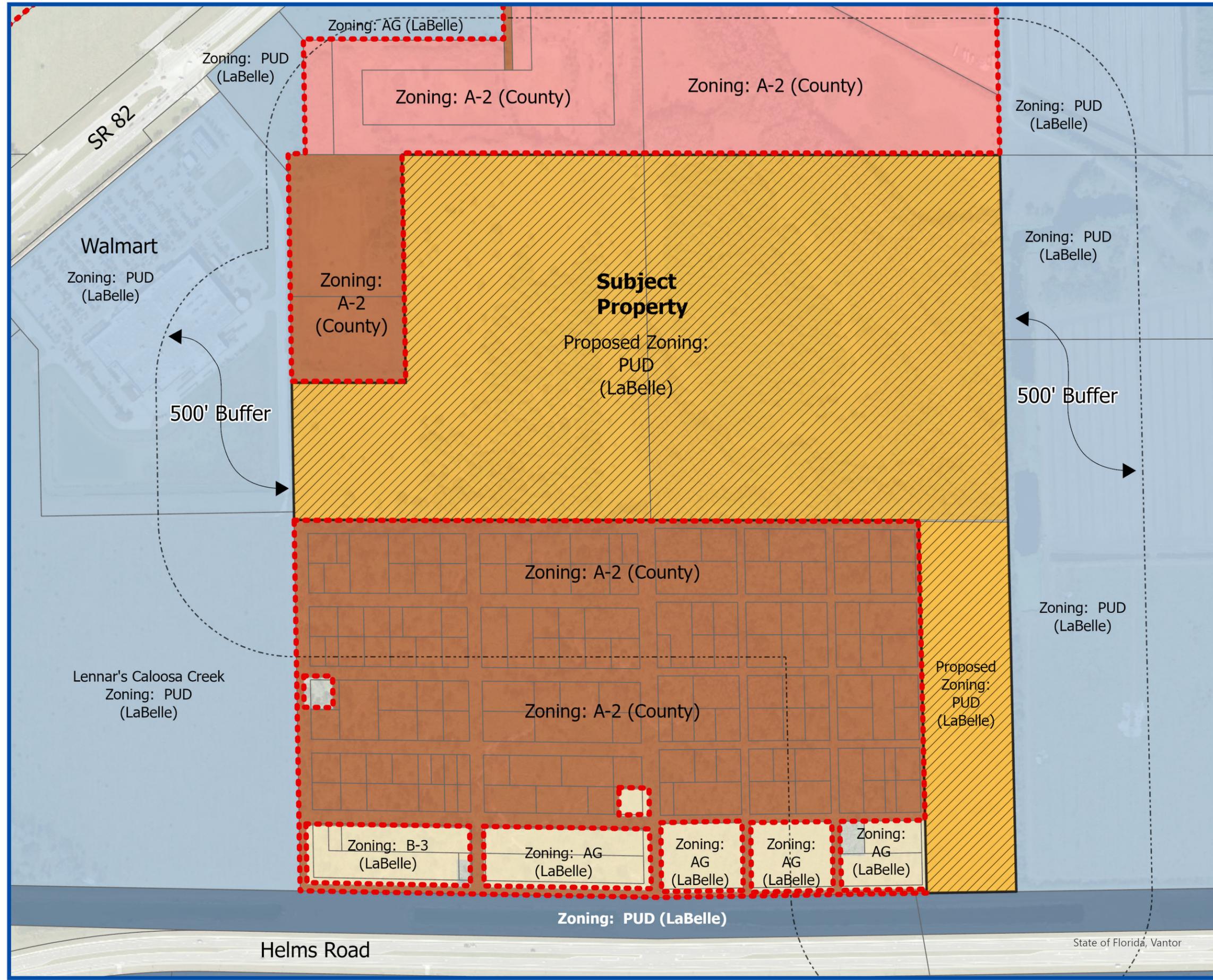


# EXHIBIT Future Land Use/Zoning PROPOSED

Alico Plant World Property  
Hendry County, Florida

### Legend

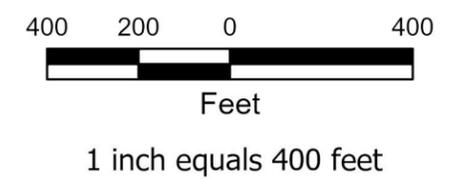
-  Plant World Boundary
-  500' Buffer
-  Employment Village (LaBelle)
-  Residential (LaBelle)
-  South LaBelle Civic (LaBelle)
-  <all other values>
-  Outlying Mixed-Use (Proposed)
-  Commercial (County)
-  Multi-Use (County)



**Owner:** Alico Inc.  
C/O: Mitch Hutchcraft  
Email: mhutchcraft@alicoinc.com  
Cell: 239-405-1694

**Address:** 10070 Daniels Interstate Court  
Ste. 200  
Fort Myers, FL 33913

**Agent:** Dan Delisi  
Delisi & Associates





**PLANT WORLD  
COMPREHENSIVE PLAN AMENDMENT  
REQUEST STATEMENT AND COMPREHENSIVE PLAN COMPLIANCE**

The Plant World property is approximately 84 acres located on the west side of the City of LaBelle between State Road 80 and Helms Road (see attached aerial map). Approximately 10 +/- acres of the subject property is in the City of LaBelle and the remaining 74 +/- acres is in unincorporated Hendry County. This application is being filed concurrent with an annexation application for the 74 acres in the Unincorporated area.

The subject property is currently zoned as Agriculture but is in both the Residential and Multi-Use future land use categories in the LaBelle and Hendry County Comprehensive Plans respectively. The property is surrounded by commercial, residential and agricultural uses and is in an area that can be categorized as transitioning to urban, with urban services available.

**Surrounding Uses and Compatibility**

The proposed future land use category will allow for future development of a residential community, which will require a PUD rezoning at a later date. The residential use is consistent with surrounding uses including the platted residential area to the south of the subject property and the newly developed Pulte community to the southwest. To the west is the Wal-Mart store. To the north and east are lands that remain in agricultural use but within land use categories that will allow for future residential development. The proposed use of the subject property will be compatible with surrounding properties and add significant additional tax base to the City of LaBelle.

**Level of Service Analysis**

As stated above, the subject property is already designated for urban levels of development in both the LaBelle and Hendry County comprehensive plans. Both the County and City future land use designations show the respective portions of the property having land use categories with similar densities and intensities as the proposed City land use category.

The Current future land use categories would allow the following:

|                     | Area        | FLU         | Density/Intensity    | Total Units/<br>Commercial |
|---------------------|-------------|-------------|----------------------|----------------------------|
| Incorporated area   | 10.18 acres | Residential | 3 du/acre            | 30.5 units                 |
| Unincorporated area | 74.4 acres  | Multi-Use   | 4 du/acre<br>FAR 0.5 | 297.6 units                |
| Total               |             |             |                      | 328 units                  |

The proposed City of LaBelle future land use, Outlying Mixed Use, allows for the same level of commercial development, an FAR of 0.5. However, at this location, neither fronting State Road 80 or Helms Road, it is not reasonable to expect that any level of commercial will be constructed. There is a large commercial center directly across Ben Moore Road, but this use fronts directly on State Road 80. Given the access constraints residential is the only realistic user for the subject property.

The proposed Outlying Mixed Use future land use category allows residential development at a maximum density of 6 units per acre. Therefore the 84.6 +/- acre property could develop at a maximum density of 507 units under the proposed future land use category. The represents a potential **increase of 179 residential units** over the current future land use categories. According to the latest census data, Hendry County averages approximately 2.5 residents per unit, representing a potential maximum increase in population of 447 people as a result of the proposed amendment.

While this Level of Service analysis evaluates the maximum density permissible under the Outlying Mixed Use future land use category, it is anticipated that the density proposed under the future PUD will be comparable to the density currently contemplated by the existing land use designations.

Schools

The following is an overview of the impact of the increase in density to the Hendry County School District. The student generation rates are based on the Hendry County Impact Fee study.

| School Type  | Generation Rate | # of Additional Units | Total Additional Students Generated |
|--------------|-----------------|-----------------------|-------------------------------------|
| Elementary   | 0.231           | 179                   | <b>41.3</b>                         |
| Middle       | 0.096           | 179                   | <b>17.2</b>                         |
| High         | 0.154           | 179                   | <b>27.6</b>                         |
| <b>Total</b> | <b>0.482</b>    |                       | <b>86</b>                           |

It is important to note that these generation rates represent a point in time from two years ago. As the education environment and housing market continues to evolve, current trends show a decreasing public-school enrollment statewide, despite increases in home ownership. Over time, as Hendry County continues to develop, a decrease in the rates of student generation can be expected, consistent with neighboring urban counties.

Solid Waste Facilities 3.5 pounds per capita per day

The Increased demand for Solid Waste service would therefore be approximately 1,566 pounds per day. Currently, Hendy County has a joint agreement with Lee County for the operation of a Land Fill on Church Road. The landfill has sufficient capacity to meet the City and County’s needs as well as the increased units that may result from the proposed amendment.

Recreation

The City’s level of Service Standards for recreation are as follows. The total impact is calculated based on the potential increase of 447 people to the population of the City:

| Park Type             | LOS           | Impact      |
|-----------------------|---------------|-------------|
| Pocket Parks/Tot Lots | 0.5 ac/1,000  | 0.22 acres  |
| Neighborhood Parks    | 1-2 ac/1,000  | 0.9 acres   |
| Community Parks       | 5-8 ac/1,000  | 3.58 acres  |
| City Parks            | 5-10 ac/1,000 | 4.47 acres  |
| <b>Total</b>          |               | <b>9.17</b> |

These totals are all based on the maximum park size. The total additional recreational area is at maximum 9.17 acres, which will be accommodated either on site or through City and County parks in the area. In accordance with LaBelle Plan Policy 6.7.2, any

future residential development will be required to set aside recreational areas to offset a certain level of the needs of the residents. The Outlying Mixed Use Future Land Use category requires zoning as a PUD. These areas on site will be identified through the PUD process.

*Policy 6.7.2*

*All residential developments will be required to set aside areas for recreation and open space, based upon the Level of Service standards developed within this plan and open space requirements of the Land Development Code.*

## **Comprehensive Plan Compliance**

The proposed comprehensive plan amendment is consistent with the City of LaBelle Comprehensive Plan's Goals, Objectives and Policies. A description of how the plan amendment complies with the Comprehensive Plan is detailed below.

*Policy 1.1.1*

*The City will establish compatibility as one of the criteria in the review of development proposals.*

As described above, given the location of the subject property, compatibility is not a concern for surrounding properties.

*Policy 1.1.4*

*The City will assure that services and facilities are provided at the adopted level of service concurrent with existing and future demand.*

The attached Transportation Impact Statement demonstrates that adequate road capacity exists to meet the needs of the proposed development. In addition, water and sewer capacity is available to the subject property. As noted above, park area and recreational uses will be required on site to off-set recreational needs of the community. Fire and EMS service the surrounding uses and are available to the subject property.

*Policy 1.1.6*

*The City will require the availability of water and sewer and other facilities and services for which there are level of service standards.*

The City has extended water and sewer lines along State Road 80 to the County line. The City maintains adequate service for the current demand and is in the process of expanding capacity to accommodate new growth. The Subject property will be required to connect to the City's central water and sewer lines when development occurs.

*Objective 1.2 Balanced Urban Growth*

*Facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in mixed-use land use designations.*

The proposed plan amendment is for a residential use immediately adjacent to commercial development, creating a mixed use environment. Direct connection between the uses will exist across Ben Moore Road, currently a private roadway that will transition to City maintenance as a local road through a separate agreement between the City of LaBelle and Walmart Stores East, LP.

The subject property has development served by urban services to the north, south, west and east. The development of the subject property will make more efficient use of urban infrastructure.

*Policy 1.2.1*

*The City will promote varied and balanced growth to enhance the community both fiscally and physically, providing for housing and employment needs.*

Development of the subject property will add to the balanced growth goals of the City through locating a new residential neighborhood directly adjacent to a major commercial center. Development of the subject property represents an opportunity for the City to meet its housing needs.

***Policy 1.3.2 Outlying Mixed Use Land Use Category***

*The Outlying Mixed Use Category is established to provide for integrated planned developments where a mixture of land uses are permitted and encouraged. The most appropriate land uses for this area will continue to be residential with neighborhood and general commercial uses permitted at locations that meet the sub-category standards as described herein. No more than 30% of the total area of the Category will be used for single use commercial development, and no more than 70% will be used for single use residential development.*

*Regional Center: Parcels Greater Than or Equal to 16 Acres*

*The Regional Center sub-category provides proper location for larger, more intense development that will service the City of LaBelle as well as surrounding areas, including portions of Hendry, Glades, Collier and Lee Counties. The Regional Center sub-category focuses intense development at significant intersections within the City. It is designed to encourage commercial nodes of development in locations where the associated traffic and activity of these types of development will be separated from the low density, residential areas of the City. This designation allows for a full range of development, including residential, commercial, retail, personal services, offices, hotels/motels, light industrial, institutional, public/semipublic and recreation and parks and provides for a maximum Floor Area Ratio (FAR) of 0.5. A maximum residential density of 6 units per acre is*

*permitted. The mixed use concept and connectivity within and with adjacent developments is especially emphasized in this sub-category, to ensure efficient use of infrastructure and to encourage community-wide linkages. Non-residential uses will be concentrated at the center or along major street frontages, and will be located at an arterial/collector or arterial/arterial intersection. Vehicular and pedestrian interconnections between properties and/or developments in this category is expected.*

Planned Unit Development (PUD) Application – Required

The proposed amendment is to the Outlying Mixed Use future land use category. In accordance with this category, the property is located along Ben Moore Road directly adjacent to the Wal-Mart, an intense commercial development that will serve as an amenity to the residential neighborhood. Ben Moore Road acts as a minor collector road between State Road 80 for the properties surrounding the Walmart store. Because the subject property is significantly greater than 16 acres it will likely be development as one or several Regional Centers. The density for a Regional Center is 6 units per acre.

*Objective 1.6 Compatibility and Neighborhood Protection*

*The City of LaBelle’s future land use map is comprised of a range of densities, all of which can be accommodated in the appropriate areas when the following policies and standards are met. All new development and redevelopment must be compatible with existing and planned surrounding development in order to protect the City’s established residential neighborhoods and ensure a high quality of life for its residents. For the purposes of this objective, compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

As described above, the subject property is surrounded by commercial, residential and agricultural uses. The area surrounding the subject property is transitioning from rural to urban in character. Development of the property for residential uses is consistent and complimentary to surrounding uses and will not create a compatibility concern.

Further, Alico and Walmart have discussed certain design features that will be established during the PUD approval process that will ensure that the proposed project is compatible with, and complimentary to the existing Walmart store.

*Policy 2.5.3*

*The City shall, as part of its Land Development Code, encourage interconnectivity of adjacent development in order to minimize access points to major roadways, particularly SR 80 and SR 29.*

The subject property is interconnected to the commercial and residential uses to the west and south via Ben Moore Road. The road infrastructure in the area provides for a high degree of connectivity between the land uses south of State Road 80 and north of Helm Road.

Because of the interconnectivity provided by Ben Moore Drive, and consistent with Policy 2.5.3, the City of LaBelle should pursue control and maintenance for Ben Moore Road. This authority will be considered in a separate agreement between the City of LaBelle and Walmart Stores East, LP.

*Objective 4.3 Potable Water Supply  
Provide potable water supplies for the residents of LaBelle.*

The proposed development will connect to utility lines along the State Road 80 corridor.

*Policy 4.3.4  
The City will provide adequate water supply facilities for the future population and associated growth of LaBelle.*

The proposed development will connect to the existing water line along State Road 80.

*Policy 4.5.4  
The City will require redevelopment and new developments to have adequate stormwater drainage systems.*

Any proposed development will need to obtain a permit from the South Florida Water Management District, which will ensure that adequate stormwater systems are in place to accommodate development of the property.

**Conclusion**

The proposed approximately 84.6-acre development is located along Ben Moore Road, between two major roadway corridors in LaBelle/Hendry County, State Road 80 and Helms Road. The subject property presents an opportunity for the development of a residential neighborhood that is a positive addition to the City of LaBelle. As the application demonstrates, the proposed development will not have an undue burden on public infrastructure and will not create incompatibility with surrounding uses. The analysis also demonstrates that the proposed amendment is consistent with the City of LaBelle Comprehensive Plan. For these reasons, the proposed amendment should be adopted.



# PLANT WORLD

84.58 ACRE FLUA

City of LaBelle, FL

## FUTURE LAND USE AMENDMENT APPLICATION TRAFFIC STATEMENT

PREPARED FOR:

Alicio Incorporated  
10070 Daniels Interstate Court  
Suite 200  
Fort Myers, Florida 33913

JOB NO. 25-181

DATE: 12/10/2025

|  |  |
|--|--|
| <p>Anna Lai, Professional Engineer, State of Florida, License No. 78138</p> <p>This item has been digitally signed and sealed by Anna Lai, P.E., PTOE, on 12/10/25.</p> <p>Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p> |  <p>Digitally signed by<br/>Anna Lai<br/>Date: 2025.12.10<br/>17:18:41-05'00'</p> |
|--|--|

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- 2.0 TRAFFIC GENERATION

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- 4.0 PROGRAMMED IMPROVEMENTS
- 5.0 TRAFFIC ASSIGNMENT/DISTRIBUTION
- 6.0 LONG TERM (2045) ANALYSIS

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- 7.0 SHORT TERM (2030) ANALYSIS
- 8.0 CONCLUSION

# APPENDICES

## APPENDIX A

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ITE TRIP GENERATION RATES

## APPENDIX B

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HENDRY COUNTY 2030 LRTP ROADWAY IMPROVEMENTS

## APPENDIX C

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YEAR 2045 ANALYSIS

## APPENDIX D

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D1RPM V2.1 2045 VOLUMES

## APPENDIX E

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YEAR 2030 ANALYSIS

## APPENDIX F

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2024 VOLUMES

## 1.0 SITE DATA

The subject parcel is located east of Ben Moore Drive in the City of LaBelle, Florida and contains approximately 84.58 acres. The parcel numbers for the subject parcel are as follows:

- 1-29-43-18-A00-0013.0000
- 1-29-43-18-A00-0018.0000
- 2-29-43-18-A00-0020.0000

The property is currently designated as Multi-Use on the Hendry County Comprehensive Plan. The property owner is requesting a change in the 84.58 acre parcel’s designation to Outlying Mixed Use on the Hendry County Comprehensive Plan. The purpose of this statement is to determine the total traffic volume which will be on each roadway link within the site radius of development influence for the Interim Transportation Plan. This statement will also identify which roadway links (if any) will exceed the adopted Level of Service volume for the subject links addressed within the project’s radius of development influence.

## 2.0 TRAFFIC GENERATION

The increase in daily traffic generation due to the requested change in the 84.58 acre parcel’s land use designation may be determined by taking the difference between the total traffic generated for the most intensive land use under the existing Multi-Use future land use designation and the proposed Outlying Mixed Use future land use designation:

### Multi-Use

The most intensive land use for the existing Multi-Use land use designation is “Multifamily Housing”. Based on the site area consisting of 84.58 acres, with 33.68 acres and 40.72 acres at 4 dwelling units/acre and 10.18 acres at 3 dwelling units/acre, the maximum allowable under the existing Multi-Use land use designation is 328 dwelling units as follows:

$$33.68 \text{ acres} \times \frac{4 \text{ dwelling units}}{\text{acre}} = 134.72 \text{ dwelling units}$$

$$40.72 \text{ acres} \times \frac{4 \text{ dwelling units}}{\text{acre}} = 162.88 \text{ dwelling units}$$

$$10.18 \text{ acres} \times \frac{3 \text{ dwelling units}}{\text{acre}} = 30.54 \text{ dwelling units}$$

328 dwelling units total

## 2.0 TRAFFIC GENERATION (CONTINUED)

### Multifamily Housing (328 Dwelling Units)

Table 1 calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the existing Multi-Use land use designation. The traffic generation has been calculated in accordance with the traffic generation rates listed in the ITE Trip Generation Manual, 12<sup>th</sup> Edition (in Appendix A). Based on the current acreage and the accepted traffic generation rates for multifamily housing, the maximum traffic generation for the property under the existing Multi-Use land use designation may be summarized as follows:

#### Existing Future Land Use – Maximum Potential

|  |   |                         |
|--|---|-------------------------|
| Daily Traffic Generation                 | = | 2,037 tpd               |
| AM Peak Hour Traffic Generation (In/Out) | = | 134 pht (32 In/102 Out) |
| PM Peak Hour Traffic Generation (In/Out) | = | 171 pht (106 In/65 Out) |

### Outlying Mixed Use

The most intensive land use under the proposed Outlying Mixed Use land use designation is “Multifamily Housing”. Based on site area consisting of 84.58 acres at 6 dwelling units/acre, the maximum allowable under the proposed Outlying Mixed Use land use designation is 507 dwelling units as follows:

$$84.58 \text{ acres} \times \frac{6 \text{ dwelling units}}{\text{acre}} = 507 \text{ dwelling units}$$

### Multifamily Housing (507 Dwelling Units)

Table 2 calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the proposed Outlying Mixed Use land use designation. The proposed traffic generation for the property under the proposed Outlying Mixed Use land use designation may be summarized as follows:

#### Proposed Future Land Use – Maximum Potential

|  |   |                          |
|--|---|--------------------------|
| Daily Traffic Generation                 | = | 3,148 tpd                |
| AM Peak Hour Traffic Generation (In/Out) | = | 208 pht (50 In/158 Out)  |
| PM Peak Hour Traffic Generation (In/Out) | = | 264 pht (164 In/100 Out) |

The change in traffic generation due to the requested change in the parcels’ land use designations may be calculated as follows (as shown in Table 3):

#### Net Trip Difference

|  |   |                    |
|--|---|--------------------|
| Daily Traffic Generation                 | = | 1,111 tpd INCREASE |
| AM Peak Hour Traffic Generation (In/Out) | = | 74 pht INCREASE    |
| PM Peak Hour Traffic Generation (In/Out) | = | 93 pht INCREASE    |

### 3.0 RADIUS OF DEVELOPMENT INFLUENCE

The study area included major roadways within one (1) mile of the site.

### 4.0 PROGRAMMED IMPROVEMENTS

The Hendry County Long Range Transportation Plan Update identifies the following 2030 improvements within the area (in Appendix B):

- SR 80 between Martin Luther King Boulevard and Fort Denaud Road is to be widened from 4 lanes divided to 6 lanes divided.
- SR 80 between Fort Denaud Road and Helms Road is to be widened from 4 lanes divided to 6 lanes divided.

### 5.0 TRAFFIC ASSIGNMENT/DISTRIBUTION

Figure 1 shows the trip distribution, which is based on the current and projected roadway geometry, a review of historical travel patterns for the area, and anticipated travel patterns associated with the proposed land uses under the proposed Outlying Mixed Use land use designation.

### 6.0 LONG TERM (2045) ANALYSIS

The Long Term (2045) Traffic Analysis is based on the D1RPM 2.1 model that includes other major development sites. The daily volumes from the model are included in Appendix D. The roadway service capacity volumes were based on the 2023 FDOT Multimodal Quality/Level of Service Handbook.

A model output correction factor (MOCF) was applied to the daily traffic volumes from the D1RPM 2.1 model. A peak to daily ratio (K Factor) of 0.095 and a directional factor (D) of 0.55 were utilized to convert the bidirectional daily model volumes to peak hour peak direction volumes. The background traffic volumes from the 2045 model are provided in Table 5 (in Appendix C). Table 5 also compares the background peak hour volumes to the roadway service capacity thresholds based on the planned 2045 roadway network. As shown in Table 5, the SR 80 study segments are expected to operate at the Level of Service threshold requirements, based on background traffic volumes.

The roadway network utilized in the total traffic analysis is the same as what was utilized for the background traffic analysis. The trip distribution for the proposed project was based on existing and future traffic patterns along with engineering judgement.

The project trips associated with the proposed development were added to the 2045 background traffic volumes. The 2045 total traffic volumes are documented in Table 5. Table 5 also compares the total traffic peak hour volumes to the roadway service capacity thresholds based on the planned 2045 roadway network. As shown in Table 5, the SR 80 study segments are expected to operate at the Level of Service threshold requirements.

## 7.0 SHORT TERM (2030) ANALYSIS

A short term (2030) traffic analysis was performed as part of this study. This analysis includes all roadways anticipated to be completed within the next five years within the 1-mile study area.

The existing traffic counts were taken from the FDOT Florida Traffic Online (in Appendix F). The background growth rate of 5.5% per year was determined based on historical FDOT volumes on the study roadways, as summarized in Table 4.

Table 6 (in Appendix E) shows the background traffic analysis and that all roadways will operate at an acceptable Level of Service, based on background traffic volumes.

Table 7 (in Appendix E) compares the total traffic peak hour volumes to the roadway service capacity thresholds for the short term (2030) traffic analysis. As shown in Table 7, all roadways meet the Level of Service threshold requirements.

## 8.0 CONCLUSION

The proposed future land use plan designation modification from Multi-Use to Outlying Mixed Use will result in an increase of 1,111 daily trips, 74 AM peak hour trips, and 93 PM peak hour trips. The 2045 long term and 2030 short term traffic analyses indicate the study roadway segments are expected to meet the Level of Service threshold requirements. Therefore, this land use plan amendment is in accordance with the goals and objectives of the Hendry County Comprehensive Plan, Transportation Element.

## 1.0 SITE DATA

The subject parcel is located east of Ben Moore Drive in the City of LaBelle, Florida and contains approximately 84.58 acres. The parcel numbers for the subject parcel are as follows:

- 1-29-43-18-A00-0013.0000
- 1-29-43-18-A00-0018.0000
- 2-29-43-18-A00-0020.0000

The property is currently designated as Multi-Use on the Hendry County Comprehensive Plan. The property owner is requesting a change in the 84.58 acre parcel’s designation to Outlying Mixed Use on the Hendry County Comprehensive Plan. The purpose of this statement is to determine the total traffic volume which will be on each roadway link within the site radius of development influence for the Interim Transportation Plan. This statement will also identify which roadway links (if any) will exceed the adopted Level of Service volume for the subject links addressed within the project’s radius of development influence.

## 2.0 TRAFFIC GENERATION

The increase in daily traffic generation due to the requested change in the 84.58 acre parcel’s land use designation may be determined by taking the difference between the total traffic generated for the most intensive land use under the existing Multi-Use future land use designation and the proposed Outlying Mixed Use future land use designation:

### Multi-Use

The most intensive land use for the existing Multi-Use land use designation is “Multifamily Housing”. Based on the site area consisting of 84.58 acres, with 33.68 acres and 40.72 acres at 4 dwelling units/acre and 10.18 acres at 3 dwelling units/acre, the maximum allowable under the existing Multi-Use land use designation is 328 dwelling units as follows:

$$33.68 \text{ acres} \times \frac{4 \text{ dwelling units}}{\text{acre}} = 134.72 \text{ dwelling units}$$

$$40.72 \text{ acres} \times \frac{4 \text{ dwelling units}}{\text{acre}} = 162.88 \text{ dwelling units}$$

$$10.18 \text{ acres} \times \frac{3 \text{ dwelling units}}{\text{acre}} = 30.54 \text{ dwelling units}$$

328 dwelling units total



**TABLE 2  
PROPOSED OUTLYING MIXED USE FUTURE LAND USE DESIGNATION - 507 DWELLING UNITS**

**Daily Traffic Generation**

| Landuse   | ITE Code | Intensity | Rate/Equation  | Dir Split |     | Gross Trips | Internalization |             |          | External Trips | Pass-by      |           | Net Trips |              |
|---|----------|-----------|----------------|-----------|-----|-------------|-----------------|-------------|----------|----------------|--------------|-----------|-----------|--------------|
|   |          |           |                | In        | Out |             | %               | Total       |          |                | %            | Trips     |           |              |
| Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH) | 220      | 507       | Dwelling Units | 6.21      |     |             | 3,148           | 0.0%        | 0        |                | 3,148        | 0%        | 0         | 3,148        |
| <b>Grand Totals:</b>  |          |           |                |           |     |             | <b>3,148</b>    | <b>0.0%</b> | <b>0</b> |                | <b>3,148</b> | <b>0%</b> | <b>0</b>  | <b>3,148</b> |

**AM Peak Hour Traffic Generation**

| Landuse   | ITE Code | Intensity | Rate/Equation  | Dir Split |      | Gross Trips |           |            | Internalization |             |          | External Trips |          |           | Pass-by    |            | Net Trips |          |           |            |            |
|---|----------|-----------|----------------|-----------|------|-------------|-----------|------------|-----------------|-------------|----------|----------------|----------|-----------|------------|------------|-----------|----------|-----------|------------|------------|
|   |          |           |                | In        | Out  | In          | Out       | Total      | %               | In          | Out      | Total          | In       | Out       | Total      | %          | Trips     | In       | Out       | Total      |            |
| Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH) | 220      | 507       | Dwelling Units | 0.41      | 0.24 | 0.76        | 50        | 158        | 208             | 0.0%        | 0        | 0              | 0        | 50        | 158        | 208        | 0%        | 0        | 50        | 158        | 208        |
| <b>Grand Totals:</b>  |          |           |                |           |      |             | <b>50</b> | <b>158</b> | <b>208</b>      | <b>0.0%</b> | <b>0</b> | <b>0</b>       | <b>0</b> | <b>50</b> | <b>158</b> | <b>208</b> | <b>0%</b> | <b>0</b> | <b>50</b> | <b>158</b> | <b>208</b> |

**PM Peak Hour Traffic Generation**

| Landuse   | ITE Code | Intensity | Rate/Equation  | Dir Split |      | Gross Trips |            |            | Internalization |             |          | External Trips |          |            | Pass-by    |            | Net Trips |          |            |            |            |
|---|----------|-----------|----------------|-----------|------|-------------|------------|------------|-----------------|-------------|----------|----------------|----------|------------|------------|------------|-----------|----------|------------|------------|------------|
|   |          |           |                | In        | Out  | In          | Out        | Total      | %               | In          | Out      | Total          | In       | Out        | Total      | %          | Trips     | In       | Out        | Total      |            |
| Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH) | 220      | 507       | Dwelling Units | 0.52      | 0.62 | 0.38        | 164        | 100        | 264             | 0.0%        | 0        | 0              | 0        | 164        | 100        | 264        | 0%        | 0        | 164        | 100        | 264        |
| <b>Grand Totals:</b>  |          |           |                |           |      |             | <b>164</b> | <b>100</b> | <b>264</b>      | <b>0.0%</b> | <b>0</b> | <b>0</b>       | <b>0</b> | <b>164</b> | <b>100</b> | <b>264</b> | <b>0%</b> | <b>0</b> | <b>164</b> | <b>100</b> | <b>264</b> |

Notes:  
Based on the ITE Trip Generation Manual (12th edition).

**PLANT WORLD**

**TABLE 3  
TRAFFIC GENERATION INCREASE**

|   | DAILY        | AM PEAK HOUR |           |           | PM PEAK HOUR |           |           |
|---|--------------|--------------|-----------|-----------|--------------|-----------|-----------|
|   |              | TOTAL        | IN        | OUT       | TOTAL        | IN        | OUT       |
| <b>EXISTING FUTURE LAND USE DESIGNATION =</b> | 2,037        | 134          | 32        | 102       | 171          | 106       | 65        |
| <b>PROPOSED FUTURE LAND USE DESIGNATION =</b> | 3,148        | 208          | 50        | 158       | 264          | 164       | 100       |
| <b>INCREASE =</b>                             | <b>1,111</b> | <b>74</b>    | <b>18</b> | <b>56</b> | <b>93</b>    | <b>58</b> | <b>35</b> |

**TABLE 4**  
**AREA WIDE GROWTH RATE CALCULATION**

| ROADWAY            | FROM                      | TO                        | 2019 PEAK<br>SEASON DAILY<br>TRAFFIC | 2024 PEAK<br>SEASON DAILY<br>TRAFFIC | IND.<br>(%)  |
|--------------------|---------------------------|---------------------------|--------------------------------------|--------------------------------------|--------------|
| SR 80 <sup>1</sup> | CAPTAIN HENDRY DRIVE      | FT DENAUD ROAD/COWBOY WAY | 14,400                               | 18,600                               | 5.25%        |
| SR 80 <sup>1</sup> | FT DENAUD ROAD/COWBOY WAY | HELMS ROAD                | 17,400                               | 23,000                               | 5.74%        |
| $\Sigma =$         |                           |                           | <b>31,800</b>                        | <b>41,600</b>                        | <b>5.52%</b> |

**AREA WIDE GROWTH RATE = 5.52%**

Notes:

1. Daily traffic volumes based on FDOT Traffic Online counts. 2019 peak season daily traffic volumes were used instead of 2020 or 2021 volumes.

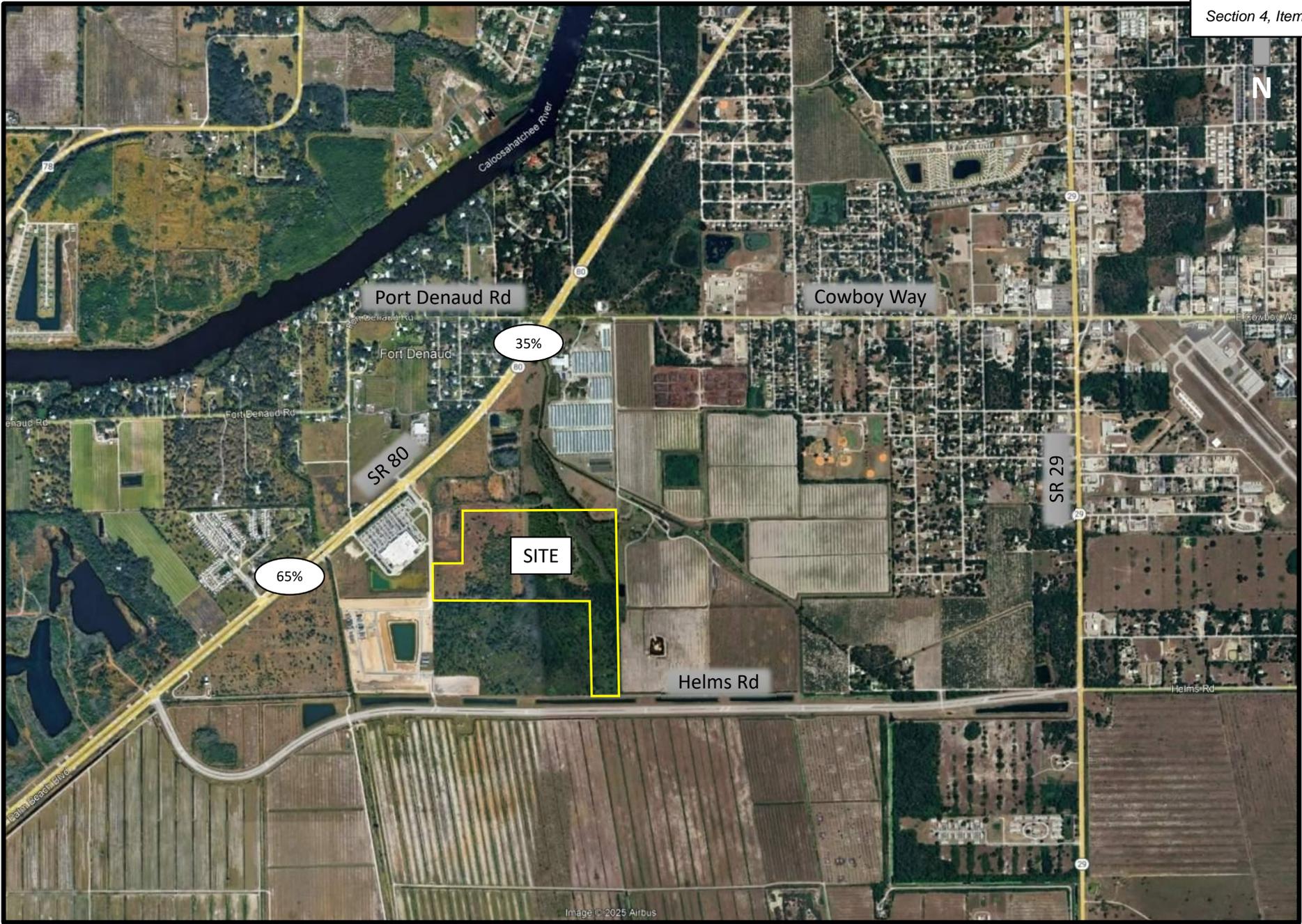


Figure 1 - Trip Distribution  
Project # 25-181

# C1 & C2

## Motor Vehicle Highway Generalized Service Volume Tables



(C1-Natural & C2-Rural)

### Peak Hour Directional

|        | B     | C     | D     | E     |
|--------|-------|-------|-------|-------|
| 1 Lane | 240   | 430   | 730   | 1,490 |
| 2 Lane | 1,670 | 2,390 | 2,910 | 3,340 |
| 3 Lane | 2,510 | 3,570 | 4,370 | 5,010 |

### Peak Hour Two-Way

|        | B     | C     | D     | E     |
|--------|-------|-------|-------|-------|
| 2 Lane | 440   | 780   | 1,330 | 2,710 |
| 4 Lane | 3,040 | 4,350 | 5,290 | 6,070 |
| 6 Lane | 4,560 | 6,490 | 7,950 | 9,110 |

### AADT

|        | B      | C      | D      | E      |
|--------|--------|--------|--------|--------|
| 2 Lane | 4,600  | 8,200  | 14,000 | 28,500 |
| 4 Lane | 32,000 | 45,800 | 55,700 | 63,900 |
| 6 Lane | 48,000 | 68,300 | 83,700 | 95,900 |

### Adjustment Factors

- 2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
- Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
- Multilane Undivided Highway without Exclusive Left Turn Adjustment: Multiply by 0.75

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

# C1 & C2

## Motor Vehicle Highway Generalized Service Volume Tables

### Input Parameters

#### Roadway Characteristics

|                                    | C1        | C2      |
|------------------------------------|-----------|---------|
| Number of Lanes (one direction)    | 1         | 2-3     |
| Posted Speed (mph)                 | 55        | 55      |
| Base Free Flow Speed (mph)         | 60        | 60      |
| Median Type                        | Undivided | Divided |
| Shoulder Width (feet)              | 3         | 6       |
| Lane Width (feet)                  | 12        | 12      |
| % No Passing Zone                  | 20%       |         |
| Access-Point Density (access/mile) | 2         | 2       |
| Terrain                            | Level     | Level   |

#### Traffic Characteristics

|                                     | C1    | C2    |
|-------------------------------------|-------|-------|
| Planning Analysis Hour Factor (K)   | 0.095 | 0.095 |
| Directional Distribution Factor (D) | 0.55  | 0.55  |
| Peak Hour Factor (PHF)              | 0.88  | 0.88  |
| Heavy Vehicle Percent (%)           | 5%    | 10%   |
| Speed Adjustment Factor (SAF)       | 0.975 | 0.975 |
| Capacity Adjustment Factor (CAF)    | 0.968 | 0.968 |



# APPENDIX A

## ITE TRIP GENERATION RATES

# Land Use: 220

## Multifamily Housing (Low-Rise)

---

### Description

Low-rise multifamily housing is a residential building with two or three floors (levels) of residences. Various configurations fit this description, including the following:

- Walk-up apartment or multiplex—access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway.
- Mansion apartment with several dwelling units within what appears from the outside to be a single-family dwelling unit.
- Stacked townhouse designed to match the external appearance of a townhouse, but which has dwelling units that share both floors and walls and with access through a central entry and stairway.

### Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

### Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there was an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

***It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).***

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, British Columbia (CAN), California, Delaware, Florida, Illinois, Maine, Massachusetts, Minnesota, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, and Washington.

### Source Numbers

357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076, 1219, 1236, 1265, 1267

# Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

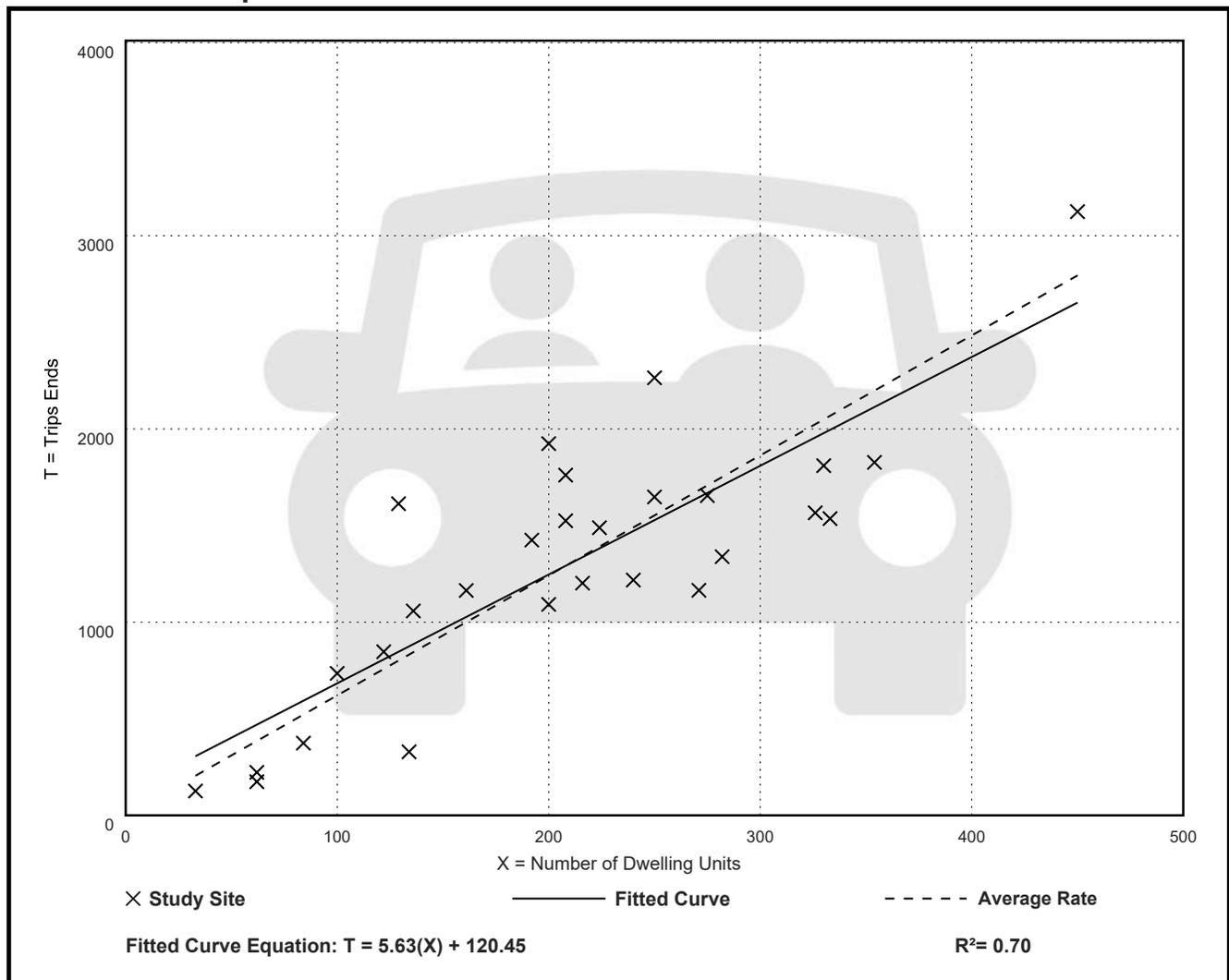
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 28  
Avg. Num. of Dwelling Units: 208  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 6.21         | 2.46 - 12.50   | 1.87               |

## Data Plot and Equation



# Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

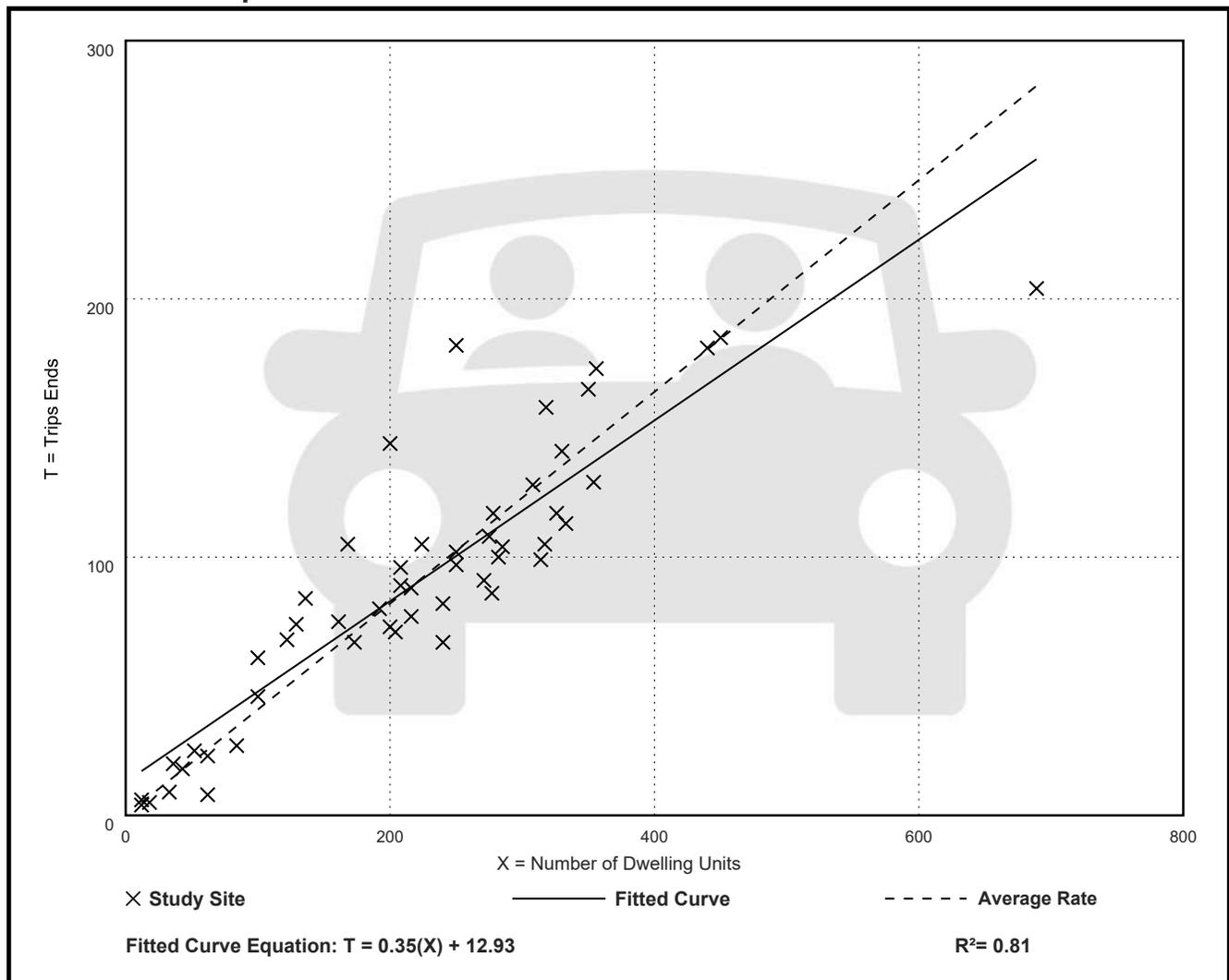
Avg. Num. of Dwelling Units: 219

Directional Distribution: 24% entering, 76% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.41         | 0.13 - 0.73    | 0.10               |

## Data Plot and Equation



# Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 61

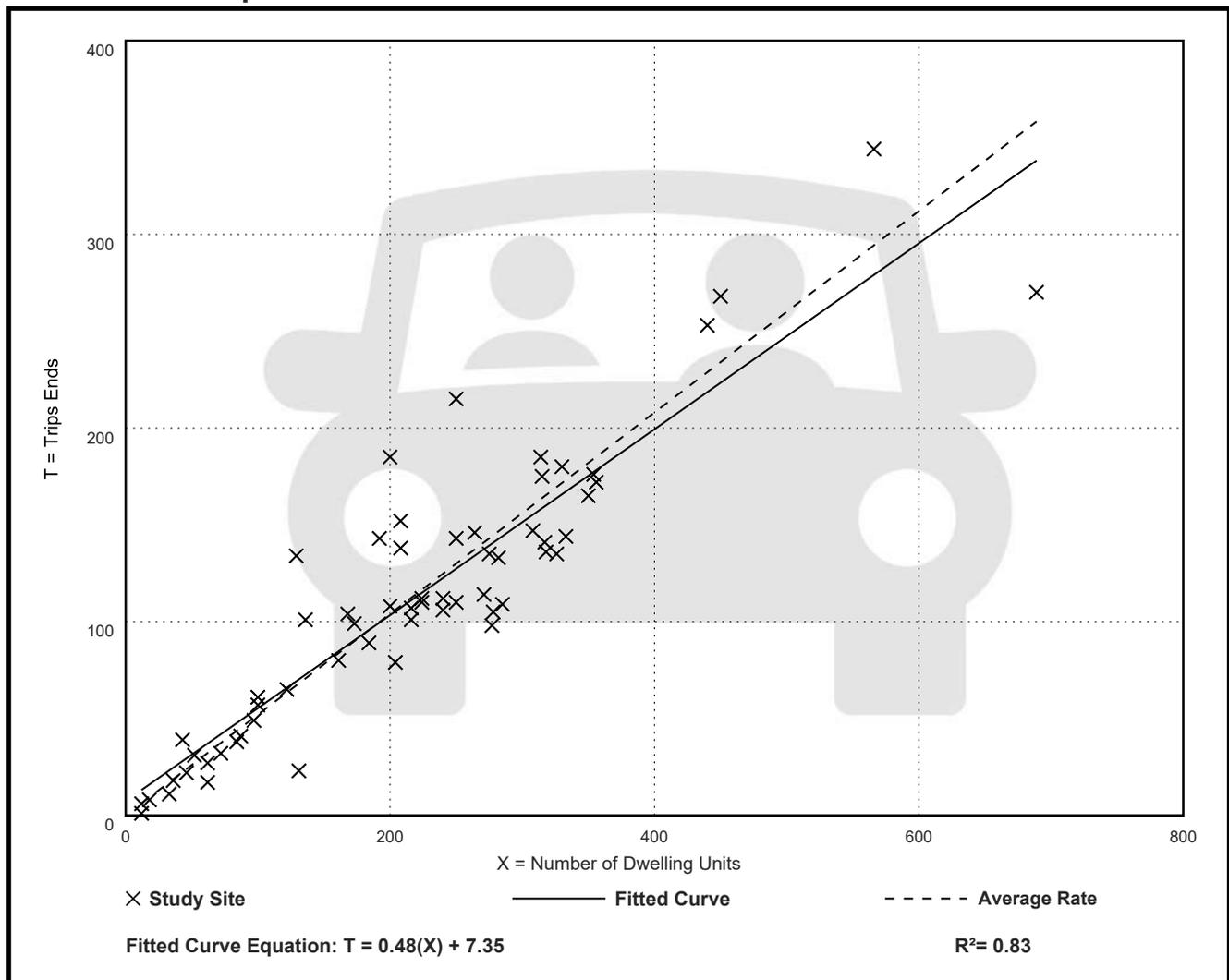
Avg. Num. of Dwelling Units: 215

Directional Distribution: 62% entering, 38% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.52         | 0.08 - 1.04    | 0.13               |

## Data Plot and Equation





# APPENDIX B

## HENDRY COUNTY 2030 LRTP ROADWAY IMPROVEMENTS

| Roadway Segment               | From                 | To                     | Improvement           | R/U | \$/mile      | Length (miles) | Constr. Cost (a) | Area | Ave. Indirect Cost (a) | R/W Cost     | Needs Plan Total Cost | Fin.Feasible  |
|-------------------------------|----------------------|------------------------|-----------------------|-----|--------------|----------------|------------------|------|------------------------|--------------|-----------------------|---------------|
| 10%                           |                      |                        |                       |     |              |                |                  |      |                        |              |                       |               |
| <b>State Roads</b>            |                      |                        |                       |     |              |                |                  |      |                        |              |                       |               |
| SR 29                         | Glades County Line   | Caloosahatchee River   | Widen from 2L to 4LD  | U   | \$5,750,000  | 0.93           | \$5,347,500      | 7    | \$534,750              | \$598,087    | \$6,480,337           |               |
| SR 29 (Bridge)                | over                 | Caloosahatchee River   | Widen from 2L to 4LD  | U   | (b)          | 0.10           | \$32,000,000     | 7    | \$3,200,000            | \$64,310     | \$35,264,310          | \$35,264,310  |
| Bridge St./SR 29              | Caloosahatchee River | SR 80                  | Widen from 2L to 4LD  | U   | \$5,750,000  | 0.47           | \$2,702,500      | 7    | \$270,250              | \$302,259    | \$3,275,009           | \$3,275,009   |
| SR 29                         | Cowboy Way           | Helms Rd.              | Widen from 2L to 4LD  | U   | \$5,750,000  | 1.00           | \$5,750,000      | 4    | \$575,000              | \$74,448     | \$6,399,448           |               |
| SR 29                         | Helms Rd.            | Sears Rd.              | Widen from 2L to 4LD  | R   | \$3,350,000  | 5.93           | \$19,865,500     | 4    | \$1,986,550            | \$441,477    | \$22,293,527          |               |
| SR 29                         | Sears Rd.            | Keri Rd.               | Widen from 2L to 4LD  | R   | \$3,350,000  | 3.45           | \$11,557,500     | 4    | \$1,155,750            | \$256,846    | \$12,970,096          |               |
| SR 29                         | Keri Rd.             | Church Rd.             | Widen from 2L to 4LD  | R   | \$3,350,000  | 2.60           | \$8,710,000      | 4    | \$871,000              | \$193,565    | \$9,774,565           |               |
| SR 29                         | Church Rd.           | Collier Co. Line       | Widen from 2L to 4LD  | R   | \$3,350,000  | 3.03           | \$10,150,500     | 4    | \$1,015,050            | \$225,577    | \$11,391,127          |               |
| SR 80                         | Lee County Line      | Fort Denaud Rd.        | Widen from 4LD to 6LD | R   | \$3,350,000  | 2.98           | \$9,983,000      | 2    | \$998,300              | \$193,533    | \$11,174,833          |               |
| SR 80                         | Fort Denaud Rd.      | Murray Rd.             | Widen from 4LD to 6LD | R   | \$3,350,000  | 1.45           | \$4,857,500      | 2    | \$485,750              | \$94,169     | \$5,437,419           |               |
| SR 80                         | Murray Rd.           | Helms Road Ext.        | Widen from 4LD to 6LD | R   | \$3,350,000  | 1.52           | \$5,092,000      | 2    | \$509,200              | \$98,715     | \$5,699,915           |               |
| SR 80                         | Helms Road Ext.      | Fort Denaud Rd.        | Widen from 4LD to 6LD | R   | \$3,350,000  | 1.48           | \$4,958,000      | 2    | \$495,800              | \$96,117     | \$5,549,917           |               |
| SR 80                         | Fort Denaud Rd.      | MLK Blvd.              | Widen from 4LD to 6LD | U   | \$5,750,000  | 1.13           | \$6,497,500      | 6    | \$649,750              | \$626,472    | \$7,773,722           |               |
| SR 80                         | MLK Blvd.            | Hardee St.             | Widen from 4LD to 6LD | U   | \$5,750,000  | 0.31           | \$1,782,500      | 6    | \$178,250              | \$171,864    | \$2,132,614           |               |
| SR 80                         | Hardee St.           | Main St.               | Widen from 4LD to 6LD | U   | \$5,750,000  | 0.46           | \$2,645,000      | 6    | \$264,500              | \$255,024    | \$3,164,524           |               |
| SR 80                         | Main St.             | Bridge St.             | Widen from 4LD to 6LD | U   | \$5,750,000  | 0.06           | \$345,000        | 6    | \$34,500               | \$33,264     | \$412,764             |               |
| SR 80                         | Bridge St.           | Lee St.                | Widen from 4LD to 6LD | U   | \$5,750,000  | 0.08           | \$460,000        | 6    | \$46,000               | \$44,352     | \$550,352             |               |
| SR 80                         | Lee                  | Ft. Thompson           | Widen from 4LD to 6LD | U   | \$5,750,000  | 0.71           | \$4,082,500      | 6    | \$408,250              | \$393,624    | \$4,884,374           |               |
| SR 80                         | Ft. Thompson         | Clark St.              | Widen from 2L to 4LD  | U   | \$5,750,000  | 0.07           | \$402,500        | 6    | \$40,250               | \$38,808     | \$0 (e)>              | \$0           |
| SR 80                         | Clark St.            | Collingswood Pkwy      | Widen from 2L to 4LD  | U   | \$5,750,000  | 0.86           | \$4,945,000      | 6    | \$494,500              | \$476,784    | \$0 (e)>              | \$0           |
| SR 80                         | Collingswood Pkwy    | Birchwood Pkwy.        | Widen from 2L to 4LD  | U   | \$5,750,000  | 1.20           | \$6,900,000      | 6    | \$690,000              | \$665,280    | \$0 (e)>              | \$0           |
| SR 80                         | Birchwood Pkwy.      | Wellington Pkwy.       | Widen from 2L to 4LD  | R   | \$3,350,000  | 6.46           | \$21,641,000     | 2    | \$2,164,100            | \$419,538    | \$0 (f)>              | \$0           |
| SR 80                         | Wellington Pkwy.     | Lexington Pkwy.        | Widen from 2L to 4LD  | R   | \$3,350,000  | 1.54           | \$5,159,000      | 2    | \$515,900              | \$100,014    | \$0 (f)>              | \$0           |
| SR 80                         | Lexington Pkwy.      | Hendry Isles Blvd.     | Widen from 2L to 4LD  | R   | \$3,350,000  | 3.06           | \$10,251,000     | 2    | \$1,025,100            | \$198,729    | \$0 (f)>              | \$0           |
| SR 80                         | Hendry Isles Blvd.   | CR 833                 | Widen from 2L to 4LD  | R   | \$3,350,000  | 5.62           | \$18,827,000     | 2    | \$1,882,700            | \$364,985    | \$0 (f)>              | \$0           |
| SR 80                         | CR 833               | US 27                  | Widen from 2L to 6LD  | R   | \$6,700,000  | 3.00           | \$20,100,000     | 2    | \$2,010,000            | \$194,832    | \$0 (f)>              | \$0           |
| US 27/SR 80                   | SR 80                | Flaghole Rd.           | Widen from 4LD to 6LD | U   | \$3,350,000  | 0.99           | \$3,316,500      | 2    | \$331,650              | \$64,295     | \$3,712,445           |               |
| US 27/SR 80                   | Flaghole Rd.         | CR 720                 | Widen from 4LD to 6LD | U   | \$3,350,000  | 5.23           | \$17,520,500     | 2    | \$1,752,050            | \$339,657    | \$19,612,207          |               |
| US 27/SR 80                   | CR 720               | Lewis Blvd             | Widen from 4LD to 6LD | U   | \$5,750,000  | 1.11           | \$6,382,500      | 6    | \$638,250              | \$615,384    | \$7,636,134           |               |
| US 27/SR 80                   | Lewis Blvd           | Olympia St.            | Widen from 4LD to 6LD | U   | \$5,750,000  | 1.24           | \$7,130,000      | 6    | \$713,000              | \$687,456    | \$8,530,456           |               |
| US 27/SR 80                   | Olympia St.          | S. Pedro St.           | Widen from 4LD to 6LD | U   | \$5,750,000  | 0.74           | \$4,255,000      | 6    | \$425,500              | \$410,256    | \$5,090,756           |               |
| US 27/SR 80                   | S. Pedro St.         | S. Francisco St.       | Widen from 4LD to 6LD | U   | \$5,750,000  | 0.37           | \$2,127,500      | 6    | \$212,750              | \$205,128    | \$2,545,378           |               |
| SR 82                         | Lee Co. Line         | Collier Co. Line       | Widen from 2L to 4LD  | R   | \$3,350,000  | 1.30           | \$4,355,000      | 4    | \$435,500              | \$96,782     | \$4,887,282           |               |
|                               |                      |                        |                       |     |              |                |                  |      | \$0                    |              | \$0                   |               |
| Subtotal                      |                      |                        |                       |     |              |                | \$270,099,000    |      | \$27,009,900           | \$9,041,630  | \$206,643,510         | \$38,539,319  |
| <b>Other Roadways</b>         |                      |                        |                       |     |              |                |                  |      |                        |              |                       |               |
| Helms Rd. East Extension (G)  | Lexington Pkwy.      | CR 833                 | New 2L Road           | U   | \$5,600,000  | 8.16           | \$45,696,000     | 5    | \$4,569,600            | \$232,658    | \$50,498,258          |               |
| Helms Rd.                     | SR 29                | Ford                   | Widen from 2L to 4LD  | U   | \$5,750,000  | 1.01           | \$5,807,500      | 5    | \$580,750              | \$28,797     | \$6,417,047           |               |
| Helms Rd. West Extension (B)  | SR 80                | SR 29                  | New 4LD Road          | U   | \$11,500,000 | 2.51           | \$28,865,000     | 5    | \$2,886,500            | \$71,565     | \$31,823,065          | \$31,823,065  |
| Church Rd North Extension (J) | Church Rd.           | Sears Rd. W. Extension | New 2L Road           | R   | \$2,650,000  | 3.40           | \$9,010,000      | 5    | \$901,000              | \$96,941     | \$10,007,941          | \$10,007,941  |
| Sears Rd. West Extension (L)  | Wheeler Rd.          | SR 29                  | New 2L Road           | R   | \$2,650,000  | 7.96           | \$21,094,000     | 5    | \$2,109,400            | \$226,956    | \$23,430,356          | \$23,430,356  |
| Wheeler Rd.                   | Sears Rd. Extension  | SR 80                  | New 2L Road           | R   | (c)          | 7.51           |                  | 5    | \$0                    |              |                       | \$0           |
| Kirby Rd. West Ext.(N)        | Kirby Thompson Rd.   | Lee Co. Line           | New 2L Road           | R   | \$2,650,000  | 2.06           | \$5,459,000      | 1    | \$545,900              | \$290,411    | \$6,295,311           |               |
| Howard Rd. West Ext. (P/R)    | Kirby Thompson Rd.   | N. River Rd.           | New 2L Road           | R   | \$2,650,000  | 3.77           | \$9,990,500      | 1    | \$999,050              | \$531,480    | \$11,521,030          | \$11,521,030  |
| Subtotal                      |                      |                        |                       |     |              |                | \$125,922,000    |      | \$12,592,200           | \$1,478,807  | \$139,993,007         | \$76,782,391  |
| Total                         |                      |                        |                       |     |              |                | \$396,021,000    |      | \$39,602,100           | \$10,520,437 | \$346,636,517         | \$115,321,710 |

- Notes:
- (a) Design, PDE and administration costs often funded separately from construction
  - (b) Average cost of a new 2 lane structure
  - (c) Funded through a MSBU
  - (d) Ft. Denaub bridge may need to be replaced as a routine maintenance/replacement project
  - (e) Has allocated FDOT funding as per current Work Program
  - (f) Shown as part of current Financially Feasible SIS Plan



# APPENDIX C

## YEAR 2045 ANALYSIS

**TABLE 5**  
2045 TOTAL TRAFFIC VOLUMES

TOTAL PM PEAK HOUR PROJECT TRIPS (IN) = 164  
TOTAL PM PEAK HOUR PROJECT TRIPS (OUT) = 100

| ROADWAY | FROM                      | TO                        | DIRPM VOLUMES   |      |               |                                  | PROJECT DISTRIBUTION | PROJECT TRIPS PEAK DIR. | TOTAL TRAFFIC PEAK DIR. | PROG. LANES | CLASS | LOS D CAPACITY | V/C  | MEET LOS? |
|---------|---------------------------|---------------------------|-----------------|------|---------------|----------------------------------|----------------------|-------------------------|-------------------------|-------------|-------|----------------|------|-----------|
|         |                           |                           | BACKGROUND AADT | MOCF | ADJUSTED AADT | PEAK HOUR PEAK DIR. <sup>1</sup> |                      |                         |                         |             |       |                |      |           |
| SR 80   | CAPTAIN HENDRY DRIVE      | FT DENAUD ROAD/COWBOY WAY | 20,324          | 0.94 | 19,105        | 998                              | 35%                  | 57                      | 1,056                   | 6D          | C2    | 4,370          | 0.24 | YES       |
| SR 80   | FT DENAUD ROAD/COWBOY WAY | HELMS ROAD                | 26,492          | 0.94 | 24,902        | 1,301                            | 65%                  | 107                     | 1,408                   | 6D          | C2    | 4,370          | 0.32 | YES       |

Notes:

1. Peak hour peak direction volumes based on a K Factor of 9.5% and D Factor of 55%.

MOCF: 0.94  
 PSCF

| WEEK | DATES                   | SF   | PSCF |
|------|-------------------------|------|------|
| 1    | 01/01/2024 - 01/06/2024 | 0.98 | 1.04 |
| 2    | 01/07/2024 - 01/13/2024 | 0.99 | 1.05 |
| 3    | 01/14/2024 - 01/20/2024 | 1.01 | 1.07 |
| 4    | 01/21/2024 - 01/27/2024 | 0.99 | 1.05 |
| 5    | 01/28/2024 - 02/03/2024 | 0.97 | 1.03 |
| * 6  | 02/04/2024 - 02/10/2024 | 0.95 | 1.01 |
| * 7  | 02/11/2024 - 02/17/2024 | 0.94 | 1.00 |
| * 8  | 02/18/2024 - 02/24/2024 | 0.94 | 1.00 |
| * 9  | 02/25/2024 - 03/02/2024 | 0.94 | 1.00 |
| *10  | 03/03/2024 - 03/09/2024 | 0.93 | 0.99 |
| *11  | 03/10/2024 - 03/16/2024 | 0.93 | 0.99 |
| *12  | 03/17/2024 - 03/23/2024 | 0.94 | 1.00 |
| *13  | 03/24/2024 - 03/30/2024 | 0.94 | 1.00 |
| *14  | 03/31/2024 - 04/06/2024 | 0.94 | 1.00 |
| *15  | 04/07/2024 - 04/13/2024 | 0.95 | 1.01 |
| *16  | 04/14/2024 - 04/20/2024 | 0.95 | 1.01 |
| *17  | 04/21/2024 - 04/27/2024 | 0.96 | 1.02 |
| *18  | 04/28/2024 - 05/04/2024 | 0.97 | 1.03 |
| 19   | 05/05/2024 - 05/11/2024 | 0.98 | 1.04 |
| 20   | 05/12/2024 - 05/18/2024 | 0.99 | 1.05 |
| 21   | 05/19/2024 - 05/25/2024 | 1.01 | 1.07 |
| 22   | 05/26/2024 - 06/01/2024 | 1.03 | 1.10 |
| 23   | 06/02/2024 - 06/08/2024 | 1.06 | 1.13 |
| 24   | 06/09/2024 - 06/15/2024 | 1.08 | 1.15 |
| 25   | 06/16/2024 - 06/22/2024 | 1.08 | 1.15 |
| 26   | 06/23/2024 - 06/29/2024 | 1.08 | 1.15 |
| 27   | 06/30/2024 - 07/06/2024 | 1.08 | 1.15 |
| 28   | 07/07/2024 - 07/13/2024 | 1.08 | 1.15 |
| 29   | 07/14/2024 - 07/20/2024 | 1.08 | 1.15 |
| 30   | 07/21/2024 - 07/27/2024 | 1.07 | 1.14 |
| 31   | 07/28/2024 - 08/03/2024 | 1.06 | 1.13 |
| 32   | 08/04/2024 - 08/10/2024 | 1.05 | 1.12 |
| 33   | 08/11/2024 - 08/17/2024 | 1.04 | 1.11 |
| 34   | 08/18/2024 - 08/24/2024 | 1.04 | 1.11 |
| 35   | 08/25/2024 - 08/31/2024 | 1.05 | 1.12 |
| 36   | 09/01/2024 - 09/07/2024 | 1.05 | 1.12 |
| 37   | 09/08/2024 - 09/14/2024 | 1.06 | 1.13 |
| 38   | 09/15/2024 - 09/21/2024 | 1.06 | 1.13 |
| 39   | 09/22/2024 - 09/28/2024 | 1.05 | 1.12 |
| 40   | 09/29/2024 - 10/05/2024 | 1.04 | 1.11 |
| 41   | 10/06/2024 - 10/12/2024 | 1.03 | 1.10 |
| 42   | 10/13/2024 - 10/19/2024 | 1.02 | 1.09 |
| 43   | 10/20/2024 - 10/26/2024 | 1.01 | 1.07 |
| 44   | 10/27/2024 - 11/02/2024 | 1.00 | 1.06 |
| 45   | 11/03/2024 - 11/09/2024 | 0.99 | 1.05 |
| 46   | 11/10/2024 - 11/16/2024 | 0.98 | 1.04 |
| 47   | 11/17/2024 - 11/23/2024 | 0.98 | 1.04 |
| 48   | 11/24/2024 - 11/30/2024 | 0.98 | 1.04 |
| 49   | 12/01/2024 - 12/07/2024 | 0.98 | 1.04 |
| 50   | 12/08/2024 - 12/14/2024 | 0.98 | 1.04 |
| 51   | 12/15/2024 - 12/21/2024 | 0.98 | 1.04 |
| 52   | 12/22/2024 - 12/28/2024 | 0.99 | 1.05 |
| 53   | 12/29/2024 - 12/31/2024 | 1.01 | 1.07 |

\* PEAK SEASON

04-MAR-2025 16:32:50

830UPD

1\_0700\_PKSEASON.TXT

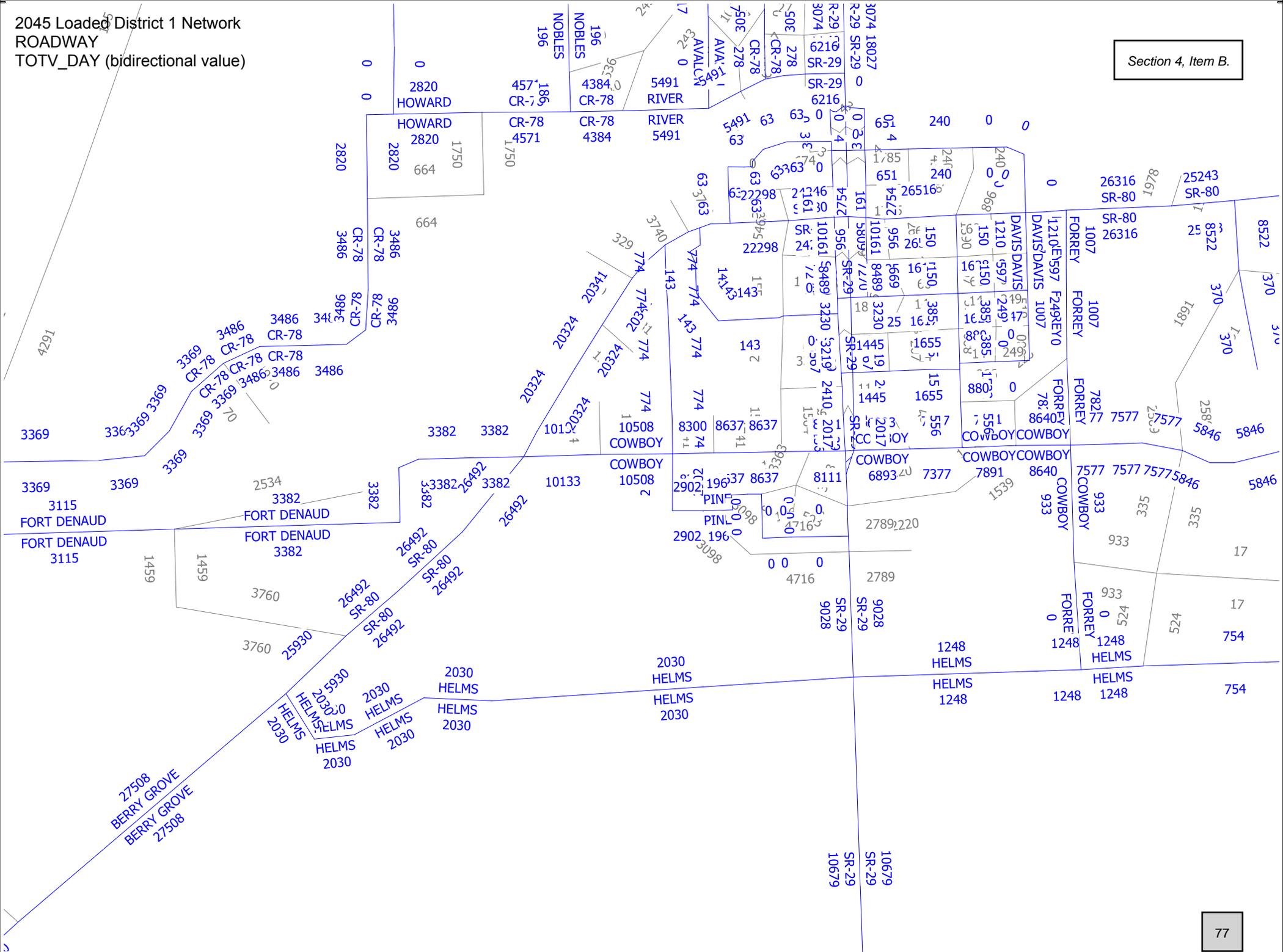


# APPENDIX D

DIRPM V2.1  
2045 VOLUMES

2045 Loaded District 1 Network  
 ROADWAY  
 TOTV\_DAY (bidirectional value)

Section 4, Item B.





# APPENDIX E

## YEAR 2030 ANALYSIS

**TABLE 6  
SHORT TERM (2030) BACKGROUND TRAFFIC**

| ROADWAY              | FROM                      | TO                        | LANES | SERVICE CAPACITY | COUNT YEAR | PEAK DIR. EXISTING TRAFFIC |       | GROWTH RATE | 2030 BACKGROUND PEAK HR/PEAK DIR. |       |
|----------------------|---------------------------|---------------------------|-------|------------------|------------|----------------------------|-------|-------------|-----------------------------------|-------|
|                      |                           |                           |       |                  |            | AM                         | PM    |             | AM                                | PM    |
| SR 80 <sup>1</sup>   | CAPTAIN HENDRY DRIVE      | FT DENAUD ROAD/COWBOY WAY | 6D    | 4,370            | 2024       | 597                        | 714   | 5.5%        | 824                               | 986   |
| SR 80 <sup>1,2</sup> | FT DENAUD ROAD/COWBOY WAY | HELMS ROAD                | 6D    | 4,370            | 2024       | 1,239                      | 1,239 | 5.5%        | 1,710                             | 1,710 |

**Notes:**

- Existing traffic counts from FDOT Florida Traffic Online and service capacity from FDOT 2023 Multimodal Quality/Level of Service Handbook.
- Peak hour peak direction volumes based on a K Factor of 9.5% and D Factor of 56.7%.

**TABLE 7**  
**SHORT TERM (2030) TOTAL TRAFFIC**

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 58  
 TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 56

| ROADWAY | FROM                      | TO                        | LANES | SERVICE CAPACITY | PEAK DIR. BACKGROUND TRAFFIC |       | TRIP ASSIGN. | PROJECT TRIPS |    | 2030 TOTAL TRAFFIC |       | MEET CAPACITY? |     |
|---------|---------------------------|---------------------------|-------|------------------|------------------------------|-------|--------------|---------------|----|--------------------|-------|----------------|-----|
|         |                           |                           |       |                  | AM                           | PM    |              | AM            | PM | AM                 | PM    | AM             | PM  |
| SR 80   | CAPTAIN HENDRY DRIVE      | FT DENAUD ROAD/COWBOY WAY | 6D    | 4,370            | 824                          | 986   | 35%          | 20            | 20 | 844                | 1,006 | YES            | YES |
| SR 80   | FT DENAUD ROAD/COWBOY WAY | HELMS ROAD                | 6D    | 4,370            | 1,710                        | 1,710 | 65%          | 36            | 38 | 1,746              | 1,748 | YES            | YES |



# APPENDIX F

2024 VOLUMES

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2024 HISTORICAL AADT REPORT

COUNTY: 07 - HENDRY

SITE: 5000 - SR 80, NE OF COWBOY WAY

| YEAR | AADT  |   | DIRECTION 1 |      | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |       |
|------|-------|---|-------------|------|-------------|-----------|----------|----------|-------|
| 2024 | 18600 | C | E           | 9200 | W           | 9400      | 9.00     | 56.70    | 13.50 |
| 2023 | 17700 | S | E           | 8900 | W           | 8800      | 9.00     | 56.40    | 16.20 |
| 2022 | 16300 | F | E           | 8200 | W           | 8100      | 9.00     | 57.50    | 16.20 |
| 2021 | 15500 | C | E           | 7800 | W           | 7700      | 9.00     | 55.80    | 16.20 |
| 2020 | 13700 | C | E           | 6800 | W           | 6900      | 9.00     | 55.80    | 14.60 |
| 2019 | 14400 | C | E           | 7100 | W           | 7300      | 9.00     | 56.50    | 15.50 |
| 2018 | 13400 | C | E           | 6600 | W           | 6800      | 9.00     | 56.20    | 11.60 |
| 2017 | 13100 | C | E           | 6600 | W           | 6500      | 9.00     | 55.40    | 10.80 |
| 2016 | 13600 | C | E           | 6600 | W           | 7000      | 9.00     | 55.40    | 11.90 |
| 2015 | 11100 | C | E           | 5500 | W           | 5600      | 9.00     | 55.70    | 13.30 |
| 2014 | 10500 | F | E           | 5200 | W           | 5300      | 9.00     | 54.80    | 11.70 |
| 2013 | 10300 | C | E           | 5100 | W           | 5200      | 9.00     | 54.50    | 11.70 |
| 2012 | 9700  | C | E           | 4800 | W           | 4900      | 9.00     | 54.70    | 11.40 |
| 2011 | 11800 | F | E           | 6000 | W           | 5800      | 9.00     | 51.90    | 7.90  |
| 2010 | 12000 | C | E           | 6100 | W           | 5900      | 9.91     | 56.65    | 7.90  |
| 2009 | 11100 | C | E           | 5600 | W           | 5500      | 10.14    | 55.96    | 12.60 |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 07  
 STATION: 5000  
 DESCRIPTION: SR 80, NE OF COWBOY WAY  
 START DATE: 08/14/2024  
 START TIME: 0000

| TIME            | DIRECTION: E |     |     |     |       | DIRECTION: W |     |     |     |       | COMBINED TOTAL |
|-----------------|--------------|-----|-----|-----|-------|--------------|-----|-----|-----|-------|----------------|
|                 | 1ST          | 2ND | 3RD | 4TH | TOTAL | 1ST          | 2ND | 3RD | 4TH | TOTAL |                |
| 0000            | 8            | 14  | 4   | 7   | 33    | 11           | 8   | 1   | 14  | 34    | 67             |
| 0100            | 8            | 4   | 3   | 5   | 20    | 5            | 8   | 10  | 7   | 30    | 50             |
| 0200            | 6            | 7   | 4   | 13  | 30    | 6            | 4   | 13  | 9   | 32    | 62             |
| 0300            | 10           | 6   | 9   | 13  | 38    | 7            | 4   | 24  | 16  | 51    | 89             |
| 0400            | 20           | 23  | 22  | 43  | 108   | 23           | 18  | 34  | 43  | 118   | 226            |
| 0500            | 49           | 45  | 57  | 68  | 219   | 52           | 94  | 101 | 128 | 375   | 594            |
| 0600            | 65           | 88  | 80  | 97  | 330   | 153          | 165 | 136 | 138 | 592   | 922            |
| 0700            | 127          | 115 | 129 | 153 | 524   | 112          | 143 | 143 | 159 | 557   | 1081           |
| 0800            | 140          | 145 | 152 | 123 | 560   | 152          | 123 | 134 | 155 | 564   | 1124           |
| 0900            | 147          | 110 | 119 | 128 | 504   | 140          | 124 | 128 | 143 | 535   | 1039           |
| 1000            | 153          | 110 | 124 | 119 | 506   | 153          | 136 | 149 | 141 | 579   | 1085           |
| 1100            | 125          | 132 | 137 | 152 | 546   | 149          | 125 | 121 | 138 | 533   | 1079           |
| 1200            | 153          | 156 | 134 | 163 | 606   | 147          | 142 | 159 | 168 | 616   | 1222           |
| 1300            | 144          | 147 | 104 | 129 | 524   | 131          | 145 | 146 | 153 | 575   | 1099           |
| 1400            | 135          | 129 | 174 | 135 | 573   | 128          | 158 | 130 | 143 | 559   | 1132           |
| 1500            | 160          | 130 | 155 | 173 | 618   | 156          | 163 | 116 | 152 | 587   | 1205           |
| 1600            | 156          | 159 | 160 | 150 | 625   | 172          | 135 | 181 | 152 | 640   | 1265           |
| 1700            | 153          | 148 | 167 | 162 | 630   | 166          | 137 | 149 | 133 | 585   | 1215           |
| 1800            | 235          | 150 | 134 | 139 | 658   | 96           | 121 | 99  | 80  | 396   | 1054           |
| 1900            | 127          | 115 | 91  | 102 | 435   | 95           | 100 | 95  | 68  | 358   | 793            |
| 2000            | 84           | 77  | 80  | 59  | 300   | 84           | 98  | 79  | 50  | 311   | 611            |
| 2100            | 55           | 39  | 55  | 45  | 194   | 47           | 51  | 36  | 45  | 179   | 373            |
| 2200            | 33           | 27  | 22  | 35  | 117   | 21           | 24  | 19  | 19  | 83    | 200            |
| 2300            | 14           | 18  | 16  | 14  | 62    | 11           | 13  | 13  | 11  | 48    | 110            |
| 24-HOUR TOTALS: | 8760         |     |     |     |       | 8937         |     |     |     |       | 17697          |

|                  | PEAK VOLUME INFORMATION |        |              |        |                     |        |
|------------------|-------------------------|--------|--------------|--------|---------------------|--------|
|                  | DIRECTION: E            |        | DIRECTION: W |        | COMBINED DIRECTIONS |        |
|                  | HOUR                    | VOLUME | HOUR         | VOLUME | HOUR                | VOLUME |
| A.M.             | 745                     | 590    | 715          | 597    | 745                 | 1158   |
| P.M.             | 1730                    | 714    | 1545         | 640    | 1545                | 1288   |
| DAILY            | 1730                    | 714    | 1545         | 640    | 1545                | 1288   |
| TRUCK PERCENTAGE | 13.77                   |        | 13.32        |        | 13.54               |        |

| CLASSIFICATION SUMMARY DATABASE |    |      |      |    |     |     |     |     |     |    |    |    |    |    |    |        |        |
|---------------------------------|----|------|------|----|-----|-----|-----|-----|-----|----|----|----|----|----|----|--------|--------|
| DIR                             | 1  | 2    | 3    | 4  | 5   | 6   | 7   | 8   | 9   | 10 | 11 | 12 | 13 | 14 | 15 | TOTTRK | TOTVOL |
| E                               | 20 | 5397 | 2137 | 9  | 467 | 175 | 20  | 226 | 282 | 16 | 2  | 5  | 4  | 0  | 0  | 1206   | 8760   |
| W                               | 24 | 5478 | 2245 | 13 | 478 | 66  | 122 | 202 | 257 | 42 | 5  | 4  | 1  | 0  | 0  | 1190   | 8937   |

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2024 HISTORICAL AADT REPORT

COUNTY: 07 - HENDRY

SITE: 0019 - SR 80, EAST OF CR 78A

| YEAR | AADT  |   | DIRECTION 1 |  | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|-------|---|-------------|--|-------------|-----------|----------|----------|
| 2024 | 23000 | F | E 11500     |  | W 11500     | 9.50      | 56.70    | 18.60    |
| 2023 | 22000 | C | E 11000     |  | W 11000     | 9.50      | 56.40    | 18.60    |
| 2022 | 21000 | C | E 10500     |  | W 10500     | 9.50      | 57.50    | 19.00    |
| 2021 | 19300 | C | E 9700      |  | W 9600      | 9.50      | 55.80    | 17.40    |
| 2020 | 15800 | C | E 7900      |  | W 7900      | 9.50      | 55.80    | 17.80    |
| 2019 | 17400 | C | E 8700      |  | W 8700      | 9.50      | 56.50    | 17.10    |
| 2018 | 15700 | C | E 7700      |  | W 8000      | 9.50      | 56.20    | 14.00    |
| 2017 | 15600 | C | E 7800      |  | W 7800      | 9.50      | 55.40    | 13.70    |
| 2016 | 15000 | C | E 7400      |  | W 7600      | 9.50      | 55.40    | 14.40    |
| 2015 | 13800 | C | E 6800      |  | W 7000      | 9.50      | 55.70    | 17.20    |
| 2014 | 11900 | F | E 5900      |  | W 6000      | 9.50      | 54.80    | 14.90    |
| 2013 | 11700 | C | E 5800      |  | W 5900      | 9.50      | 54.50    | 14.90    |
| 2012 | 11600 | C | E 5900      |  | W 5700      | 9.50      | 54.70    | 11.80    |
| 2011 | 10400 | F | E 5300      |  | W 5100      | 9.50      | 51.90    | 13.30    |
| 2010 | 10600 | C | E 5400      |  | W 5200      | 9.91      | 56.65    | 13.30    |
| 2009 | 12000 | C | E 5900      |  | W 6100      | 10.14     | 55.96    | 14.30    |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



**CITY OF LABELLE, FLORIDA**  
**Planning Staff Report**  
**for**  
**State Road 80 Overlay Amendment**

- TYPE OF CASE:** Land Development Code Amendment
- STAFF REVIEWER:** Alexis Crespo, AICP
- DATE:** March 12, 2026
- APPLICANT:** City of LaBelle City Commission
- AGENT:** City of LaBelle City Commission
- REQUEST:** Amend the City of LaBelle Land Development Code to amend the State Road 80 Overlay District relating to allowable retail uses
- LOCATION:** City-wide
- PROPERTY SIZE:** N/A

**BACKGROUND:**

The City Commission requested that Staff prepare an ordinance amending the requirement that general retail uses be reviewed and approved as a Special Exception within the State Road 80 (SR 80) Overlay District, herein referred to as “the District”. The District applies to all properties with frontage on SR 80 right-of-way, which serves as the City’s primary commercial corridor.

**ISSUE:**

The current regulations require a Special Exception to establish “Retail Sales/Rental” as a use in the SR 80 Overlay District.

The intent is to require the Special Exception hearing process for intensive uses that may detract from the City’s vision for an attractive gateway into the City along SR 80. Such uses requiring Special Exceptions include gas stations, auto sales, service stations/vehicle repair, fast food restaurants and car washes. A Special Exception requires a minimum application fee of \$2,500 and several months of review and processing prior to the required public hearing.

The use “Retail Sales/Rental” includes a broad spectrum of retail uses from small stores/shops to lumber yards and building supply yards. While lumber yards can certainly pose design concerns within the District, retail shops and stores with minimal or no outdoor

display do not pose the same potential for adverse impacts to the built environment along SR 80.

**PROPOSED SOLUTION:**

Amend the SR 80 Overlay District to continue to require Special Exception review and approval for “Heavy Equipment, Lumber Yards and Building Supplies” but allow general retail as a permitted use, subject to conformance with all requirements of the District and Land Development Code as a whole.

**INTENDED OUTCOME:**

The amendment is intended to provide a predictable permitting process that would allow retail stores along SR 80 by right, while maintaining meaningful regulations to ensure that more intensive retail activities do not detract from the local character, public viewsheds and functionality of the abutting rights-of-ways.

**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 recommend approval of the proposed SR 80 Overlay District Amendment Ordinance.

**APPROVAL WITH MODIFICATION(S):**

I make a motion to recommend approval of the proposed SR 80 Overlay District Amendment Ordinance with the following changes:

- 1) ....

**DENIAL:**

I make a motion to recommend denial of the proposed SR 80 Overlay District Amendment Ordinance.

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

- 1) ....

**ORDINANCE  
NUMBER 2026-07**

**AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA;  
AMENDING CHAPTER 4, ARTICLE V, SECTION 4-82 OF  
THE CITY OF LABELLE LAND DEVELOPMENT CODE,  
AMENDING USES REQUIRING SPECIAL EXCEPTION  
APPROVAL IN THE STATE ROAD 80 OVERLAY  
DISTRICT; 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 has adopted design standards for the State Road 80 corridor to ensure development along this gateway upholds the City’s vision for a well-planned and attractive built environment; and

**WHEREAS**, the City Commission recognizes the need for regulations intended to provide economic development and entrepreneurial opportunities for applicable businesses and landowners, while ensuring a compatible land use pattern, and high-quality development; and

**WHEREAS**, the City of LaBelle desires to maintain minimum regulations and public review for certain intensive commercial uses through the special exception process, 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 March 12, 2026 and the City Commission on April 9, 2026 and May 14, 2026; 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 Code. Chapter 4, Article IV, District Regulations of the City of LaBelle is hereby amended with the following provisions:

**Sec. 4-82. - State Road 80 Overlay District**

4-82.1. *Purpose and intent.* The purpose and intent of the State Road 80 Overlay District code is to:

- (1) Guide future growth and redevelopment along SR 80 in a manner that maintains and enhances the sense of place and aesthetic/visual quality of the corridor, makes efficient use of public infrastructure, protects existing neighborhoods, and balances automobile-oriented development patterns with multi-modal transportation choices.
- (2) Prevent the expansion of a “strip” commercial development pattern, and create a physically attractive, and functionally integrated built environment through cohesive and complimentary site development and design standards provided for herein.

4-82.2. *Applicability.*

- (1) The State Road 80 Overlay District all property with frontage on the SR 80 right-of-way.
- (2) Provisions of this subsection shall apply to all development and redevelopment (as defined in 4-80.9.2.) of property with frontage on SR 80.
- (3) Existing PUDs may voluntarily bring a master concept plan into compliance with the regulations contained in this section administratively. Uses that are prohibited, or subject to special exception approval (in accordance with subsection 4-82.4), and are approved as part of an existing PUD, must comply with this section unless subject to a building permit approval.
- (4) If a parcel is in one or more overlay districts, the more restrictive overlay standards shall apply.

4-82.3. *Permitted uses.* Uses within the State Road 80 Overlay District shall be permitted in accordance with the underlying zoning district, except as provided for herein.

4-82.3.1. *Special exception approval required.* The following uses require Special Exception approval:

- A. Auto repair
- B. Animal Sales and Services
- C. Bus station/depot
- D. Car washes
- E. Convenience Stores with Gas Pumps
- F. Food and Beverage Sales/Establishments: Bars, Night clubs
- G. Fast Food Restaurants
- H. Gas stations
- I. Institutional Housing
- J. Laboratories
- K. Maintenance and Repair Services
- L. Mini-warehouse
- M. Outdoor Sales Area

- 93 N. ~~Retail—Sales/Rental—Establishments~~ Heavy Equipment, Lumberyards,
- 94 Building Supplies
- 95 O. Pawnshops
- 96 P. Vehicle/Equipment Sales and Service
- 97

98 4-82.3.2. *Approval criteria.* The following criteria will be utilized to evaluate special  
 99 exception requests in the State Road 80 Overlay District in addition to criteria established  
 100 in Section 4-41:

- 101
- 102 A. Consistency with the intent of the State Road 80 Overlay District in protecting
- 103 and enhancing viewsheds from SR 80 and other public roadways.
- 104 B. The request addresses the balance between auto-oriented design and multi-
- 105 modal access, particularly pedestrian access, through enhanced design
- 106 standards.
- 107 C. The site design standards incorporate innovative techniques to address the
- 108 project’s visual impact on the SR 80 corridor and demonstrate enhancements to
- 109 the minimum standards.
- 110 D. The request demonstrates compliance with the locational criteria set forth in the
- 111 Comprehensive Plan, relating the siting of intensive uses in areas with direct
- 112 access to arterials roadways, connection to public utilities and infrastructure,
- 113 and mitigation of impacts to residential neighborhoods.
- 114 E. Conditions exist which warrant the proposed use, including but not limited to
- 115 demonstrated market demand and minimum spatial separation of 500 feet from
- 116 a similar use.
- 117 F. The request will not be injurious to the neighborhood or otherwise detrimental
- 118 to the public welfare.
- 119 G. The request will be compatible with existing or planned uses.
- 120 H. The request will not cause damage, hazard, nuisance or other detriment to
- 121 persons or property.
- 122 I. The request will protect, conserve or preserve environmentally critical areas
- 123 and natural resources.
- 124 J. The request is consistent with the goals, objectives, policies and intent of the
- 125 LaBelle Comprehensive Plan.
- 126 K. The request is in compliance with all general zoning provisions, supplemental
- 127 regulations and performance standards pertaining to the use set forth in this
- 128 chapter.
- 129

130 4-82.3.3 *Prohibited uses.* The following uses are prohibited within the SR 80 Overlay  
 131 District:

- 132
- 133 A. Agricultural uses specified in Section 4-77 (a) and (c)
- 134 B. Contractor, construction, or equipment yard
- 135 C. Manufacturing and Fabrication
- 136 D. Off-site advertising signs
- 137 E. Outdoor storage (principal or accessory use)
- 138 F. Salvage/Junkyards/Recycling

- 139 G. Sanitary land fill
- 140 H. Toxic waste site
- 141 I. Wholesale warehouse, processing or storage establishments
- 142 J. Vehicle/Equipment Sales and Service – Mobile Homes
- 143 K. Uses similar in character to any of the above uses
- 144

145 4-82.4. *Development Standards.*

146  
147 (1) *State Road 80 Right-of-Way Buffer.* Developments on property included in the overlay  
148 must provide the following buffer adjacent to the SR 80 right-of-way:

- 149
- 150 A. *Standards.* The SR 80 right-of-way landscape buffer shall be a minimum of
- 151 fifteen feet (15’) in width with five (5) trees per 100 linear feet and shrubs to
- 152 form a hedge row. Clustering of trees and plant material is encouraged to
- 153 promote healthy growth of vegetation, screen parking areas from public view,
- 154 and generally uphold the view corridors along SR 80. The buffer must be
- 155 designed in a manner that does not block signage.
- 156 B. *Required trees.* The required trees and palms shall be clustered in double rows
- 157 with a minimum of three (3) trees per cluster.
- 158 1) The maximum spacing between canopy trees and/or palm clusters is
- 159 fifty feet (50’).
- 160 2) Canopy/shade trees shall be planted a minimum of thirty feet (30’) on
- 161 center within a cluster.
- 162 3) Palms shall be planted in staggered heights, a minimum of three (3)
- 163 palms per cluster, spaced at a maximum of eight feet (8’) on center, with
- 164 a minimum of three feet (3’) in difference in height between each tree.
- 165 C. *Height.* All canopy trees must be a minimum of twelve feet (12’) in height and
- 166 palms a minimum eight feet (8’) at the time of installation. Shrubs must be a
- 167 minimum of two feet (2’) in height at time of installation.
- 168 D. *Required hedges.* A hedge row provides a reduction in ambient light from
- 169 parking and drive isles of thee uses along SR 80. The shrubs installed to form a
- 170 hedge row must be planted and ~~be~~ maintained so as to form a 36-inch high
- 171 continuous visual screen within one (1) year after time of planting.
- 172 E. *Pedestrian access.* The buffer must be designed in a manner that facilitates
- 173 pedestrian access to the development. Where perimeter fences and walls are
- 174 incorporated into the perimeter buffer design of the site, the pedestrian access
- 175 point(s) must be visible from the adjacent rights-of-way.
- 176 F. *Building location.* Where buildings are located a maximum of twenty-five feet
- 177 (25’) from the SR 80 right-of-way line an alternative buffer may be permitted
- 178 through submitting a landscape betterment plan.
- 179

180 (2) *Off-street parking screening.* An enhanced right-of-way buffer will be required where  
181 off-street parking areas abut SR 80 and exceed one (1) double row of parking, including  
182 the drive aisle. The buffer shall meet the minimum requirements of this subsection and  
183 Section 40-80.10 with the following changes along the entire length of the landscape  
184 buffer:

- 185
- 186 A. The buffer width increases to twenty-five feet (25') in width.
- 187 B. The tree requirements shall be increased to 6 trees per one hundred lineal feet
- 188 (100').
- 189 C. The hedge row becomes a double staggered row.
- 190 D. Additionally, an undulating berm with a maximum slope of 3:1 a minimum
- 191 average height of two feet (2') shall be constructed.

192 4-82.5. *Parking and circulation.*

193  
194  
195 (1) *Vehicular interconnections required.* Developments are required to provide vehicular,  
196 interconnections to the adjacent property, regardless of existing or proposed land use,  
197 unless one of the following criteria are met:

- 198 A. It is not physically possible to provide the interconnection.
- 199 B. The cost associated with the shared access or interconnection is unreasonable.
- 200 For this application unreasonable will be considered when the cost exceeds the
- 201 cost of a typical local road section or is above ten percent (10%) of the value of
- 202 the improvements being made to the development.
- 203 C. The location of environmentally sensitive lands, either on-site or off-site
- 204 precludes it and mitigation is not possible.
- 205 D. The abutting use is found to be incompatible with the existing or proposed use.
- 206 E. All developments required to provide interconnections to existing and future
- 207 developments must dedicate sufficient right-of-way or easement for all required
- 208 roads, sidewalks, and bike lanes. Bike lane and sidewalk interconnections must
- 209 be constructed concurrently with the required vehicular interconnection.
- 210

211  
212 (2) *Pedestrian interconnections required.* Sidewalks and crosswalks must be provided to  
213 separate pedestrians from vehicular traffic both internal and external to the site.  
214 Pedestrians will only share pavement with vehicular traffic in marked crosswalks.

- 215 A. Sidewalks must be a minimum of five feet wide.
- 216 B. Sidewalks and crosswalks must be provided internal to the site and connect
- 217 pedestrians from parking areas to all principle building(s), including outparcels.
- 218 C. External sidewalk connections must be provided at a ratio of one (1) sidewalk
- 219 for each vehicular entrance to a project. Drive aisles leading to main entrances
- 220 must provide a sidewalk on one (1) side of the drive aisle, at a minimum.
- 221 D. Internal sidewalks must connect to external sidewalk infrastructure on adjacent
- 222 properties.
- 223

224 4-82.6. *Signage.*

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227 (1) *Signage restrictions.* Signage for properties within the SR 80 Overlay District will be  
228 restricted as follows in addition to the criteria established in Section 4-81:  
229

230 A. *Prohibition on pole signs.* To maintain and enhances the sense of place and  
231 aesthetic/visual quality of the corridor, pole signs will not be permitted. All  
232 signs must be freestanding/ground mounted or monument signs.

233 B. *Height.* The maximum height of the freestanding/monument and ground  
234 mounted signs are restricted to ten feet (10').  
235

236 **Section 3. Codification.** This ordinance shall be incorporated into the City of  
237 LaBelle Land Development Code. The sections of this Ordinance can be renumbered or re-lettered  
238 to the appropriate word or phrase to accomplish codification. Omissions, grammatical, and  
239 typographical errors, as well as clarifications of ambiguous wording that do not affect the intent of  
240 this Ordinance, may be authorized by the Mayor without need for a public hearing.  
241

242 **Section 4. Severability.** In the event that any portion of this Ordinance is for any  
243 reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall  
244 be deemed a separate, distinct and independent provision, and such holding shall not affect the  
245 validity of the remaining portions of this Ordinance.  
246

247 **Section 5. Conflicts.** The provisions of this article shall supersede any provisions  
248 of existing ordinances in conflict herewith to the extent of said conflict.  
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250 **Section 6. Effective Date.** This Ordinance shall take effect immediately upon its  
251 adoption by the City Commission.  
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**PASSED AND DULY ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

CITY COMMISSION OF THE CITY OF LABELLE,  
FLORIDA

By: \_\_\_\_\_  
Julie C. Wilkins, Mayor

ATTEST:

By: \_\_\_\_\_  
Tijauna L. Warner, MPA, MMC, Deputy City Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

By: \_\_\_\_\_  
Derek Rooney, City Attorney

| Vote:                | AYE   | NAY   |
|----------------------|-------|-------|
| Mayor Wilkins        | _____ | _____ |
| Commissioner Vargas  | _____ | _____ |
| Commissioner Spratt  | _____ | _____ |
| Commissioner Holland | _____ | _____ |
| Commissioner Ratica  | _____ | _____ |