



CITY OF LABELLE, FLORIDA
Planning Staff Report
For
LaBelle Riverside PUD Amendment

TYPE OF CASE: PUD Amendment

STAFF REVIEWER: Patty Kulak

DATE: December 11, 2025

APPLICANT: LaBelle Riverside, Inc.

AGENT: Justin Ebrite -Patriot Engineering Co.

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

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

PROPERTY SIZE: 9.35+/-acres

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

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

Existing Zoning: Multi-Family Residential (R-3) &
Land Use: Agriculture (citrus crops)

SURROUNDING LAND USE:

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

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

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

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

STAFF NARRATIVE:

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

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

Approved Development Program

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

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

STAFF RECOMMENDATION:

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

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

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

SUGGESTED MOTION(S):

APPROVAL:

I make a motion to approve LaBelle Riverside PUD Amendment.

APPROVAL WITH CONDITIONS:

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

1) as outlined in the staff report;

OR

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

OR

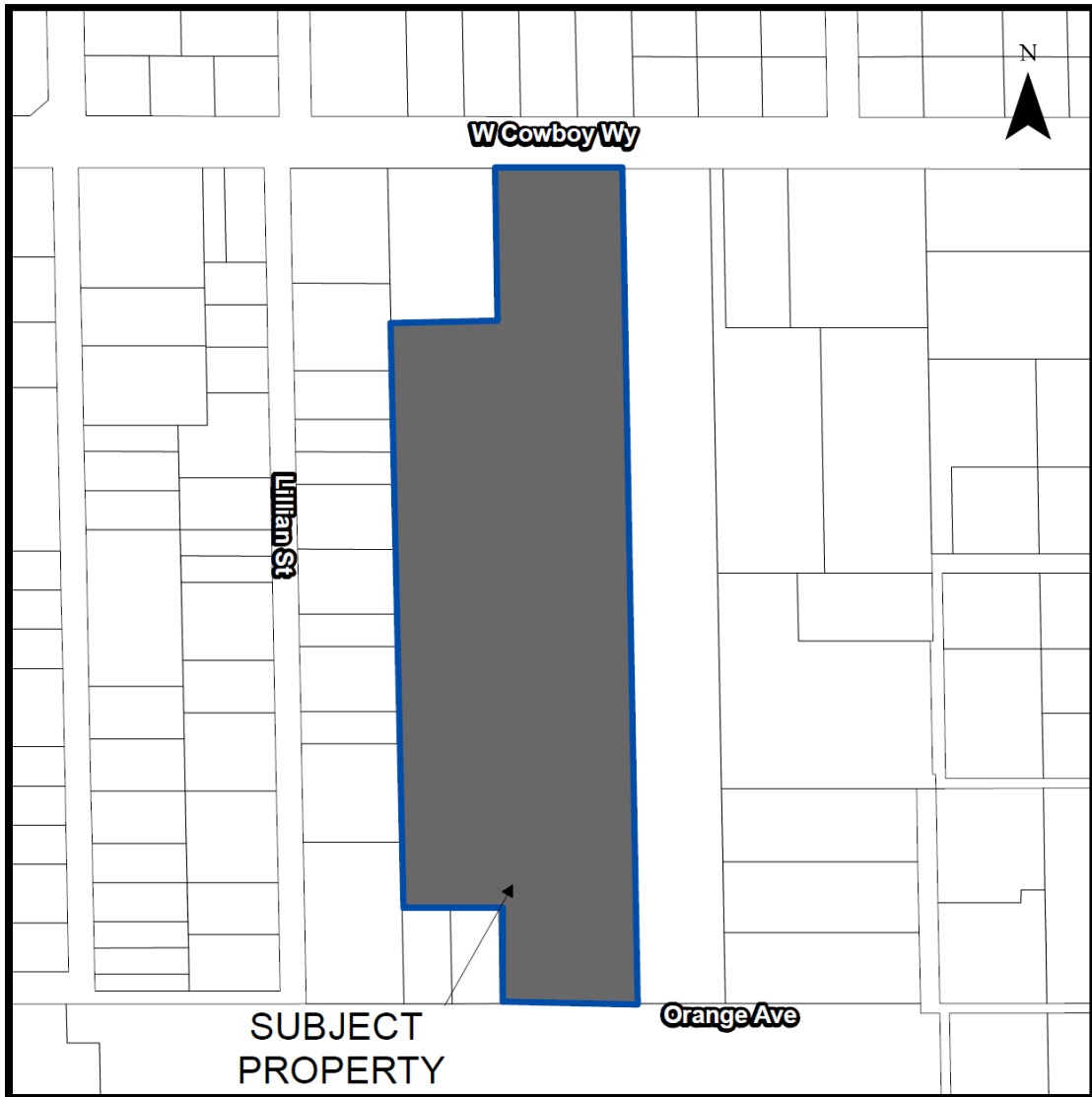
3) with the following conditions:

DENIAL:

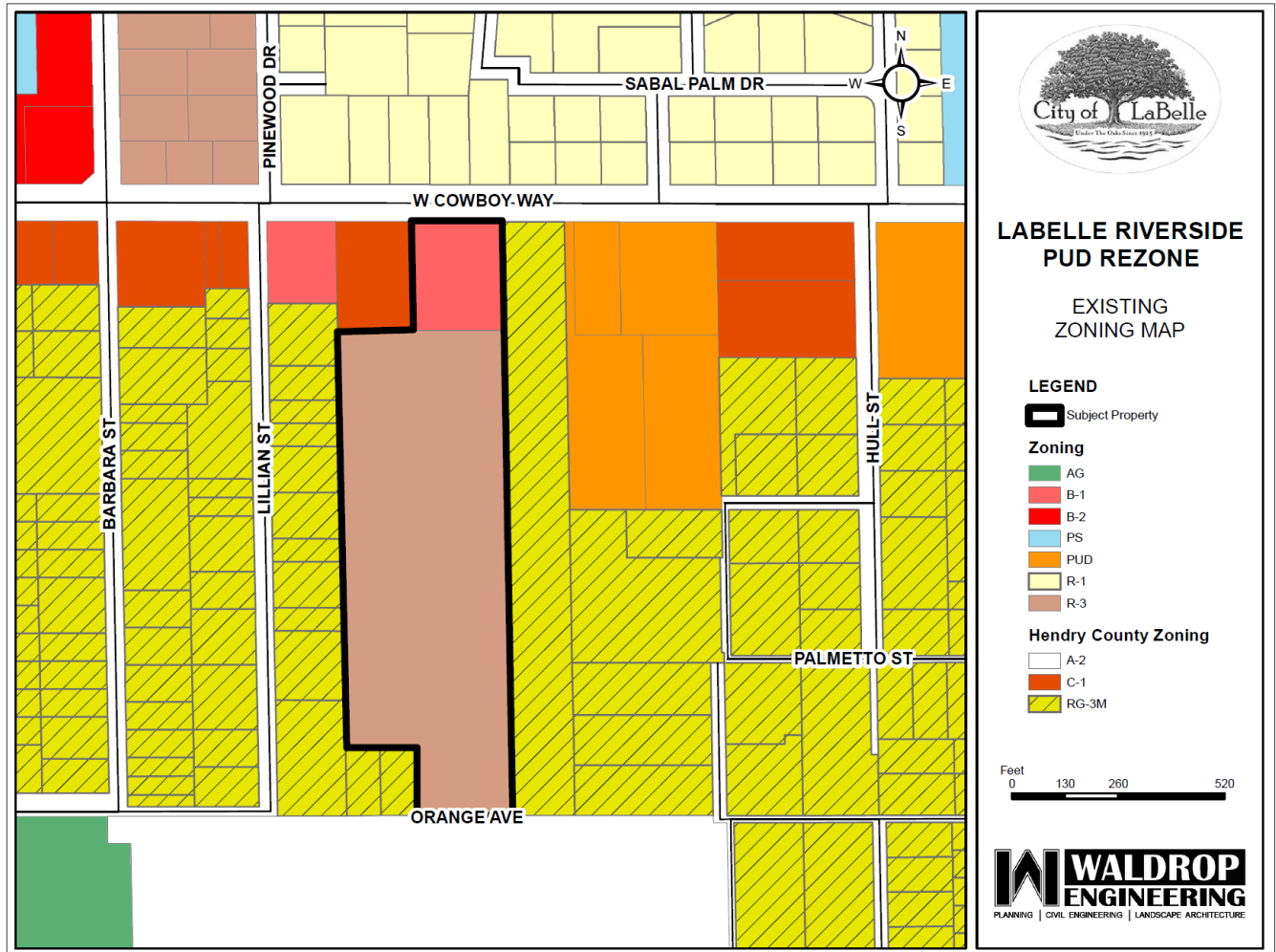
I make a motion to deny LaBelle Riverside PUD Amendment. The request does not meet the rezoning/PUD criteria:

1) Why?

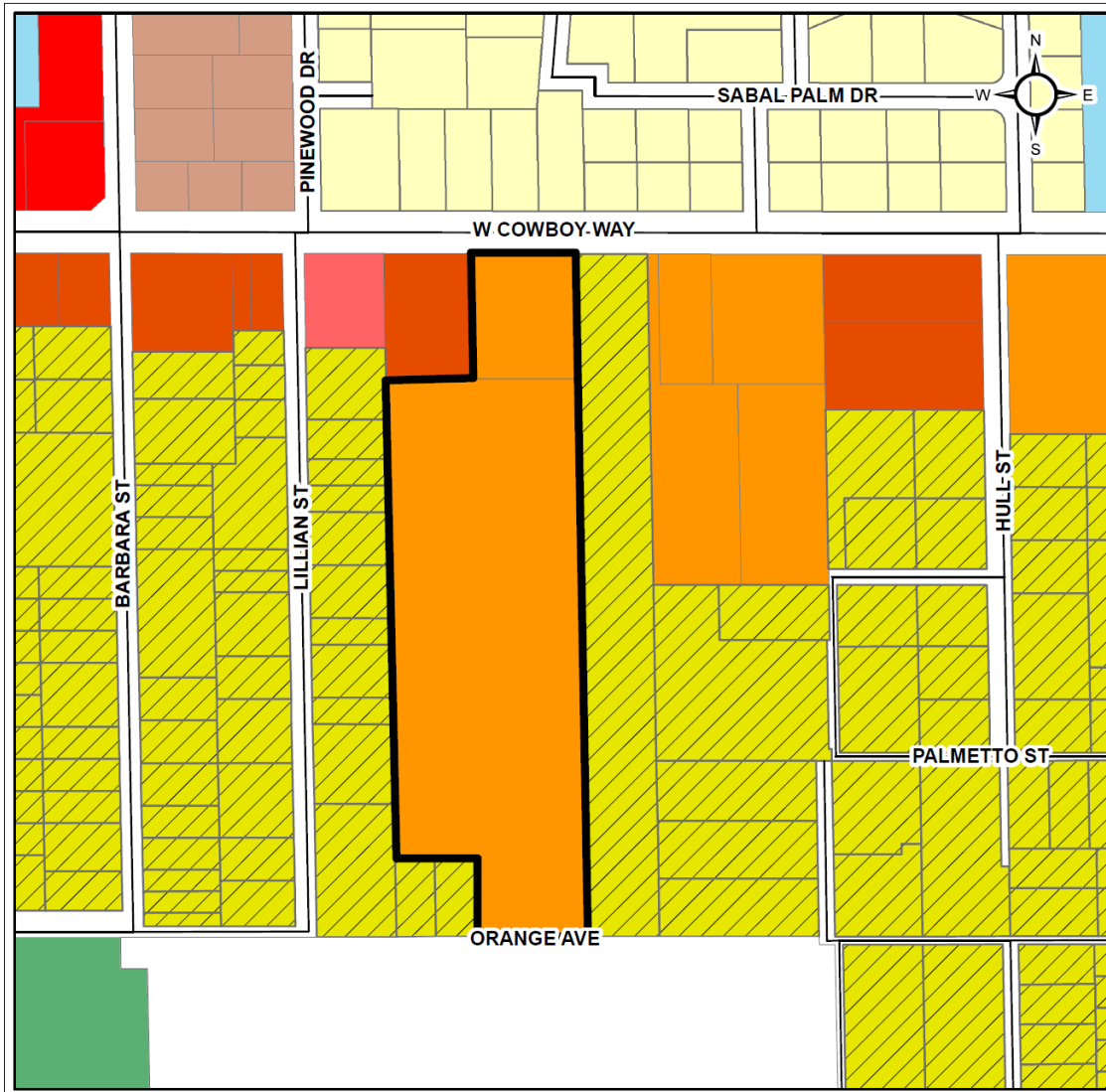
LOCATION MAP



CURRENT ZONING MAP



PROPOSED ZONING MAP



LABELLE RIVERSIDE PUD REZONE

PROPOSED ZONING MAP

LEGEND

Subject Property

Zoning

- AG
- B-1
- B-2
- PS
- PUD
- R-1
- R-3

Hendry County Zoning

- A-2
- C-1
- RG-3M

Feet
0 130 260 520

W WALDROP
ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

EXHIBIT A
LEGAL DESCRIPTION

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

LESS

ROAD RIGHT OF WAY OVER THE NORTH 40 FEET THEREOF.

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

AND TOGETHER WITH:

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

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

EXHIBIT B

SCHEDULE OF USES

Residential Tract

Accessory Residential Uses

Permitted accessory and storage buildings:

- Children's playhouses

- Patios

- Gazebos

- Private barbeque pits or pavilions

- Noncommercial greenhouses and plant nurseries

- Swimming pool

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

Fences and walls in accordance with LDC Chapter 4

Gates and gatehouses

Model Home/Unit

Management Office

Recreational amenities, private, on-site

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

- Multi-family dwellings

Signs in accordance with LDC Chapter 4

Commercial Tract

Accessory uses/structures

Daycare

Health care, limited to walk-in clinic

Religious Assemblies/Church

Essential services

Indoor amusement

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

Financial institutions

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

Offices, medical and general

Personal services

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

No outdoor storage

EXHIBIT C
SITE DEVELOPMENT REGULATIONS

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

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

[illegible]