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**CITY OF LABELLE
ORDINANCE 2024-03
RACETRAC PLANNED UNIT DEVELOPMENT**

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AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, ANNEXING A 9.73+/-ACRE PROPERTY LOCATED ALONG THE NORTHEAST CORNER OF STATE ROAD 80 AND HUGGETTS ROAD, INTO THE CORPORATE LIMITS OF THE CITY OF LABELLE, FLORIDA AMENDING THE ZONING DESIGNATION FROM UNINCORPORATED HENDRY COUNTY GENERAL AGRICULTURE (A-2) ZONING DISTRICT TO THE CITY OF LABELLE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT; PROVIDING AN EFFECTIVE DATE, PROVIDING FOR IDENTIFICATION OF THE SUBJECT PROPERTY; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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WHEREAS, ECP Partners has considered an amendment to the Future Land Use Map for a real property located immediately north of State Road 80 and east of Huggetts Road, City of LaBelle, Florida, “the property” as described and depicted in Exhibit “A” attached hereto; and

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WHEREAS, the Owner, filed an application to rezone the subject property to Planned Unit Development to allow for the development of a commercial development consistent with the City’s intent for the Commercial future land use category; and

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WHEREAS, after duly advertised public hearings held on February 8, 2024, before the LaBelle Local Planning Agency “LPA”; and on March 14, 2024, and April 11, 2024, before the City Commission; and

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

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

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

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

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

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47 **BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF LABELLE,**
48 **FLORIDA, that:**
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- 50 1. The PUD Rezone applies to the property is described in Exhibit 'A'.
51 2. Allowable uses shall be limited to those listed in the Schedule of Uses, attached as Exhibit
52 'B'.
53 3. Development Standards will conform to the Development Standards Table, attached as
54 Exhibit 'C'.
55 4. All development must conform to the general design of the Master Concept Plan
56 contained in Exhibit 'D' and the requirements of the Land Development Code.
57 5. The PUD is limited to a maximum of 40,000 square feet of commercial uses including a
58 maximum 10,000 SF convenience store with twenty (20) gas pumps.
59 6. Outdoor sales area is accessory only and the cumulative outdoor sales area for the entire
60 PUD is limited to 500 square feet.
61 7. The Convenience Store use including the principal building fuel canopies, signage,
62 dumpster enclosures and accessory structures must demonstrate a common design and
63 architectural theme and color palette at the time of building permit review consistent with
64 architectural elevations in Exhibit 'E'. Fuel canopy poles must contain a minimum four
65 feet of decorative brick overlay at the base, consistent with the decorate brick on the
66 principal structure.
67 8. A consistent Old Florida architectural vernacular must be applied to non-residential
68 buildings. All commercial buildings shall adhere to the following design standards:
69 a. Old Florida vernacular to be displayed through inclusion of elements including but
70 not limited to: front porches, covered corridors, walkways, pitched and/ or metal
71 roofs, shutters, and paneled siding.
72 b. Roof overhangs are required on all commercial buildings.
73 c. If flat roofs are used, they are to be enclosed from SR-80 and Huggetts Road view
74 by parapets, mansards or a combination of the two.
75 d. Facade treatments are to be provided in accordance with LDC 4-91(b)(2).
76 e. Exterior building colors to be derived from earth tones with subtle hues of primary
77 building color.
78 f. Structures shall reflect similar architectural features such as style, materials, details,
79 and color.
80 9. Prior to site construction plan submittal, the developer shall obtain building elevation
81 approval by the City Commission for all additional principal structures/buildings to be
82 developed within the PUD during an advertised public hearing. Any substantive changes
83 to building elevations from what was approved by the City Commission must be reviewed
84 and approved by the City Commission.
85 10. No outdoor piped/amplified music or speaker system is permitted.
86 11. The PUD must connect to the City's potable water and sanitary sewer system when
87 capacity is available. Temporary package water and sewer system may only be used on
88 an interim basis until capacity in the City's water and sewer treatment facilities is
89 available. Capacity is not vested until a site construction permit has been issued or a
90 development agreement is executed and water and sewer connection fees have been paid.

- 91 A demonstration of capacity will be required at the time of site construction permit
92 issuance, including demonstration of a hydrant system to provide adequate fire flow for
93 firefighting purposes.
- 94 12. The development must conform to all State Road 80 Road Overlay requirements, as
95 applicable.
- 96 13. Site construction plans must demonstrate an internal sidewalk system that connects the
97 proposed buildings to parking areas, and the external sidewalk network, including a
98 minimum 5-foot sidewalk where the property abuts Huggetts Road and State Road 80.
- 99 14. The project will provide parking spaces in accordance with the Land Development Code
100 for non-residential uses.
- 101 15. Access to State Road 80 will require a permit from the Florida Department of
102 Transportation. This approval does not guarantee or grant access as shown on the MCP.
- 103 16. Access to Huggetts Road will require a permit from Hendry County. This approval does
104 not guarantee or grant access as shown on the MCP.
- 105 17. Prior to site construction permit approval, a vehicular interconnection must be provided
106 to the abutting property to the east and a pedestrian interconnection to the north via
107 recorded cross-access easements.
- 108 18. A Master Signage Plan shall be provided in accordance with the Land Development Code
109 at the time of site construction permitting to ensure cohesive and consistent signage design
110 for non-residential components.
- 111 19. Signage must be posted to notify trucks that idling or overnight parking is not permitted
112 on the site.
- 113 20. The developer/owner or their designee, which may include a property owners association
114 (POA) must maintain common areas, common parking areas, and shared infrastructure
115 within the project. If a POA is established, documents must be provided to the City at the
116 time of site construction plan permitting.
- 117 21. A minimum of 2.92 acres of open space must be provided in accordance with the Land
118 Development Code and Exhibit C. A minimum of 0.49 acres of usable open space must
119 be provided.
- 120 22. Dumpsters, recycling facilities and service areas must be setback a minimum of 25 feet
121 from the PUD boundary and screened via an opaque wall or fence or screened.
- 122 23. The following buffers must be provided on the site construction permit plans as shown on
123 the MCP:
- 124 a. The State Road 80 Overlay right-of-way buffer must be a minimum of 15-feet wide
125 and contain six (6) large trees per 100 linear feet, a double hedgerow installed at 24
126 inches and maintained at a minimum of 36 inches and planted on a 2-foot-tall berm.
- 127 b. A 10-foot-wide streetscape buffer along Huggetts Road.
- 128 c. 5-foot Type A buffers must be installed along the northern and eastern property
129 lines.
- 130 24. Bicycle parking spaces shall be provided within the development near pedestrian and
131 bicycle connections.
- 132 25. Carwash or automobile service bays shall be located so that they do not face the SR 80
133 right of way.
- 134 26. Mini-Warehouses shall comply with supplemental regulations as outlined within the
135 LDC.

181	Mayor Wilkins	<input type="checkbox"/>	Absent	<input type="checkbox"/>
182	Commissioner Vargas	<input checked="" type="checkbox"/>		<input type="checkbox"/>
183	Commissioner Ratica	<input checked="" type="checkbox"/>		<input type="checkbox"/>
184	Commissioner Akin	<input type="checkbox"/>	Abstained	<input type="checkbox"/>
185	Commissioner Spratt	<input checked="" type="checkbox"/>		<input type="checkbox"/>
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**EXHIBIT A
LEGAL DESCRIPTION**

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A PARCEL OF LAND LOCATED IN THE STATE OF FLORIDA, COUNTY OF HENDRY, BEING A PORTION OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST ALSO BEING THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 675, PAGE 1232 (PARENT TRACT), LESS AND EXCEPT OFFICIAL RECORDS BOOK 980, PAGE 606 AND OFFICIAL RECORDS BOOK 1006, PAGE 364, ALL OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, ALSO BEING THE SOUTHWEST CORNER OF PARKWOOD ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 3, PAGE 23, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE S.00°57'57"E., ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 980, PAGE 606 AND EAST LINE THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 541.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD No. 80, A VARIABLE WIDTH RIGHT OF WAY; THENCE S.50°19'03"W., ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 980, PAGE 606 AND SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 359.27 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.50°19'03"W., ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 874.94 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER; THENCE N.89°45'38"W., ALONG SAID SOUTH LINE, FOR A DISTANCE OF 127.19 FEET; THENCE N.00°35'24"W. FOR A DISTANCE OF 20.00 FEET; THENCE N.89°45'38"W. FOR A DISTANCE OF 40.00 FEET TO THE EAST RIGHT OF WAY OF HUGGETTS ROAD (35 FEET FROM CENTERLINE); THENCE N.00°35'24"W., ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 358.12 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1006, PAGE 364 OF SAID PUBLIC RECORDS OF HENDRY COUNTY; THENCE N.50°18'08"E., ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1086.23 FEET; THENCE S.00°57'57"E. FOR A DISTANCE OF 514.00 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B
SCHEDULE OF USES**

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Commercial Tracts

- Accessory Uses and Structures
- Automobile service station
- Automotive repair, limited to tire stores and oil change establishments. No overnight repairs. Businesses are prohibited from storing cars outdoors overnight.
- Car Washes, Detailing
- Convenience Stores with a maximum of 20 gas pumps
- Financial Institutions
- Food and Beverage Sales / Establishments (Restaurants, fast food, food trucks, and brewery)
- Laundry – self service
- Maintenance and Repair Services
- Offices
- Outdoor Sales Area
- Personal Services (All Uses)
- Retail Sales / Rental Establishments
- Mini-Warehouse / Self Storage

EXHIBIT C

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SITE DEVELOPMENT REGULATIONS

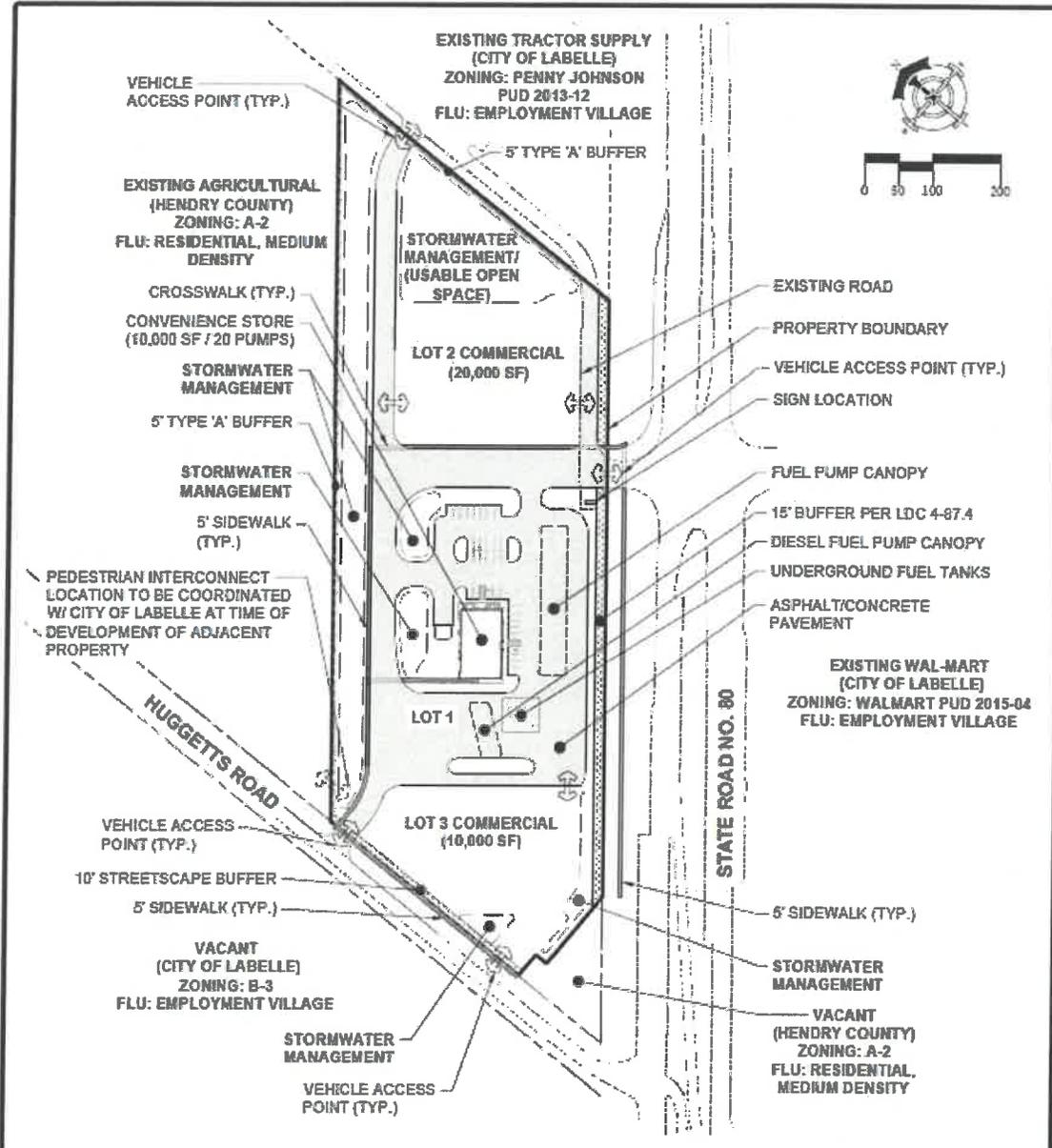
Development Regulations Table

Minimum Lot Area	10,000SF
Lot 1 – Convenience Store	10,000SF
Lot 2 - Commercial	20,000SF
Lot 3 - Commercial	10,000SF
Total	40,000SF
Buildable Area	
	40%
Minimum Lot Width	
	100'
Minimum Yards	
Front Yard	20 FT
Side Yard (Interior)	5 FT
Side Yard (Street Side)	20 FT
Rear Yard	15 FT
Right of Way	20 FT
Max. Building Height	40FT
Minimum Open Space	30%

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EXHIBIT D MASTER CONCEPT PLAN



RESPEC
1525 Hendry Street
Fort Myers, FL 33501
(239) 418-0691

Florida Registry License
No. 33253

OWNER / DEVELOPER
RACETRAC PETROLEUM, INC.
200 S. GULF DR. MIAMI, FL 33130
305-261-5000
305-261-5001
305-261-5002

PROJECT
SR80 AT HUGGETTS ROAD

MASTER CONCEPT PLAN

Project Number: W0023-23612

Sheet Number: 1

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EXHIBIT E RACETRAC BUILDING ELEVATIONS

1 FRONT ELEVATION

2 REAR ELEVATION

3 LEFT ELEVATION

4 RIGHT ELEVATION

EXTERIOR MATERIAL SCHEDULE

NO.	DESCRIPTION	FINISH	MANUFACTURER
1	CONCRETE	CONCRETE	CONCRETE
2	BRICK	BRICK	BRICK
3	GLASS	GLASS	GLASS
4	ALUMINUM	ALUMINUM	ALUMINUM
5	STEEL	STEEL	STEEL
6	WOOD	WOOD	WOOD
7	PAINT	PAINT	PAINT
8	ROOFING	ROOFING	ROOFING
9	LANDSCAPE	LANDSCAPE	LANDSCAPE
10	MECHANICAL	MECHANICAL	MECHANICAL
11	ELECTRICAL	ELECTRICAL	ELECTRICAL
12	PLUMBING	PLUMBING	PLUMBING
13	INSULATION	INSULATION	INSULATION
14	FOUNDATION	FOUNDATION	FOUNDATION
15	STRUCTURE	STRUCTURE	STRUCTURE
16	CLADDING	CLADDING	CLADDING
17	ROOF	ROOF	ROOF
18	WALLS	WALLS	WALLS
19	FLOORS	FLOORS	FLOORS
20	CEILING	CEILING	CEILING
21	MECHANICAL	MECHANICAL	MECHANICAL
22	ELECTRICAL	ELECTRICAL	ELECTRICAL
23	PLUMBING	PLUMBING	PLUMBING
24	INSULATION	INSULATION	INSULATION
25	FOUNDATION	FOUNDATION	FOUNDATION
26	STRUCTURE	STRUCTURE	STRUCTURE
27	CLADDING	CLADDING	CLADDING
28	ROOF	ROOF	ROOF
29	WALLS	WALLS	WALLS
30	FLOORS	FLOORS	FLOORS
31	CEILING	CEILING	CEILING
32	MECHANICAL	MECHANICAL	MECHANICAL
33	ELECTRICAL	ELECTRICAL	ELECTRICAL
34	PLUMBING	PLUMBING	PLUMBING
35	INSULATION	INSULATION	INSULATION
36	FOUNDATION	FOUNDATION	FOUNDATION
37	STRUCTURE	STRUCTURE	STRUCTURE
38	CLADDING	CLADDING	CLADDING
39	ROOF	ROOF	ROOF
40	WALLS	WALLS	WALLS
41	FLOORS	FLOORS	FLOORS
42	CEILING	CEILING	CEILING
43	MECHANICAL	MECHANICAL	MECHANICAL
44	ELECTRICAL	ELECTRICAL	ELECTRICAL
45	PLUMBING	PLUMBING	PLUMBING
46	INSULATION	INSULATION	INSULATION
47	FOUNDATION	FOUNDATION	FOUNDATION
48	STRUCTURE	STRUCTURE	STRUCTURE
49	CLADDING	CLADDING	CLADDING
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52	FLOORS	FLOORS	FLOORS
53	CEILING	CEILING	CEILING
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55	ELECTRICAL	ELECTRICAL	ELECTRICAL
56	PLUMBING	PLUMBING	PLUMBING
57	INSULATION	INSULATION	INSULATION
58	FOUNDATION	FOUNDATION	FOUNDATION
59	STRUCTURE	STRUCTURE	STRUCTURE
60	CLADDING	CLADDING	CLADDING
61	ROOF	ROOF	ROOF
62	WALLS	WALLS	WALLS
63	FLOORS	FLOORS	FLOORS
64	CEILING	CEILING	CEILING
65	MECHANICAL	MECHANICAL	MECHANICAL
66	ELECTRICAL	ELECTRICAL	ELECTRICAL
67	PLUMBING	PLUMBING	PLUMBING
68	INSULATION	INSULATION	INSULATION
69	FOUNDATION	FOUNDATION	FOUNDATION
70	STRUCTURE	STRUCTURE	STRUCTURE
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72	ROOF	ROOF	ROOF
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77	ELECTRICAL	ELECTRICAL	ELECTRICAL
78	PLUMBING	PLUMBING	PLUMBING
79	INSULATION	INSULATION	INSULATION
80	FOUNDATION	FOUNDATION	FOUNDATION
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84	WALLS	WALLS	WALLS
85	FLOORS	FLOORS	FLOORS
86	CEILING	CEILING	CEILING
87	MECHANICAL	MECHANICAL	MECHANICAL
88	ELECTRICAL	ELECTRICAL	ELECTRICAL
89	PLUMBING	PLUMBING	PLUMBING
90	INSULATION	INSULATION	INSULATION
91	FOUNDATION	FOUNDATION	FOUNDATION
92	STRUCTURE	STRUCTURE	STRUCTURE
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95	WALLS	WALLS	WALLS
96	FLOORS	FLOORS	FLOORS
97	CEILING	CEILING	CEILING
98	MECHANICAL	MECHANICAL	MECHANICAL
99	ELECTRICAL	ELECTRICAL	ELECTRICAL
100	PLUMBING	PLUMBING	PLUMBING

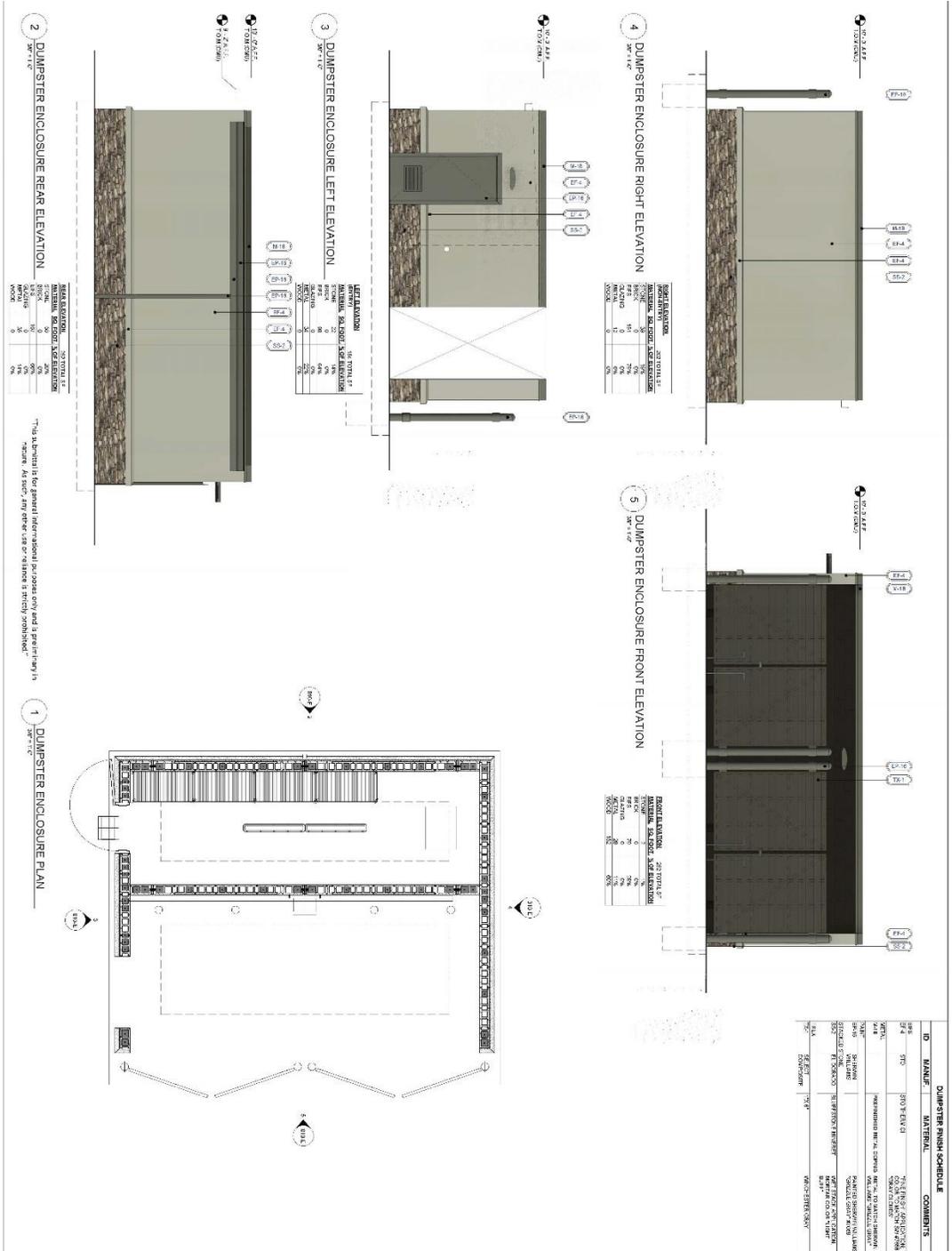
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RaceTrac

Mark S. Salyards, LLC

EXTERIOR ELEVATIONS

EXHIBIT E RACETRAC BUILDING ELEVATIONS (CONTINUED)



DUMPSTER FINISH SCHEDULE		
ID	NAME	COMMENT
01	PAINT	100% EPOXY
02	PAINT	100% EPOXY
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Racetrac
 7500 LAYTONS AVE
 CLEVELAND, OH 44115
 TEL: 216.223.1234

PROJECT NUMBER 2023
SHEET TITLE DUMPSTER ENCLOSURE ELEVATIONS
PROJECT NUMBER 010-E

DATE 01/10/2023
DESIGNED BY J. W. BROWN
CHECKED BY J. W. BROWN
APPROVED BY J. W. BROWN

PROJECT NAME RACETRAC
PROJECT NUMBER 2023
PROJECT ADDRESS 7500 LAYTONS AVE
PROJECT CITY CLEVELAND, OH
PROJECT STATE OH
PROJECT ZIP 44115

LABELLE
 11.33838
 5800 @ BURETTUS RD
 #1668

INDUSTRY SERIES 2023
 2023 RI1 NO

PLAN NUMBER/SECTION NUMBER
 2023 RI1 NO

DATE 01/10/2023

PROJECT NAME RACETRAC
PROJECT NUMBER 2023
PROJECT ADDRESS 7500 LAYTONS AVE
PROJECT CITY CLEVELAND, OH
PROJECT STATE OH
PROJECT ZIP 44115

DATE 01/10/2023
DESIGNED BY J. W. BROWN
CHECKED BY J. W. BROWN
APPROVED BY J. W. BROWN