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3                                   **CITY OF LABELLE**  
4                                   **ORDINANCE 2025-08**  
5                                   **LABELLE RIVERSIDE PLANNED UNIT DEVELOPMENT AMENDMENT**

6   **AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE**  
7   **2020-13 FOR THE LABELLE RIVERSIDE PLANNED UNIT DEVELOPMENT**  
8   **LOCATED IMMEDIATELY SOUTH OF COWBOY WAY AND ¼ MILE EAST OF DR.**  
9   **MARTIN LUTHER KING JR. BLVD; AMENDING THE CONDITIONS OF APPROVAL;**  
10   **PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN**  
11   **EFFECTIVE DATE.**

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

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

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

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23           **WHEREAS**, after a duly advertised public hearing held on December 11, 2025, before the  
24   LaBelle Local Planning Agency “LPA”, and duly advertised public hearings on February 12, 2026,  
25   and March 12, 2026 before the City of LaBelle City Commission; and,

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

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

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

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

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

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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. A minimum of 2 parking spaces per dwelling unit must be provided on the site construction plans. This may include parking spaces in private garages and driveways for townhome dwelling types. In addition, the amenity site must include a minimum of three (3) parking spaces.
  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

91 Commission. A one (1) time extension of two (2) years may be submitted to the City prior  
92 to vacation of the MCP.  
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94 **Section 3. Conflict with other Ordinances.** The provisions of this article shall supersede any  
95 provisions of existing ordinances in conflict herewith to the extent of said conflict.  
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97 **Section 4. Severability.** In the event that any portion of this ordinance is for any reason held  
98 invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a  
99 separate, distinct and independent provision, and such holding shall not affect the validity of the  
100 remaining portions of this ordinance.  
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102 **Section 5. Effective Date.** This Ordinance shall become effective immediately upon its  
103 adoption.  
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105 **PASSED AND ADOPTED** in open session this \_\_\_\_ day \_\_\_\_\_, 2026.  
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108 THE CITY OF LABELLE, FLORIDA  
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111 By: \_\_\_\_\_  
112 Julie C. Wilkins, Mayor  
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114 Attest: \_\_\_\_\_  
115 Tijauna Warner, Deputy City Clerk  
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118 APPROVED AS TO FORM AND  
119 LEGAL SUFFICIENCY:  
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122 By: \_\_\_\_\_  
123 Derek Rooney, City Attorney  
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	Vote:	AYE	NAY
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129	Mayor Wilkins	_____	_____
130	Commissioner Vargas	_____	_____
131	Commissioner Ratica	_____	_____
132	Commissioner Holland	_____	_____
133	Commissioner Spratt	_____	_____

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

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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**

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**Residential Tract**

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

**Commercial Tract**

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

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**EXHIBIT C**  
**SITE DEVELOPMENT REGULATIONS**

	Multi-Family <sup>1</sup>	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 <sup>(1)</sup>	45' <sup>2</sup> / <sub>2</sub> stories	35' <sup>2</sup> / <sub>2</sub> stories	35' <sup>2</sup> / <sub>2</sub> stories
Maximum Lot Coverage	40%	50%	40%
Minimum Unit Size	800 SF	N/A	N/A
<b>BUILDING SETBACKS</b>			
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	<sup>1</sup> / <sub>2</sub> Building Height	15'	15'

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1. Multi-family buildings must be setback from the PUD perimeter a distance equal to <sup>1</sup>/<sub>2</sub> the building height, as defined in the LDC.

# EXHIBIT D MASTER CONCEPT PLAN

