



CITY OF LABELLE, FLORIDA

**Planning Staff Report
Architectural Review
Mavis Tire**

TYPE OF CASE: Architectural Review per PUD Condition

STAFF REVIEWER: Patty Kulak

DATE: February 12, 2026

APPLICANT: Mavis Southeast, LLC

AGENT: Bohler, LLC

REQUEST: Approval of the proposed building elevations for a tire service center (Mavis Tire) within the Racetrack PUD, in accordance with the PUD requirement that all additional principal structures obtain City Commission approval of architectural design.

LOCATION: 1455 Huggett's Road

PROPERTY SIZE: 1.45+/-acres

STAFF NARRATIVE:

This item is presented pursuant to Ordinance 2024-03, Conditions #8 and #9, which require City Commission review of architectural elevations for all additional principal structures within the Racetrack PUD and confirmation of consistency with the required Old Florida architectural vernacular. The proposed use is permitted within the approved commercial square footage of the PUD; therefore, this request is limited to evaluation of the building design and its compliance with the PUD architectural standards and Section 4-92 of the Land Development Code.

The applicant proposes a ±6,979 square foot, single-story, 8-bay tire service center located at 1599 Huggetts Road. Submitted materials include the site plan, landscape plans, and exterior elevations. Section 4-92 establishes design standards for commercial development intended to promote a distinctive Old Florida or Florida Vernacular character and ensure visual compatibility throughout the City. These standards require articulated façades, variation in building massing, cohesive materials, and architectural detailing that avoids flat, unbroken wall planes.

The proposed building incorporates façade articulation on all elevations through vertical pilasters,

masonry veneer accents, and material transitions that break up horizontal massing. Parapet height variations, framed accent bands, and defined corner treatments provide visual interest and avoid a continuous, uninterrupted façade. The exterior materials include stucco and masonry veneer with differentiated color treatments at the base and accent bands, consistent with traditional Florida commercial architecture. Storefront glazing is concentrated on the customer-facing elevation, reinforcing pedestrian orientation and providing architectural emphasis at the primary entrance.

STAFF RECOMMENDATION

Based on this review, staff finds the proposed elevations generally consistent with the intent and design criteria of Section 4-92 and the Racetrack PUD’s requirement for Old Florida architectural vernacular.

SUGGESTED MOTION(S):

APPROVAL:

I make a motion to approve the Mavis Tire building elevations.

APPROVAL WITH CONDITIONS:

I make a motion to approve the Mavis Tire building elevations, 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 the Mavis Tire building elevations.