



**CITY OF LABELLE, FLORIDA**

**Planning Staff Report  
For  
Wheeler Grove PUD Amendment**

**TYPE OF CASE:** PUD Amendment

**STAFF REVIEWER:** Alexis Crespo, AICP

**DATE:** November 12, 2024

**APPLICANT:** Wheeler Properties, LLC and Town Grove, LLC

**AGENT:** Same as Applicant

**REQUEST:** Allow for an extension of the effective date of the PUD zoning approval and corresponding Master Concept Plan from October 8, 2025 to November 14, 2034.

**LOCATION:** East of Dr. Martin Luther King Jr. Blvd. & south of SR 80

**PROPERTY SIZE:** 56+/-acres

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

Existing Future Land Use Designation: Outlying Mixed Use  
Existing Zoning: Planned Unit Development  
Land Use: Vacant/Agriculture

**SURROUNDING LAND USE:**

**North:** FLU – Outlying Mixed Use  
Zoning – Business General (B-2)  
Land Use – Vacant

**South:** FLU – Residential; Public  
Zoning – Multi-Family (R-3) & Single Family Residential (R-1)  
Land Use – Single-Family Residential; Duplex

**East:** FLU – Residential; Public  
Zoning – Single Family Residential (R-1A); Public Services (PS); Business Professional (B-1)

Land Use – Single-Family Residential; Public

**West:** FLU – Residential; Public  
Zoning – Residential (RNU); Public (PS); Business General (B-2)  
Land Use – Single-Family Residential; Commercial; Public

**STAFF NARRATIVE:**

The 56-acre subject property was rezoned to Planned Unit Development (PUD) by the City Commission in October 2020, allowing for development of a maximum of 335 dwelling units, including a mix of single-family attached, detached and multi-family dwelling types. The maximum height was limited to 45 feet and the zoning ordinance contained numerous conditions relating to enhanced buffers, setbacks, sidewalks and other requirements.

The property owners conveyed a utility easement to the City of LaBelle to allow for access to the City's wastewater treatment plant facility to the east of the subject property.

Due to changes in market conditions, the Applicant is seeking a five (5) year extension to the PUD approval, extending the expiration date from October 8, 2025 to November 14, 2034. In addition to this modification to the zoning conditions, Staff has included minor changes to reflect current condition language relating to fire prevention and impact fees. The changes to conditions are shown in strikethrough/underline format below.

1. The Rezone request applied to the property is described in Exhibit 'A'.
2. The PUD is limited to a maximum of 335 dwelling units, limited to 110 single-family and 225 multi-family or townhouse dwelling units.
3. Allowable uses shall be limited to those listed in the Schedule of Uses, attached as Exhibit 'B'. No other uses are permitted in the PUD unless stated above.
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 buildings (including residential and any recreational 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. A 5-foot-wide sidewalk must be installed along the Martin Luther King Jr. Blvd. frontage.
9. Residential buildings must be located a minimum of 100 feet from the City Wastewater Treatment Facility to the east of the project.
10. 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.
11. The requirement for traffic signals and/or turn lanes at the project entrances will be evaluated at the time of site construction permit review.
12. The developer shall be required to obtain all necessary local, state, and federal permits for development prior to construction activities, including local site construction plan permit, plat (if applicable), and building permits.

13. 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.
14. A minimum of 30% of the development, or 16.8+/- acres, of open space shall be provided within the PUD. A minimum of 5 acres must be usable open space, which may include active and passive recreation areas.
15. Parking for residential dwelling unit shall be provided in accordance with the Land Development Code. In addition, any common residential recreation area on the site must include a minimum of three (3) parking spaces including one (1) ADA space.
16. Dumpsters, recycling facilities and service areas must be located a minimum of 25 feet from the PUD perimeter and be screened via an opaque wall, fence or enclosure that is a minimum 6-feet in height.
17. The three (3) building areas located at the south of the PUD must be setback a minimum of 50 feet from the PUD boundary.
18. An enhanced 25-foot right-of-way buffer must be provided on the Dr. Martin Luther King Jr. Blvd. frontage. The buffer must include a double-staggered hedgerow, two (2) large trees, and two (2) medium trees per per 100 linear feet. The double-staggered hedgerow must be 36-inches at time of planting and maintained at 48 inches.
19. 25-foot-wide buffers must be provided along the southern, northern, and eastern boundaries of the PUD. The buffer must include a double-staggered hedgerow, and three (3) large trees per 100 linear feet. The double-staggered hedgerow must be 36-inches at time of planting and maintained at 48 inches.
20. A 50-foot-wide buffer must be provided where the project abuts the City wastewater treatment plan in the area shown on the Master Concept Plan. The buffer must include an 8-foot tall opaque wall or fence and five (5) large medium trees per 100 linear feet.
21. The site construction plan permits must demonstrate one (1) covered bus stop for school-age children at one (1) of the project entrances on Dr. Martin Luther King, Jr. Blvd.
22. The PUD Master Concept Plan will remain valid for not more than ~~five (5)~~ ten (10) years from the date of City Commission approval. Horizontal construction must commence within ~~five (5)~~ ten (10) 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 two (2) years may be submitted to the City prior to vacation of the MCP.
23. The City is conducting a risk assessment and capital planning for adequate fire protection. The project may be subject in the future to impact fees or capital assessments to address the project impact.

**SUGGESTED MOTION(S):**

**APPROVAL:**

I make a motion to approve the Wheeler Grove PUD Amendment.

**APPROVAL WITH CONDITIONS:**

I make a motion to approve the Wheeler Grove 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;

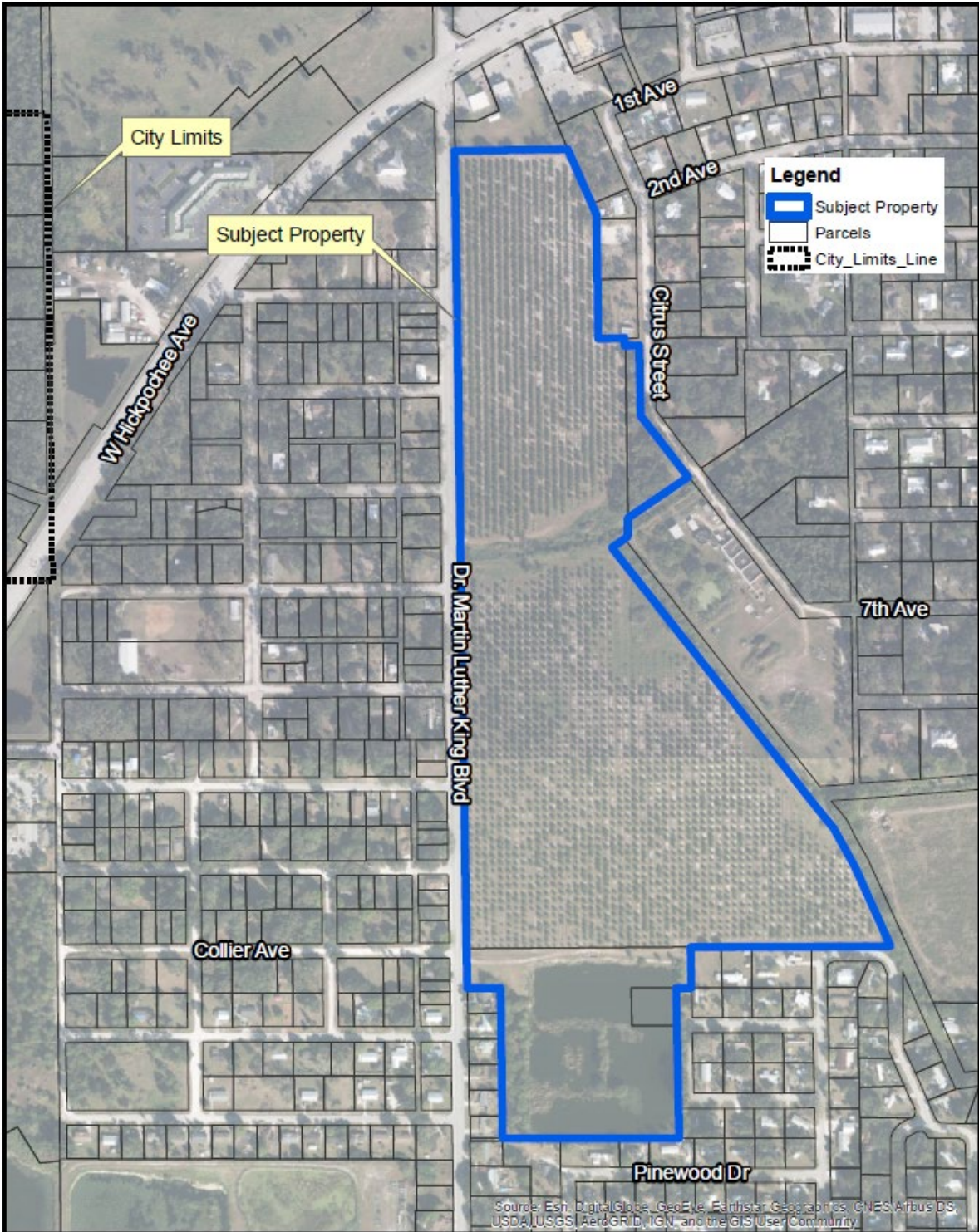
**OR**

3) with the following conditions:

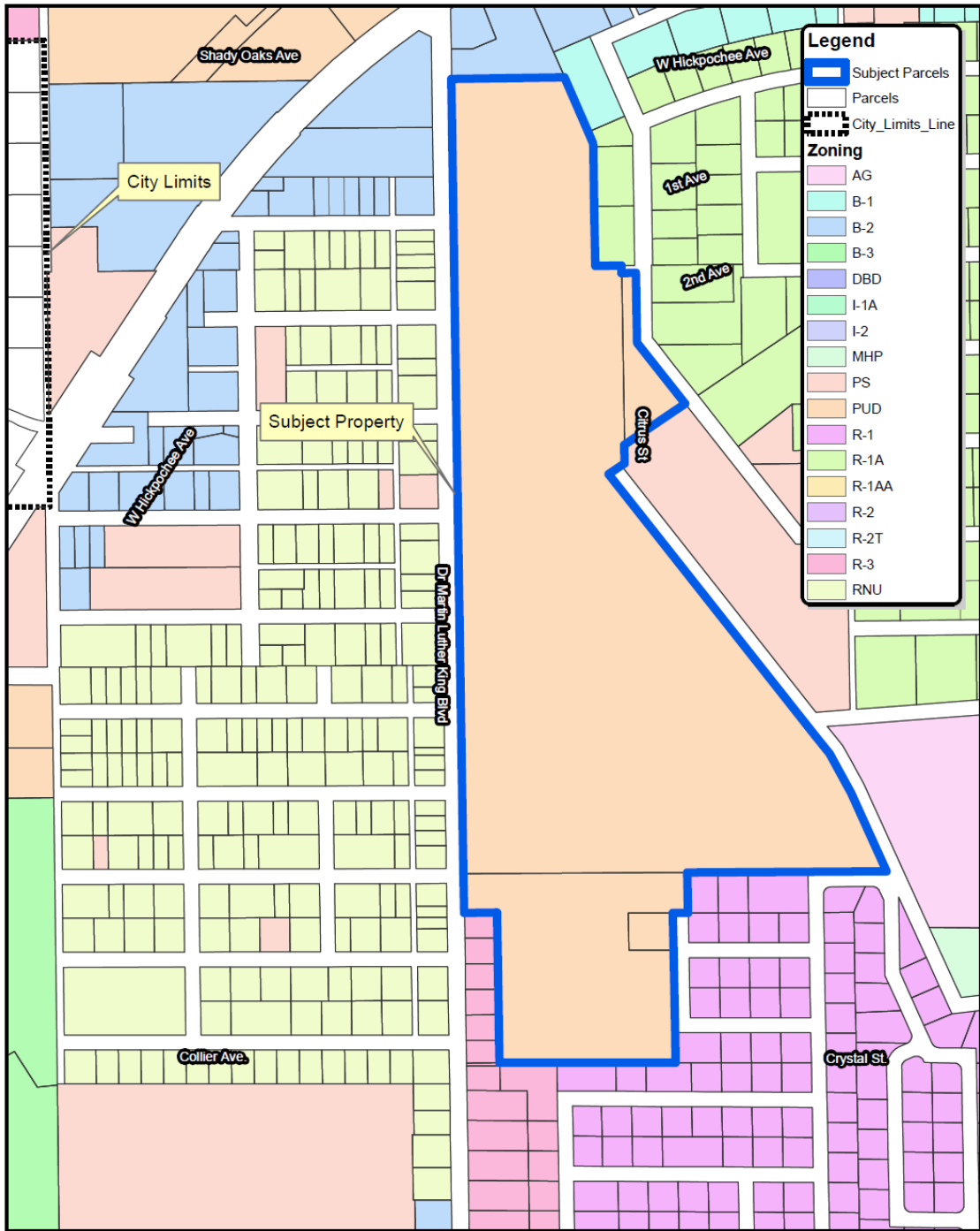
**DENIAL:**

I make a motion to deny the Wheeler Grove PUD Amendment. The request does not meet the criteria:

# LOCATION MAP



# CURRENT ZONING MAP



**EXHIBIT A  
LEGAL DESCRIPTION**

**PARCEL 1 (O.R.B. 800, PG. 326)**

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 29 EAST, IN LABELLE, HENDRY COUNTY, FLORIDA. AND RUN NORTH 89 DEGREES 34 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4-NORTHWEST 1/4, 33 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD S731 AND POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 0 DEGREES 48 MINUTES 20 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, 1950.9 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 30 SECONDS EAST 375.4 FEET; THENCE SOUTH 23 DEGREES 33 MINUTES 40 SECONDS EAST, 237 FEET; THENCE SOUTH 0 DEGREES 59 MINUTES EAST, 411.01 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 30 SECONDS EAST 87.64 FEET; THENCE SOUTH 0 DEGREES 50 MINUTES 30 SECONDS EAST, 658.4 FEET; THENCE SOUTH 55 DEGREES 46 MINUTES WEST, 65.22 FEET; THENCE SOUTH 38 DEGREES 12 MINUTES EAST, 1107.55 FEET; THENCE SOUTH 39 DEGREES 19 MINUTES EAST, 78.31 FEET; THENCE SOUTH 28 DEGREES 25 MINUTES EAST, 139.66 FEET; THENCE SOUTH 24 DEGREES 25 MINUTES EAST, 296.88 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 30 SECONDS WEST, 1406.7 FEET TO THE EAST R/W LINE OF STATE ROAD S731; THENCE NORTH 0 DEGREES 50 MINUTES WEST, ALONG SAID EAST R/W LINE, 709.5 FEET TO THE POINT OF BEGINNING. CONTAINING 46.0 ACRES AND SUBJECT TO A STATE ROAD DEPARTMENT DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 18, PAGE 564, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.

AND

**PARCEL 2 (O.R.B. 645, PG. 120)**

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8 AND RUN S 89°12'30" W, ALONG THE SOUTH LINE OF W.T. MADDOX'S FIRST ADDITION TO BELMONT, AS RECORDED IN PLAT BOOK 3, PAGE 8, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, (SAID LINE ALSO BEING THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4), A DISTANCE OF 685.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A FIFTY (50) FOOT WIDE STREET AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S 00°59'16" E, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 257.88 FEET; THENCE S 38°13'13" E, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 308.45 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A STATE ROAD DEPARTMENT DITCH EASEMENT AS MAINTAINED, AND OCCUPIED AND MONUMENTED AND THE NORTHEASTERLY CORNER OF THE CITY OF LABELLE SEWER PLANT PROPERTY; THENCE S 55°43'11" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE NORTHERLY LINE OF THE CITY OF LABELLE SEWER PLANT PROPERTY, A DISTANCE OF 281.96 FEET TO THE EAST LINE OF A CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 139, PAGE 304, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE N 00°49'47" W, ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 139, PAGE 304, A DISTANCE OF 658.40 FEET TO THE SOUTH LINE OF SAID W.T. MADDOX'S FIRST ADDITION TO BELMONT; THENCE N 89°12'30" E, ALONG THE SOUTH LINE OF SAID W.T. MADDOX'S FIRST ADDITION TO BELMONT, A DISTANCE

OF 47.25 FEET TO THE POINT OF BEGINNING. SUBJECT TO A STATE ROAD DEPARTMENT DRAINAGE DITCH EASEMENT AS RECORDED IN DEED BOOK 18, PAGE 564, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.  
AND

**PARCEL 3 (O.R.B. 746, PG. 174)**

BEGINNING 709 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA; THENCE RUN EAST 730.10 FEET; THENCE RUN SOUTH 122.95 FEET; THENCE RUN WEST 200 FEET; THENCE SOUTH 125.00 FEET; THENCE RUN EAST 150 FEET; THENCE RUN SOUTH 375 FEET; THENCE RUN WEST 570 FEET; THENCE RUN NORTH 500 FEET; THENCE RUN WEST 110 FEET; THENCE RUN NORTH 130 FEET TO THE POINT OF BEGINNING.  
AND

**PARCEL 4 (O.R.B. 746, PG. 172)**

LOT 1, BLOCK 12, W.T. MADDOX'S FIRST ADDITION TO ENGLEWOOD TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 107, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.



**EXHIBIT B  
SCHEDULE OF USES**

Residential Accessory Structures

Residential Dwelling Units

North of Primary Entrance:

Single-Family Detached

Single-Family Attached

Duplex

Triplex

Quadraplex

Townhouse

South of Primary Entrance:

Single-Family Detached

Single-Family Attached

Duplex

Triplex

Quadraplex

Townhouse

Multi-Family

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

Recreational amenities, private, on-site

Community Structures, including but not limited to clubhouse, pool

Playgrounds

Signs per Chapter 4 of LDC

**EXHIBIT C  
SITE DEVELOPMENT REGULATIONS**

	Single-Family Detached	Single-Family Attached	Duple x	Townhouse	Triplex Quadplex	Multi-Family	Amenity/ Clubhouse
Min. Lot Size	5,000 SF	1,950 SF	5,000 SF/ building	1,600 SF	N/A	N/A	10,000 SF
Min. Depth	100'	65'	100'	100'	N/A	N/A	N/A
Min. Width	50'	30'	50'	16'	N/A	N/A	N/A
Max. Height <sup>(1)</sup>	35'	35'	35'	35'	35'	45'	35'
Max. Lot Coverage	50%	65%	65%	70%	70%	70%	50%
Min. Unit Size	1,200 SF	800 SF	800 SF	800 SF	750 SF	750 SF	N/A
<b>BUILDING SETBACKS</b>							
Martin Luther King Jr. Blvd.	25'	25'	25'	25'	25'	25'	25'
Street/Front(1)	20'	20'	20'	20'	20'	20'	20'
Side	6'	0'/7.5'	0'/7.5'	0'/7.5'	½ Building Height	½ Building Height	½ Building Height
Rear (Principal)	15'	15'	10'	10'	10'	10'	10'
Rear (Accessory)	5'	5'	5'	5'	5'	5'	5'
Waterbody	25'	25'	25'	25'	25'	25'	25'
PUD Perimeter Setbacks (2)	25'	25'	25'	25'	25'	25'	25'

(1) Secondary front yards on corner lots may be reduced to 15 feet.

(2) Residential buildings must be setback a minimum of 100 feet from the shared property line with the City wastewater treatment facility, and 50 feet from the southern property line.

