



CITY OF LABELLE, FLORIDA
Planning Staff Report
for
State Road 80 Overlay Amendment

TYPE OF CASE: Land Development Code Amendment

STAFF REVIEWER: Patty Kulak

DATE: May 14, 2026

APPLICANT: City of LaBelle City Commission

AGENT: City of LaBelle City Commission

REQUEST: Amend the City of LaBelle Land Development Code to amend the State Road 80 Overlay District relating to allowable retail uses

LOCATION: City-wide

PROPERTY SIZE: N/A

BACKGROUND:

The City Commission requested that Staff prepare an ordinance amending the requirement that general retail uses be reviewed and approved as a Special Exception within the State Road 80 (SR 80) Overlay District, herein referred to as "the District". The District applies to all properties with frontage on SR 80 right-of-way, which serves as the City's primary commercial corridor.

ISSUE:

The current regulations require a Special Exception to establish "Retail Sales/Rental" as a use in the SR 80 Overlay District.

The intent is to require the Special Exception hearing process for intensive uses that may detract from the City's vision for an attractive gateway into the City along SR 80. Such uses requiring Special Exceptions include gas stations, auto sales, service stations/vehicle repair, fast food restaurants and car washes. A Special Exception requires a minimum application fee of \$2,500 and several months of review and processing prior to the required public hearing.

The use "Retail Sales/Rental" includes a broad spectrum of retail uses from small stores/shops to lumber yards and building supply yards. While lumber yards can certainly pose design concerns within the District, retail shops and stores with minimal or no outdoor

display do not pose the same potential for adverse impacts to the built environment along SR 80.

PROPOSED SOLUTION:

Amend the SR 80 Overlay District to continue to require Special Exception review and approval for “Heavy Equipment, Lumber Yards and Building Supplies” but allow general retail as a permitted use, subject to conformance with all requirements of the District and Land Development Code as a whole.

INTENDED OUTCOME:

The amendment is intended to provide a predictable permitting process that would allow retail stores along SR 80 by right, while maintaining meaningful regulations to ensure that more intensive retail activities do not detract from the local character, public viewsheds and functionality of the abutting rights-of-ways.

STAFF RECOMMENDATION:

Staff finds that the proposed ordinance is consistent with the Comprehensive Plan and Land Development Code and recommends **APPROVAL**.

SUGGESTED MOTION(S)

APPROVAL:

I make a motion to recommend approval of the proposed SR 80 Overlay District Amendment Ordinance.

APPROVAL WITH MODIFICATION(S):

I make a motion to recommend approval of the proposed SR 80 Overlay District Amendment Ordinance with the following changes:

- 1)

DENIAL:

I make a motion to recommend denial of the proposed SR 80 Overlay District Amendment Ordinance.

The request does not meet the intent of the Comprehensive Plan and Land Development Code.

- 1)