

47 **Sec. 4-82. - State Road 80 Overlay District**

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49 4-82.1. *Purpose and intent.* The purpose and intent of the State Road 80 Overlay District
50 code is to:

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52 (1) Guide future growth and redevelopment along SR 80 in a manner that maintains and
53 enhances the sense of place and aesthetic/visual quality of the corridor, makes efficient
54 use of public infrastructure, protects existing neighborhoods, and balances automobile-
55 oriented development patterns with multi-modal transportation choices.
56 (2) Prevent the expansion of a “strip” commercial development pattern, and create a
57 physically attractive, and functionally integrated built environment through cohesive
58 and complimentary site development and design standards provided for herein.
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60 4-82.2. *Applicability.*

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62 (1) The State Road 80 Overlay District all property with frontage on the SR 80 right-of-
63 way.
64 (2) Provisions of this subsection shall apply to all development and redevelopment (as
65 defined in 4-80.9.2.) of property with frontage on SR 80.
66 (3) Existing PUDs may voluntarily bring a master concept plan into compliance with the
67 regulations contained in this section administratively. Uses that are prohibited, or
68 subject to special exception approval (in accordance with subsection 4-82.4), and are
69 approved as part of an existing PUD, must comply with this section unless subject to a
70 building permit approval.
71 (4) If a parcel is in one or more overlay districts, the more restrictive overlay standards
72 shall apply.
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74 4-82.3. *Permitted uses.* Uses within the State Road 80 Overlay District shall be permitted
75 in accordance with the underlying zoning district, except as provided for herein.
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77 4-82.3.1. *Special exception approval required.* The following uses require Special
78 Exception approval:

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80 A. Auto repair
81 B. Animal Sales and Services
82 C. Bus station/depot
83 D. Car washes
84 E. Convenience Stores with Gas Pumps
85 F. Food and Beverage Sales/Establishments: Bars, Night clubs
86 G. Fast Food Restaurants
87 H. Gas stations
88 I. Institutional Housing
89 J. Laboratories
90 K. Maintenance and Repair Services
91 L. Mini-warehouse
92 M. Outdoor Sales Area

- 93 N. Heavy Equipment, Lumberyards, Building Supplies
- 94 O. Pawnshops
- 95 P. Vehicle/Equipment Sales and Service

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97 4-82.3.2. *Approval criteria.* The following criteria will be utilized to evaluate special
98 exception requests in the State Road 80 Overlay District in addition to criteria established
99 in Section 4-41:

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- 101 A. Consistency with the intent of the State Road 80 Overlay District in protecting
- 102 and enhancing viewsheds from SR 80 and other public roadways.
- 103 B. The request addresses the balance between auto-oriented design and multi-
- 104 modal access, particularly pedestrian access, through enhanced design
- 105 standards.
- 106 C. The site design standards incorporate innovative techniques to address the
- 107 project's visual impact on the SR 80 corridor and demonstrate enhancements to
- 108 the minimum standards.
- 109 D. The request demonstrates compliance with the locational criteria set forth in the
- 110 Comprehensive Plan, relating the siting of intensive uses in areas with direct
- 111 access to arterials roadways, connection to public utilities and infrastructure,
- 112 and mitigation of impacts to residential neighborhoods.
- 113 E. Conditions exist which warrant the proposed use, including but not limited to
- 114 demonstrated market demand and minimum spatial separation of 500 feet from
- 115 a similar use.
- 116 F. The request will not be injurious to the neighborhood or otherwise detrimental
- 117 to the public welfare.
- 118 G. The request will be compatible with existing or planned uses.
- 119 H. The request will not cause damage, hazard, nuisance or other detriment to
- 120 persons or property.
- 121 I. The request will protect, conserve or preserve environmentally critical areas
- 122 and natural resources.
- 123 J. The request is consistent with the goals, objectives, policies and intent of the
- 124 LaBelle Comprehensive Plan.
- 125 K. The request is in compliance with all general zoning provisions, supplemental
- 126 regulations and performance standards pertaining to the use set forth in this
- 127 chapter.

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129 4-82.3.3 *Prohibited uses.* The following uses are prohibited within the SR 80 Overlay
130 District:

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- 132 A. Agricultural uses specified in Section 4-77 (a) and (c)
- 133 B. Contractor, construction, or equipment yard
- 134 C. Manufacturing and Fabrication
- 135 D. Off-site advertising signs
- 136 E. Outdoor storage (principal or accessory use)
- 137 F. Salvage/Junkyards/Recycling
- 138 G. Sanitary land fill

- 139 H. Toxic waste site
- 140 I. Wholesale warehouse, processing or storage establishments
- 141 J. Vehicle/Equipment Sales and Service – Mobile Homes
- 142 K. Uses similar in character to any of the above uses
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144 4-82.4. *Development Standards.*

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 146 (1) *State Road 80 Right-of-Way Buffer.* Developments on property included in the overlay
 147 must provide the following buffer adjacent to the SR 80 right-of-way:

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- 149 A. *Standards.* The SR 80 right-of-way landscape buffer shall be a minimum of
 150 fifteen feet (15') in width with five (5) trees per 100 linear feet and shrubs to
 151 form a hedge row. Clustering of trees and plant material is encouraged to
 152 promote healthy growth of vegetation, screen parking areas from public view,
 153 and generally uphold the view corridors along SR 80. The buffer must be
 154 designed in a manner that does not block signage.
- 155 B. *Required trees.* The required trees and palms shall be clustered in double rows
 156 with a minimum of three (3) trees per cluster.
 - 157 1) The maximum spacing between canopy trees and/or palm clusters is
 158 fifty feet (50').
 - 159 2) Canopy/shade trees shall be planted a minimum of thirty feet (30') on
 160 center within a cluster.
 - 161 3) Palms shall be planted in staggered heights, a minimum of three (3)
 162 palms per cluster, spaced at a maximum of eight feet (8') on center, with
 163 a minimum of three feet (3') in difference in height between each tree.
- 164 C. *Height.* All canopy trees must be a minimum of twelve feet (12') in height and
 165 palms a minimum eight feet (8') at the time of installation. Shrubs must be a
 166 minimum of two feet (2') in height at time of installation.
- 167 D. *Required hedges.* A hedge row provides a reduction in ambient light from
 168 parking and drive isles of these uses along SR 80. The shrubs installed to form a
 169 hedge row must be planted and be maintained so as to form a 36-inch high
 170 continuous visual screen within one (1) year after time of planting.
- 171 E. *Pedestrian access.* The buffer must be designed in a manner that facilitates
 172 pedestrian access to the development. Where perimeter fences and walls are
 173 incorporated into the perimeter buffer design of the site, the pedestrian access
 174 point(s) must be visible from the adjacent rights-of-way.
- 175 F. *Building location.* Where buildings are located a maximum of twenty-five feet
 176 (25') from the SR 80 right-of-way line an alternative buffer may be permitted
 177 through submitting a landscape betterment plan.

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 179 (2) *Off-street parking screening.* An enhanced right-of-way buffer will be required where
 180 off-street parking areas abut SR 80 and exceed one (1) double row of parking, including
 181 the drive aisle. The buffer shall meet the minimum requirements of this subsection and
 182 Section 40-80.10 with the following changes along the entire length of the landscape
 183 buffer:

- 185 A. The buffer width increases to twenty-five feet (25') in width.
- 186 B. The tree requirements shall be increased to 6 trees per one hundred lineal feet
- 187 (100').
- 188 C. The hedge row becomes a double staggered row.
- 189 D. Additionally, an undulating berm with a maximum slope of 3:1 a minimum
- 190 average height of two feet (2') shall be constructed.

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192 4-82.5. *Parking and circulation.*

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194 (1) *Vehicular interconnections required.* Developments are required to provide vehicular,

195 interconnections to the adjacent property, regardless of existing or proposed land use,

196 unless one of the following criteria are met:

- 197 A. It is not physically possible to provide the interconnection.
- 198 B. The cost associated with the shared access or interconnection is unreasonable.
- 199 For this application unreasonable will be considered when the cost exceeds the
- 200 cost of a typical local road section or is above ten percent (10%) of the value of
- 201 the improvements being made to the development.
- 202 C. The location of environmentally sensitive lands, either on-site or off-site
- 203 precludes it and mitigation is not possible.
- 204 D. The abutting use is found to be incompatible with the existing or proposed use.
- 205 E. All developments required to provide interconnections to existing and future
- 206 developments must dedicate sufficient right-of-way or easement for all required
- 207 roads, sidewalks, and bike lanes. Bike lane and sidewalk interconnections must
- 208 be constructed concurrently with the required vehicular interconnection.
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211 (2) *Pedestrian interconnections required.* Sidewalks and crosswalks must be provided to

212 separate pedestrians from vehicular traffic both internal and external to the site.

213 Pedestrians will only share pavement with vehicular traffic in marked crosswalks.

- 214 A. Sidewalks must be a minimum of five feet wide.
- 215 B. Sidewalks and crosswalks must be provided internal to the site and connect
- 216 pedestrians from parking areas to all principle building(s), including outparcels.
- 217 C. External sidewalk connections must be provided at a ratio of one (1) sidewalk
- 218 for each vehicular entrance to a project. Drive aisles leading to main entrances
- 219 must provide a sidewalk on one (1) side of the drive aisle, at a minimum.
- 220 D. Internal sidewalks must connect to external sidewalk infrastructure on adjacent
- 221 properties.
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224 4-82.6. *Signage.*

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226 (1) *Signage restrictions.* Signage for properties within the SR 80 Overlay District will be

227 restricted as follows in addition to the criteria established in Section 4-81:

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- A. *Prohibition on pole signs.* To maintain and enhances the sense of place and aesthetic/visual quality of the corridor, pole signs will not be permitted. All signs must be freestanding/ground mounted or monument signs.
- B. *Height.* The maximum height of the freestanding/monument and ground mounted signs are restricted to ten feet (10’).

Section 3. Codification. This ordinance shall be incorporated into the City of LaBelle Land Development Code. The sections of this Ordinance can be renumbered or re-lettered to the appropriate word or phrase to accomplish codification. Omissions, grammatical, and typographical errors, as well as clarifications of ambiguous wording that do not affect the intent of this Ordinance, may be authorized by the Mayor without need for a public hearing.

Section 4. Severability. In the event that any portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. Conflicts. The provisions of this article shall supersede any provisions of existing ordinances in conflict herewith to the extent of said conflict.

Section 6. Effective Date. This Ordinance shall take effect immediately upon its adoption by the City Commission.

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PASSED AND DULY ADOPTED this ____ day of _____, 2026.

CITY COMMISSION OF THE CITY OF LABELLE,
FLORIDA

By: _____
Julie C. Wilkins, Mayor

ATTEST:

By: _____
Tijauna L. Warner, MPA, MMC, Deputy City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: _____
Derek Rooney, City Attorney

Vote:	AYE	NAY
Mayor Wilkins	_____	_____
Commissioner Vargas	_____	_____
Commissioner Spratt	_____	_____
Commissioner Holland	_____	_____
Commissioner Ratica	_____	_____