



CITY OF LABELLE, FLORIDA
Planning Staff Report
for
KMJ Investment Group LLC
Planned Unit Development Amendment

TYPE OF CASE: Planned Unit Development Amendment

STAFF REVIEWER: Patty Kulak

DATE: May 14, 2026

APPLICANT: Henry A Fish – Arrowhead Investments of SWFL LLC

AGENT: Justin Ebrite -Patriot Engineering Co.

REQUEST: Extend the approved validity period of the PUD Master Concept Plan adopted through Ordinance 2020-04.

LOCATION: North of SR 80 and east of Tractor Supply Company (See attached Location Map)

PROPERTY SIZE: 2+/-acres

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

Existing Future Land Use Designation: Residential, Medium Density (Hendry County)

Existing Zoning: Agriculture (Ag-2) (Hendry County)

Land Use: Commercial

SURROUNDING LAND USE:

North: FLU – Residential, Medium Density (Hendry County)
Zoning – Residential (RG-1)
Land Use – Single-Family

South: FLU – Employment Village
Zoning – Agriculture (AG); Planned Unit Development (PUD)
Land Use – Vacant; Commercial (Wal-Mart)

East: FLU – Residential, Medium Density (Hendry County)
Zoning – Agriculture (AG) (Hendry County)
Land Use – Vacant

West: FLU – Employment Village
Zoning – Planned Unit Development (PUD)
Land Use – Commercial (Tractor Supply Company)

SINCE 1ST READING:

This item was heard on first reading on April 9, 2026. At that hearing, the Board requested that the residential use be removed from the rear portion of the building. Since the hearing, the applicant has revised the Master Concept Plan accordingly, with residential units now limited to the second story of the front building.

Additionally, the staff recommendation language has been revised to clarify that the conditions attached to Ordinance 2025-09 remain as originally approved, with the exception of Condition #23, which has been updated to reflect that no further extensions of the MCP will be permitted.

SINCE LPA:

This item was heard by the Local Planning Agency on December 12, 2025. At that hearing, the Board requested additional notice be provided to surrounding property owners. In response, the applicant conducted a Neighborhood Information Meeting on March 10. Notice was provided to 25 nearby property owners. Two individuals attended the meeting and had minor questions related to the subject site, with some broader discussion regarding development in the area. A copy of the NIM summary prepared by the applicant is included in the agenda packet.

STAFF NARRATIVE:

The Applicant, KMJ Investment Group, LLC, is requesting an extension of the previously approved Planned Unit Development (PUD), Comprehensive Plan Amendment, and Annexation originally approved by the City Commission in 2020. The request applies to approximately 2± acres located north of SR 80, east of Huggetts Road, and immediately adjacent to the Tractor Supply Company property. The Applicant is not proposing any amendments to the previously approved development program, Master Concept Plan (MCP), Schedule of Uses, or Conditions of Approval, except for the MCP expiration date of July 9, 2025. This request is strictly to maintain the existing entitlements while the Applicant continues project design and prepares for future site construction permitting.

Approved Development Program

The PUD approval authorizes:

- A maximum of 13,000 square feet of non-residential floor area; and
- A maximum of six (6) multi-family or live-work dwelling units, consistent with the allowed density in the Employment Village future land use category.

Allowable uses remain restricted to those listed in the approved Schedule of Uses, which includes a range of neighborhood-serving commercial, office, and light industrial uses.

ADMINISTRATIVE EXTENSION AND APPLICABLE LDC STANDARDS:

Section 11 of the adopted PUD ordinance allows for an administrative extension, provided that “the LDC regulations applicable to development of the PUD have not substantially changed.” As part of preparing this extension request, staff reviewed current Land Development Code provisions to determine whether any LDC amendments since 2020 would materially affect the approved development.

All relevant standards, including open space requirements, parking, significant oak tree protections, and the general applicability of the Employment Village FLU, remain unchanged.

STAFF RECOMMENDATION:

Staff finds that the proposed extension of the validity period of the PUD Master Concept Plan adopted through Ordinance 2020-04 consistent with the Land Development Code and the Comprehensive Plan and recommends APPROVAL subject to the following conditions previously approved as part of Ordinance 2020-04, with condition #23 revised to remove the opportunity for any additional time extensions:

1. The Rezone request applies to the property is described in Exhibit ‘A’.
2. The PUD is limited to a maximum of 13,000 SF of non-residential uses and six (6) multi-family or live/work dwelling units.
3. Allowable uses shall be limited to those listed in the Schedule of Uses, attached as Exhibit ‘B’. Liquor stores and accessory liquor sales for off-premise consumption are expressly prohibited. Accessory sales of beer and wine for off-premise consumption is permitted per Exhibit B.
4. The sale of alcoholic beverages for on- or off-premise consumption is permitted only in the 2-story building facing SR 80.
5. Any outdoor consumption of alcoholic beverages on-premises will require approval as an amendment to this PUD, to be reviewed during a public hearing by the City Commission.
6. Maintenance and Service Repair uses are limited to indoor only and may only be located in the proposed 2-story building facing the SR 80 frontage if residential units are not developed in this building. In no case shall residential units be located in the same building as a maintenance and service repair establishment. No overhead doors are permitted.
7. Mini Warehouse units are limited to interior accessed units only, with no external access permitted.
8. Outdoor sales area is accessory only and allowed only during hours of operation of associated use. The cumulative outdoor sales area for the entire PUD is limited to 500 square feet/3 parking spaces and must be located along the SR 80 frontage in front of the 2-story building.
9. The retail sales of heavy equipment, lumberyards or building supplies is prohibited.
10. Development Standards will conform for the Development Standards Table, attached as Exhibit ‘C’.
11. 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.

12. Development must connect to the City's potable water and sanitary sewer system or provide for on-site private utilities. A demonstration of capacity will be required at the time of site construction permitting, including demonstration of a hydrant system to provide adequate and continuous water flow for firefighting purposes.
13. The project will be managed by the developer/property owner, until such time as the property is subdivided or a (commercial) condominium is established, upon which a Property Owners Association (POA) must be established for maintenance of common areas, parking areas, and infrastructure within the community.
14. Dumpsters, recycling facilities and service areas must be located internal to the site and screened from all public rights-of-way by an opaque wall or fence.
15. A landscape buffer for the purposes of screening shall be required along the SR 80 frontage, equal to or greater than a 15-foot wide buffer per LDC Section 4-87.4(1).
16. A deviation is permitted to allow for a modified northern landscape buffer, five feet in width, and planted with two (2) large trees and two (2) small trees per 100 linear feet, and a hedgerow planted at 36" and maintained at 60". An 8-foot tall opaque fence or wall must be installed in the buffer, with all required plantings installed on the northern side of the wall facing the adjacent single-family lots. The 8-foot tall opaque wall and buffer must also extend along the eastern property line, from the northern boundary line south to the edge of pavement of the parking/vehicle circulation area.
17. Buffers along the east and west property lines will meet the LDC requirements depending upon the final use(s) developed on the site.
18. Internal buffers between residential and non-residential uses are not required, to the extent such uses are vertically integrated into the same building.
19. A minimum of 30% of the development, or 0.6 acres of open space, as defined in the LDC, shall be provided.
20. The project will provide parking spaces in accordance with the Land Development Code for both residential and non-residential uses.
21. Access to SR 80 will require a permit from the Florida Department of Transportation and this approval does not guarantee or grant access as shown on the MCP.
22. A cross access easement must be provided to the property to the east at the time of site construction plan permitting.
23. The PUD Master Concept Plan will remain valid for no more than two (2) years from the date of City Commission approval of this PUD 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 Commission.

SUGGESTED MOTIONS:

APPROVAL:

I make a motion to **APPROVE** the extensions of the PUD Master Concept Plan.

DENIAL:

I make a motion to **DENY** the extensions of the PUD Master Concept Plan.

The request does not meet the annexation & rezoning criteria:

- 1) Why?

**EXHIBIT A
LEGAL DESCRIPTION**

A PARCEL IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 1, ALSO THE NORTHWEST CORNER OF SAID SECTION 18); THENCE NORTH 89°51'32" EAST, 1151.79 FEET, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 OF SECTION 18; THENCE SOUTH 01°14'10" EAST, 322.02 FEET ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 18, AND THE WEST LINE OF PARKWOOD ESTATES AS RECORDED IN PLAT BOOK 3, PAGE 23 OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, TO THE LANDS DESCRIBED IN O.R. BOOK 644, PAGE 1860, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE CONTINUE SOUTH 01°14'10" EAST, 1011.97 FEET TO THE SOUTHWEST CORNER OF PARKWOOD ESTATES, RECORDED IN PLAT BOOK 3, PAGE 23, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°52'17" EAST, 191.41 FEET; THENCE SOUTH 01°14'10" EAST, 385.22 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 80; THENCE SOUTH 49°52'18" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO SAID EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 18; THENCE NORTH 01°14'10" WEST, 543.29 FEET, ALONG SAID EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 18 TO THE TRUE POINT OF BEGINNING.

**EXHIBIT B
SCHEDULE OF USES**

RESIDENTIAL

Caretakers/Security Quarters – a maximum of 1
Dwelling Units - a maximum of six (6)
 Multi-family
 Live/Work
Accessory uses

NON-RESIDENTIAL

Accessory Use/Structure
Food and Beverage Sales/Establishments (sales for off-premise consumption limited to wine and beer only)
 Accessory Alcoholic Beverages Sales, On- and Off-Premises (limited to accessory sale of wine and beer only for off-premise consumption. Accessory liquor sales for off-premise consumption is not permitted.)
 Alcoholic Beverage Establishment
 ~~Liquor Store~~
 Restaurants
 Clubs, Lodges
Cultural Institutions
Healthcare Clinics
Religious Assemblies/Church
Amusement Facilities – indoor only
Animal Sales/Services - indoor only and limited to:
 Grooming
 Animal Hospital/Clinic
 Retail Sales
Financial Institutions
Maintenance and Service Repair – limited to indoor only and located in proposed 2-story building facing SR 80 frontage. Use is only permitted if residential units are not developed in 2-story building. No overhead doors are permitted.
Mini Warehouse – limited to interior units only, no external access or overhead doors are permitted)
Offices
Outdoor Sales Area – Accessory Only and limited to 500 SF/approximately 3 parking spaces, only during hours of operation of associated use
Personal Services
 General
 Dry Cleaning Establishments
Private/Quasi-Public Facilities
Retail Sales/Rental Establishments, General (*no sales of heavy equipment, lumberyards or building supplies)
Schools, Private

**EXHIBIT C
SITE DEVELOPMENT REGULATIONS**

MINIMUM AREA DIMENSIONS	
Min. Lot Size	10,000 sq. ft.

Min. Depth	100 sq. ft.
Min. Width	100 sq. ft.
Maximum Height	50 ft.
Maximum Lot Coverage	40%
Minimum Open Space	30%
Minimum Unit Size	750 sq. ft.
MAXIMUM BUILDING SETBACKS	
Front (SR 80)	20 ft.
Side	15 ft.
Rear	25 ft
Accessory Structures	Same ss principal structures
Minimum Building Separation	20 feet or ½ the building height, whichever is greater

