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**CITY OF LABELLE
ORDINANCE 2025-06**

THE RESIDENCES AT GRAND OAKS PLANNED UNIT DEVELOPMENT

AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING THE CITY OF LABELLE ZONING MAP FOR A 26.26+/-ACRE PROPERTY LOCATED ¼ MILE SOUTH OF HELMS ROAD AND WEST OF STATE ROAD 29, AMENDING THE ZONING DESIGNATION FROM UNINCORPORATED HENDRY COUNTY GENERAL AGRICULTURE (A-2) ZONING DISTRICT TO CITY OF LABELLE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT, PROVIDING FOR IDENTIFICATION OF THE SUBJECT PROPERTY; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Dan-Nico Properties LLC, is the “Owner” of the real property located ¼ mile south of Helms Road and west of State Road 29, City of LaBelle, Florida, further described in Exhibit “A”, attached hereto;

WHEREAS, the Owner, filed an application to rezone the subject property to Planned Unit Development to allow for the development of a mixed-use project with the City’s intent for the Outlying Mixed Use future land use category; and

WHEREAS, after duly advertised public hearings held on June 12, 2025 before the LaBelle Local Planning Agency, and on August 14, 2025 before the City Commission; and,

WHEREAS, the City Commission for the City of LaBelle has determined that the requested PUD rezoning is in compliance with the annexation and future land use designation of “Outlying Mixed Use” and approval of the PUD rezoning application will further the goals and objectives of the City of LaBelle Comprehensive Plan; and,

WHEREAS, the subject application and plans have been reviewed by City of LaBelle Planning Department in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of LaBelle, Florida:

Section 1. The forgoing recitals are true and correct and are incorporated herein by this reference.

Section 2. The above-mentioned Planned Unit Development (PUD) is hereby adopted, upon a finding that this is the most appropriate use of the property and this use will promote, protect and improve the health, safety, comfort, good order, appearance, convenience and general welfare of the public subject to the following conditions:

BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, that:

1. The PUD zoning approval applies specifically to the subject property as described in Exhibit 'A'.
2. Allowable uses shall be limited to those specified in the approved Schedule of Uses (Exhibit 'B').
3. Development shall conform to standards identified in the Development Regulations Table (Exhibit 'C').
4. All development must adhere to the design and phasing detailed in the approved Master Concept Plan (MCP), identified as Exhibit 'D', and comply with applicable City Land Development Code regulations.
5. The maximum permitted number of residential dwelling units shall not exceed 408 units. Commercial development shall be limited to a maximum of 10,000 square feet. Residential amenities shall not exceed 5,000 square feet.
6. 100% of the dwelling units will be rent restricted for households earning up to and including 80% Area Median Income (AMI) for Hendry County.
7. Any time that a unit becomes vacant, the next available unit will be offered to a qualifying household subject to the specified thresholds. This restriction shall remain in place for no less than thirty (30) years from the date of the issuance of the first Certificate of Occupancy. AMI income limits and rent limit adjustments will be made on an annual basis according to the most recent Hendry County approved "Income Limits and Rent Limits" published by the Florida Housing Finance Corporation. See table below depicting the current 2025 limits:

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Hendry County	30%	15,650	21,150	26,650	32,150	37,650	41,300	44,150	47,000	Refer to HUD		391	460	666	872	1,032	1,139
	50%	24,950	28,500	32,050	35,600	38,450	41,300	44,150	47,000	49,840	52,688	623	668	801	925	1,032	1,139
	80%	39,900	45,600	51,300	56,950	61,550	66,100	70,650	75,200	79,744	84,301	997	1,068	1,282	1,481	1,652	1,823
	120%	59,880	68,400	76,920	85,440	92,280	99,120	105,960	112,800	119,616	126,451	1,497	1,603	1,923	2,221	2,478	2,734
	140%	69,860	79,800	89,740	99,680	107,660	115,640	123,620	131,600	139,552	147,526	1,746	1,870	2,243	2,591	2,891	3,190
Median:	62,400																

8. The owner will include an annual report that provides the progress and monitoring of occupancy of the income-restricted units, including rent data for rented units, or homestead data for owner-occupied units, in a format approved by the City of LaBelle. The Owner agrees to annual on-site monitoring by the City, or its designee.
9. Development must connect to the City's potable water and sanitary sewer system. The developer shall be responsible for the extension of utilities to serve the subject property. Proof of adequate service capacity shall be required prior to issuance of site construction permits, including a hydrant system demonstrating adequate and continuous water flow for firefighting purposes.
10. Site construction plans must demonstrate the provision of an internal sidewalk and pedestrian network connecting residential units, amenities, commercial spaces, parking areas, and perimeter sidewalks.
11. Parking shall be provided on-site in accordance with the City's Land Development Code requirements for all residential and commercial uses.
12. Access to the property shall be from State Road 29, subject to approval by the Florida Department of Transportation (FDOT). This approval does not guarantee, or grant access as depicted on the MCP without FDOT approval.

- 88 13. A unified Master Signage Plan consistent with the City's Land Development Code shall be
89 required at the time of site construction permitting to ensure cohesive signage design
90 throughout the residential and commercial areas.
- 91 14. Consistent with LDC Sec. 4-93, the architectural theme for all non-residential buildings
92 shall reflect an Old Florida vernacular style with inclusion of roof overhangs, porches,
93 covered corridors, covered walkways, and pitched roofs
- 94 15. Residential structures shall also adhere to an Old Florida vernacular architectural style,
95 incorporating at least three (3) of the following features: front porches, pitched and/or
96 metal roofs, shutters, gabled rooflines, and paneled siding.
- 97 16. The developer/owner or established Property Owners Association (POA) shall maintain
98 all common areas, infrastructure, amenities, parking facilities, and landscaped buffers.
99 POA documentation, if applicable, must be provided at the site construction permitting
100 phase.
- 101 17. Consistent with LDC 4-88 a minimum of 30% usable open space must be dedicated
102 exclusively to passive and active recreation areas. This area shall exclude perimeter
103 buffers, stormwater management areas, and other non-usable lands. The usable open
104 space must include a clubhouse with swimming pool as shown on the MCP.
- 105 18. Dumpsters, recycling containers, and service areas must be set back a minimum of 25
106 feet from the PUD boundaries and appropriately screened with opaque walls or fencing.
- 107 19. Landscaping buffers shall be provided as follows, consistent with the approved Master
108 Concept Plan:
- 109 a. A 20-foot-wide landscape buffer along the State Road 29 frontage with enhanced
110 plantings per City requirements.
- 111 b. A Type B Option 2 Landscape buffer as outlines in LCD 4-80 Table L6 along the
112 north and south properties lines.
- 113 c. Preservation of identified significant oak trees within open space areas and buffers.
- 114 20. Prior to site construction permitting, the developer shall complete required wildlife surveys,
115 including gopher tortoise surveys, and obtain any necessary relocation permits from
116 applicable regulatory agencies.
- 117 21. The City is conducting a risk assessment and capital planning for adequate fire protection.
118 The project may be subject in the future to impact fees or capital assessments to address
119 the project impact.
- 120 22. The approved PUD Master Concept Plan shall remain valid for five (5) years from the date
121 of City Commission approval. Horizontal site construction must commence within this
122 period, or the MCP shall expire. Extensions may be administratively approved once for an
123 additional two (2) years; further extensions require City Commission approval.

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125 **Section 3. Conflict with other Ordinances.** The provisions of this article shall supersede any
126 provisions of existing ordinances in conflict herewith to the extent of said conflict.

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

131 **Section 5. Effective Date.** This Ordinance shall become effective immediately upon its
132 adoption.

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135 **PASSED AND ADOPTED** in open session this _____ day _____, 2025.

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THE CITY OF LABELLE, FLORIDA

By: _____
Julie C. Wilkins, Mayor

Attest: _____
Tijauna Warner, Deputy City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: _____
Derek Rooney, City Attorney

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

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EXHIBIT A
LEGAL DESCRIPTION

(O.R.B. 628, PG. 884)

THAT PART OF THE NORTH 1/3, OF THE SOUTH 1/2, OF THE NORTHEAST 1/4,
OF SECTION 20, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY,
FLORIDA, LYING WEST OF STATE ROAD

**EXHIBIT B
SCHEDULE OF USES**

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Residential

- Administrative Offices
- Accessory Uses and Structures
- City of LaBelle Essential Public Utility Stations
- Excavation, Water Retention
- Fences, Walls
- Dwellings, Multi-Family
- Parking Lot
- Public/Quasi-Public Utilities
- Recreational Facilities (private)
- Signs (in accordance with Appendix B, Section 4-81)

Commercial

- Accessory Uses and Structures
- Business Services
- City of LaBelle Utilities
- Clubs/Lodges
- Cultural institutions
- Financial Institutions
- Health Care Facilities
- Government Offices
- Medical Offices
- Professional Offices
- Personal Services
- Pharmacies
- Retail Sales
- Restaurants (no outdoor seating, on-site or off-site consumption of alcohol requires a PUD Amendment requiring public hearing)

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**EXHIBIT C
 SITE DEVELOPMENT REGULATIONS**

SITE DEVELOPMENT REGULATIONS TABLE		
Site Acres	26.26 ac	
Wetland Area	± 0.63 ac	
Upland Acreage	± 25.63 ac	
	Commercial	Multi-family
Proposed Units		
Phase 1 & 2	10,000 sf	288 du
Phase 3		120 du
Clubhouse and Site Amenities		5,000 sf
Parking	As per LDC	As per LDC
Min. Lot Area	22,000	N/A
Min. Lot Width	75 ft	100 ft
Min. Lot Depth	100 ft	100 ft
Max. Lot Coverage	70%	50%
Max. Height	35 ft*	35 ft*
Min. Setbacks		
	Front (External ROW)	30 ft
	Front (Internal ROW)	15 ft
	Side	20 ft
	Rear	15 ft
Minimum Building Separation:	20 ft	20 ft

*Measured from the average finish grade at the base of the structure to the midpoint of the roof

