

WAWA LABELLE PUD

PUBLIC INFORMATION MEETING

JULY 29TH, 2025



PROJECT TEAM

- ❑ Developer/ Applicant: ComTerra Development
 - ❑ Land Use Planner: Daniel DeLisi, AICP, DeLisi, Inc.
 - ❑ Engineer: Bohler Engineering
 - ❑ Legal Counsel: Neale Montgomery, Pavese Law Firm
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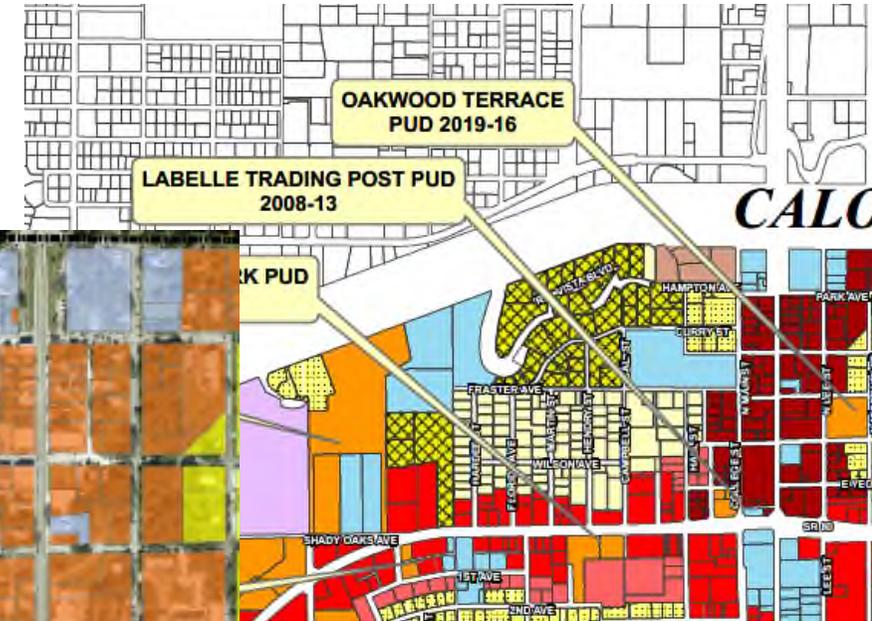
PROPERTY LOCATION

- ❑ North side of SR 80 between College Street and N. Main Street
- ❑ Former retail center, now vacant lot



EXISTING ZONING

- ❑ Zoned CPD in 2008
- ❑ Northern parcel zoned Downtown Business District
- ❑ Future Land Use: Downtown District



REQUEST

1. Amendment Future land use category to Commercial
2. Rezone Planned Development to allow for a Wawa Use



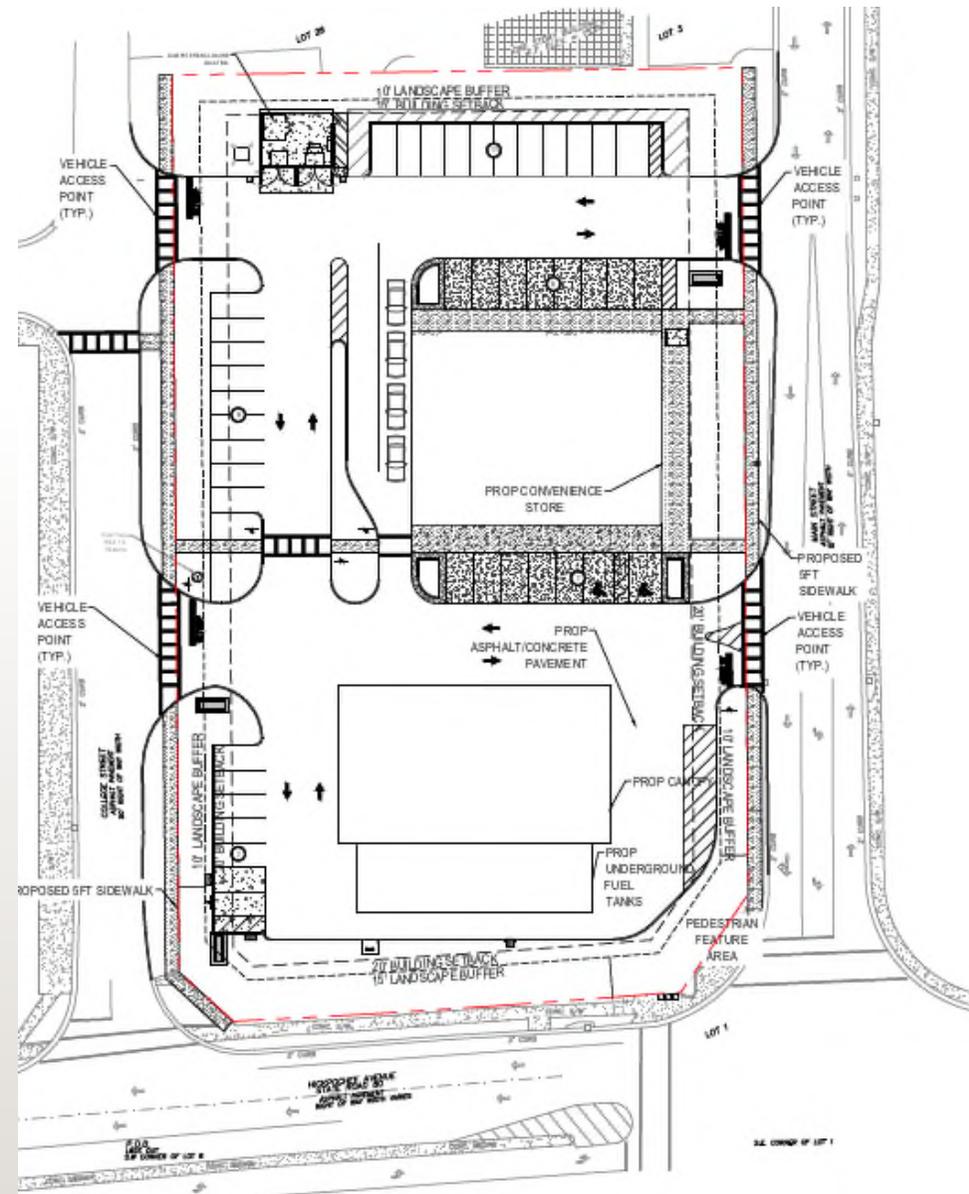
WHAT/WHO IS WAWA

- ❑ Convenience store
 - ❑ Ancillary fuel pumps
- ❑ 200 yr. old company – started as a dairy farm and milk store
- ❑ Known for hoagies and other food items
 - ❑ Unlike Gas stations, business is centered around the food
 - ❑ Store designed around the hot, fresh made food
 - ❑ EV charging common



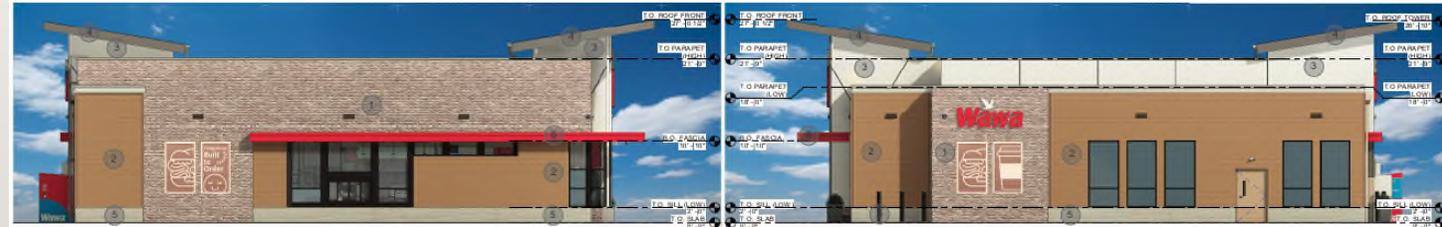
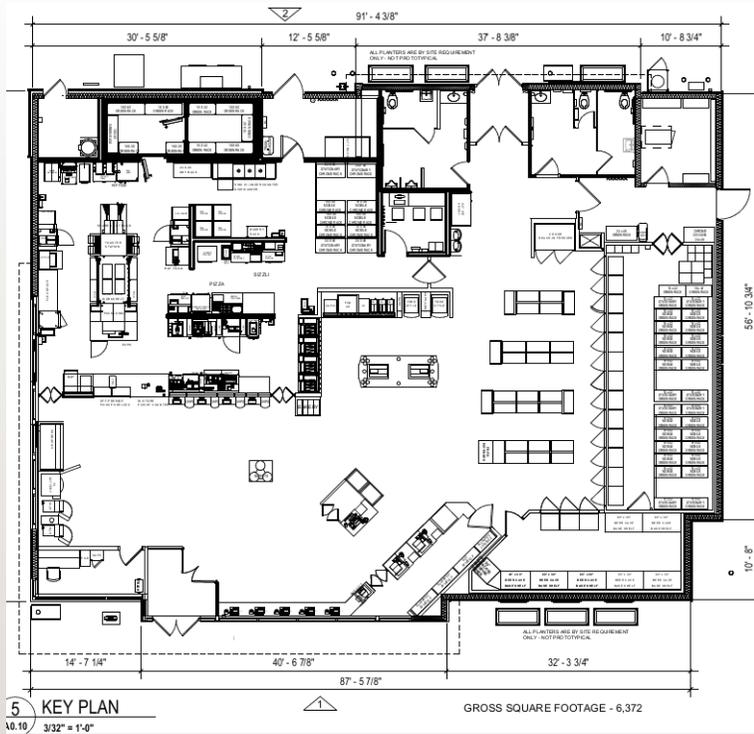
WAWA SITE PLAN

- Building along N. Main Street
 - Pedestrian accessible and oriented
- Fuel canopy along SR 80



WAWA STORE DESIGN

- Interior design centers around hot food counter: sandwiches, soups, deserts

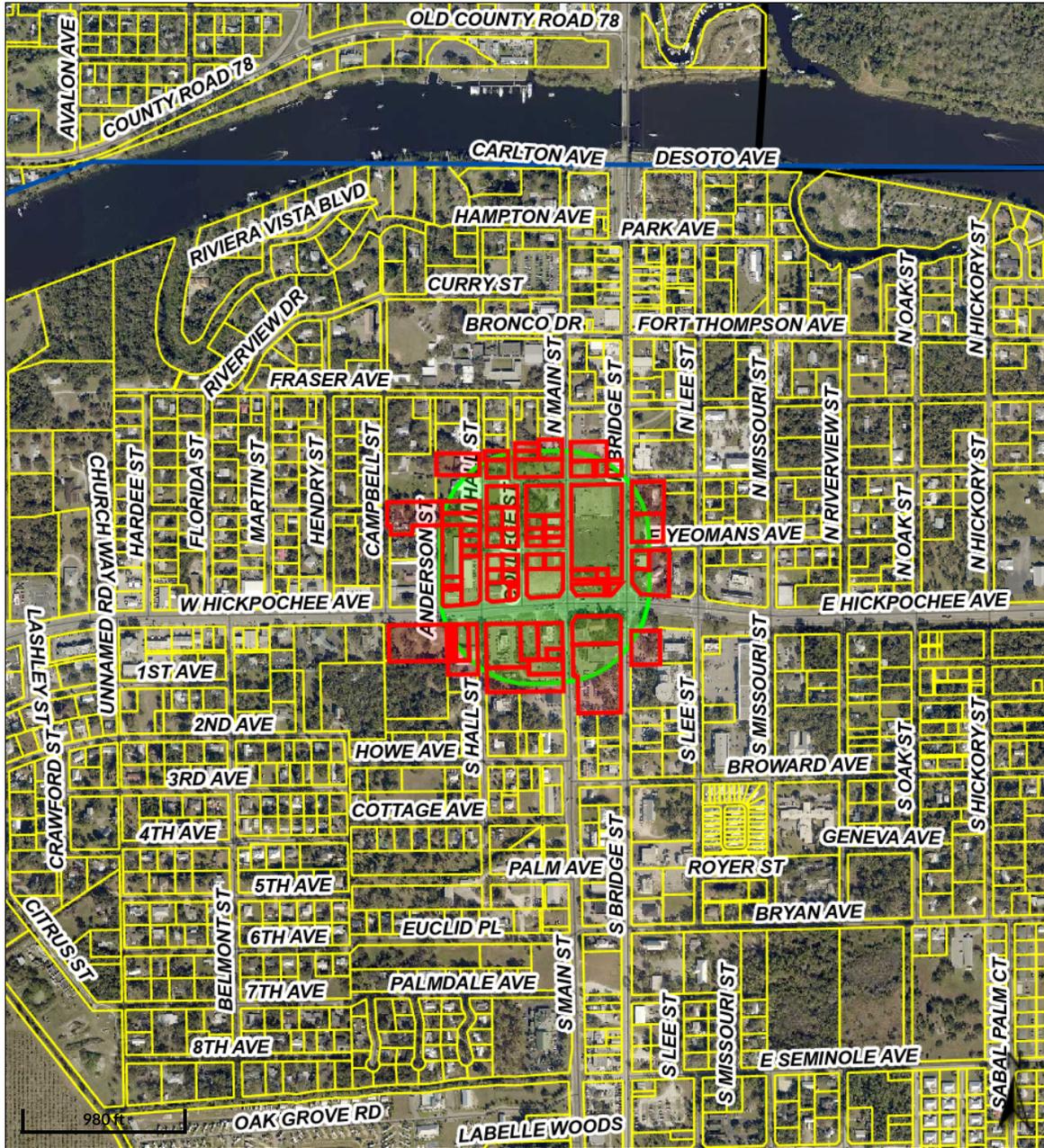


MATERIALS:

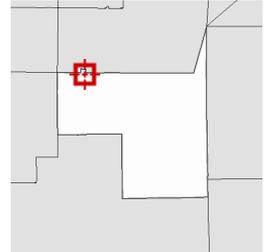


QUESTIONS?





Overview



Legend

- City Limits
- Banyan Village
- Christopher Lane
- Double J Acres
- Everhigh Acres
- Felda
- LaDeca Acres
- Midway Acres
- Montura Ranch Estates
- Pioneer Plantation
- Pt LaBelle Units 1-9
- Seven K Estates
- Wheeler Road
- Parcels
- County Outlines**
- Hendry
- <all other values>
- Roads

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A & H INVESTMENTS OF IMMOKALEE IN
67 N BRIDGE ST
LABELLE, FL 33935

A & H INVESTMENTS OF IMMOKALEE IN
PO BOX 1195
LABELLE, FL 33975

AGUIRRE RIGOBERTO
PO BOX 1744
LABELLE, FL 33975

AK & SONS RE HOLDINGS LLC
340 E SUGARLAND HWY
CLEWISTON, FL 33440

B B CASH GROCERY STORES INC
PO BOX 1808
TAMPA, FL 33601

BECK DEREK E
5520 DIVISION DR
FORT MYERS, FL 33905

BIG V RESTAURANT LLC
PO BOX 906
LABELLE, FL 33975

BLOCKER HOMES LLC
3507 LEE BLVD STE 210
LEHIGH ACRES, FL 33971

BOY MILLER KISKER & PERRY P A
401 S W C OWEN AVE STE A
CLEWISTON, FL 33440

BRAVOFLORIDA LLC
4220 EDISON LAKES PKWY
MISHAWAKA, IN 46545

CBA INVESTMENTS LLC
PO BOX 970
IMMOKALEE, FL 34143

CHILD CARE OF SOUTHWEST FLORIDA
6831 PALISADES PARK CT STE 6
FORT MYERS, FL 33912

CITY OF LABELLE
PO BOX 458
LABELLE, FL 33975

D S PARTNERSHIP
PO BOX 1920
LABELLE, FL 33975

EMMANUEL BIDIANNE
1 PLACE DE MONTMEDY
LORRAINE QUEBEC J6Z 4W1,

FALCON EYRIE FARMS LC
PO BOX 1710
LABELLE, FL 33975

FINANCIAL RESOURCES LLC
1712 PIONEER AVE STE 648
CHEYENNE, WY 82001

GOMEZ APOLONIO L/E
PO BOX 868
LABELLE, FL 33975

GONZALEZ MACDONALD
PO BOX 2745
LANCASTER, SC 29721

HENDRY CENTER LLC
PO BOX 758
LABELLE, FL 33975

HENDRY COUNTY BOCC
PO BOX 1760
LABELLE, FL 33975

JALARAM HOSPITALITY OF LABELLE LL
170 W HICKPOCHEE AVE
LABELLE, FL 33935

JAMA PROPERTIES LLC
13612 PINE VILLA LN
FORT MYERS, FL 33912

LA EXCELENTE HEALTH FOODS INC
2003 LIGHTHOUSE CT
LABELLE, FL 33935

LABELLE QALICB INC
1926 VICTORIA AVE
FORT MYERS, FL 33901

LAND TRUST PARTNERS OF FL LLC
45 N BRIDGE ST
LABELLE, FL 33935

LOPEZ CONSUELO TARIN
87 CAMPBELL ST
LABELLE, FL 33935

MADRID INVESTMENTS #2 LLC
2003 LIGHTHOUSE CT
LABELLE, FL 33935

MASLOW ROBERT C
2380 EARLS CT
LOS ANGELES, CA 90077

MATILDA LAND INVESTMENTS LLC
80 N MAIN ST
LABELLE, FL 33935

MAYA ENTERPRISES OF FLORIDA LLC
1465 CHOCKTAW AVE
LABELLE, FL 33935

MC DONALDS CORPORATION
PO BOX 1920
LABELLE, FL 33975

MCDONALDS USA LLC
PO BOX 1920
LABELLE, FL 33975

NAIRN DEBRA
160 N HALL ST
LABELLE, FL 33935

NOAH PLAZA LLC
149 W HICKPOCHEE AVE
LABELLE, FL 33935

NZ BUILDERS AND DEVELOPERS LLC
9275 SW 2ND ST
BOCA RATON, FL 33428

PARRISH RANDALL T JR TR & VICKI B T
3555 COUNTY ROAD 78
LABELLE, FL 33935

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3555 COUNTY ROAD 78
LABELLE, FL 33935

PATEL VARSHA
383 BRYAN AVE
LABELLE, FL 33935

PERRY JOHN C
1008 W SAGAMORE AVE STE 1
CLEWISTON, FL 33440

SAUCEDO PASCUAL & IRENE PIMENTE
4030 E SUNFLOWER CIR
LABELLE, FL 33935

SCHOFIELD JOHN GLENN
PO BOX 2790
LABELLE, FL 33975

SEIBEL RICHARD J TR
2631 GOGGIN RD
ALVA, FL 33920

SMITH THOMAS A TR
PO BOX 1003
LABELLE, FL 33975

STEVEN A RAMUNNI PA
PO BOX 1118
LABELLE, FL 33975

YNOA FRAILIN
3990 FORT DENAUD RD
LABELLE, FL 33935