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**CITY OF LABELLE  
ORDINANCE 2026-02  
WAWA PLANNED UNIT DEVELOPMENT**

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**AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING THE CITY OF LABELLE ZONING MAP FOR A 1.58+/-ACRE TRACT GENERALLY LOCATED NORTH AND SOUTH OF WEST YEOMANS AVENUE, NORTH OF WEST HICKPOCHEE AVENUE, AND WEST OF NORTH MAIN STREET, AMENDING THE ZONING DESIGNATION FROM PLANNED UNIT DEVELOPMENT (PUD) AND DOWNTOWN BUSINESS DISTRICT (DBD) ZONING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT, PROVIDING FOR IDENTIFICATION OF THE SUBJECT PROPERTY; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, ComTerra Development, is the “Applicant” of the real properties located on the north side of State Road 80 (Hickpochee Avenue) between College Street and North Main Street, City of LaBelle, Florida, further described in Exhibit “A”, attached hereto;

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**WHEREAS**, the Owner, filed an application to rezone the subject property to Planned Unit Development to allow for the development of a convenience store with fuel pumps and ancillary food and beverage services with the City’s intent for the Commercial future land use category; and

**WHEREAS**, after duly advertised public hearings held on February 12, 2026 before the Local Planning Agency, and duly advertised public hearing on March 12 12, 2026 and April 9, 2026 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 future land use designation of “Commercial” 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 **APPROVED WITH CONDITIONS**, subject to the following conditions:

- 45 1) The PUD zoning approval applies specifically to the subject property as described in  
46 Exhibit 'A'.
- 47 2) Allowable uses shall be limited to those specified in the approved Schedule of Uses  
48 (Exhibit 'B') and are limited to a 7,000 SF Convenience Store with 8 fuel pumps (4 fueling  
49 positions). Vehicle service, repair or carwashes are expressly prohibited.
- 50 3) Development shall conform to standards identified in the Development Regulations Table  
51 (Exhibit 'C').
- 52 4) All development must adhere to the design and phasing detailed in the approved Master  
53 Concept Plan (MCP), identified as Exhibit 'D', and comply with applicable City Land  
54 Development Code regulations.
- 55 5) Development must connect to the City's potable water and sanitary sewer system. The  
56 developer shall be responsible for the extension of utilities to serve the subject property.  
57 Proof of adequate service capacity shall be required prior to issuance of site construction  
58 permits, including a hydrant system demonstrating adequate and continuous water flow for  
59 firefighting purposes.
- 60 6) Parking shall be provided on-site in accordance with the City's Land Development Code  
61 requirements for all commercial uses, including retail store, food store, and fast food  
62 restaurant.
- 63 7) A unified Master Signage Plan consistent with the City's Land Development Code shall be  
64 required at the time of site construction permitting to ensure cohesive signage design  
65 throughout the commercial area.
- 66 8) Consistent with LDC Sec. 4-93, the architectural theme for all non-residential buildings  
67 shall reflect an Old Florida vernacular style with inclusion of roof overhangs, porches,  
68 covered corridors, covered walkways, and pitched roofs
- 69 9) Development shall be consistent with illustrative architectural renderings showing all  
70 building elevations, canopies, lighting and landscaping.
- 71 10) No outdoor piped/amplified music or speaker system is permitted.
- 72 11) The State Road 80 Overlay right-of-way buffer must be a minimum of 15-foot wide and  
73 contain six (6) large trees per 100 linear feet, a double hedgerow installed at 36 inches and  
74 maintained at a minimum of 48 inches, and planted on a 2-foot-tall berm. All other buffers  
75 must contain four (4) large trees per 100 linear feet, a double hedgerow installed at 24  
76 inches and maintained at 36 inches and a 4-foot-tall masonry "knee wall" that is  
77 architecturally consistent with the principal structure. The double hedgerow shall be  
78 installed on the external side of the wall.
- 79 12) Dumpsters, recycling containers, and service areas must be set back a minimum of 25 feet  
80 from the PUD boundaries and appropriately screened with opaque walls or fencing.
- 81 13) No drive-through lane, window, or queuing area shall be permitted.
- 82 14) No diesel fueling shall be permitted unless explicitly reviewed and approved via a PUD  
83 Amendment requiring public hearings.
- 84 15) Signage must be posted to prohibit semi-trailers and large trucks from turning north onto  
85 Main Street from the site. Signage must be posted to notify trucks that idling or overnight  
86 parking is prohibited.
- 87 16) Prior to issuance of a site construction permit, Yeomans Street right-of-way must be  
88 vacated. If at such time, the vacation is not approved, the Applicant must amend the  
89 MCP via the public hearing process to address changes in site design.



**EXHIBIT A  
LEGAL DESCRIPTION**

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134 A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF  
135 HENDRY, LYING WITHIN SECTION 2,  
136 TOWNSHIP 29 SOUTH, RANGE 43 EAST, AND FURTHER BOUNDED AND DESCRIBED  
137 AS FOLLOWS:

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139 COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 1, LOT 8 OF THE COURT-  
140 HOUSE SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 42, OF THE PUBLIC  
141 RECORDS OF HENDRY COUNTY, FLORIDA; THENCE, N00°26'02"W, ALONG THE  
142 WEST LINE OF SAID LOT 8, FOR 66.39 FEET, TO THE POINT OF BEGINNING OF THE  
143 HEREIN DESCRIBED PARCEL, ON THE EAST RIGHT-OF-WAY LINE OF COLLEGE  
144 STREET (50' WIDE RIGHT-OF-WAY); THENCE, CONTINUING N00°26'02"W, ALONG  
145 THE WEST LINE OF BLOCK 1, LOTS 8 THROUGH 15 OF THE COURT-HOUSE  
146 SUBDIVISION AND THE EAST RIGHT-OF-WAY LINE OF COLLEGE STREET, FOR 232.22  
147 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF YEOMENS AVENUE (50' WIDE RIGHT-  
148 OF-WAY); THENCE, N00°25'53"W, CROSSING SAID YEOMENS AVENUE, FOR 50.00  
149 FEET, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID  
150 YEOMENS AVENUE WITH THE EAST RIGHT-OF-WAY LINE OF COLLEGE STREET  
151 AND THE SOUTHWEST CORNER OF BLOCK 4, LOT 28 OF SAID COURT- HOUSE  
152 SUBDIVISION; THENCE, CONTINUING N00°25'53"W, ALONG THE WEST LINE OF  
153 BLOCK 4, LOTS 28 AND 27 OF THE COURT-HOUSE SUBDIVISION AND THE EAST  
154 RIGHT-OF-WAY LINE OF COLLEGE STREET, FOR 50.00 FEET, TO THE NORTHWEST  
155 CORNER OF SAID LOT 27; THENCE, N89°16'53"E, ALONG THE NORTH LINE OF BLOCK  
156 4, LOTS 27 AND 2 OF THE COURT-HOUSE SUBDIVISION AND CROSSING A 10-FOOT  
157 WIDE ALLEY BETWEEN SAID LOTS 27 AND 2, FOR 209.87 FEET, TO THE NORTHEAST  
158 CORNER OF SAID BOCK 4, LOT 2 AND THE WEST RIGHT-OF-WAY LINE OF MAIN  
159 STREET (50' WIDE RIGHT-OF-WAY); THENCE, S00°26'23"E, ALONG THE EAST LINE  
160 OF BLOCK 4, LOTS 2 AND 1 OF THE COURT-HOUSE SUBDIVISION AND THE WEST  
161 RIGHT-OF-WAY LINE OF MAIN STREET, FOR 50.00 FEET, TO THE SAID NORTH  
162 RIGHT-OF-WAY LINE OF YEOMANS AVENUE; THENCE, CONTINUING S00°26'23"E,  
163 CROSSING SAID YEOMANS AVENUE, FOR 50.00 FEET, TO THE INTERSECTION OF  
164 THE SOUTH RIGHT-OF-WAY OF YEOMANS AVENUE WITH THE WEST RIGHT-OF-  
165 WAY LINE OF MAIN STREET AND THE NORTHEASTERLY CORNER OF BLOCK 1, LOT  
166 16 OF THE COURT HOUSE SUBDIVISION; THENCE, CONTINUING S00°26'23"E, ALONG  
167 THE EAST LINE OF BLOCK 1, LOTS 16 THROUGH 1 AND THE WEST RIGHT-OF-WAY  
168 LINE OF MAIN STREET, FOR 206.04 FEET; THENCE, S34°22'34"W, ALONG THE WEST  
169 RIGHT-OF-WAY LINE OF MAIN STREET, FOR 43.79 FEET, TO THE NORTH RIGHT-OF-  
170 WAY LINE OF HICKPOCHEE AVENUE (VARIABLE WIDTH RIGHT-OF-WAY); THENCE,  
171 ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 4,636.66 FEET,  
172 A CENTRAL ANGLE OF 2°02'43", AND A LONG CHORD OF S86°12'33"W 165.50 FEET,  
173 FOR AN ARC LENGTH OF 165.51 FEET, TO THE SAID EAST RIGHT-OF-WAY LINE OF  
174 COLLEGE STREET; THENCE N47°20'17"W, ALONG THE SAID WEST LINE OF  
175 COLLEGE STREET, FOR 26.96 FEET, TO THE POINT OF BEGINNING. PARCEL

176 (INCLUDING PARTS CURRENTLY ENCUMBERED BY YEOMENS AVENUE AND THE  
177 ALLEY BETWEEN BLOCK 4, LOTS 27/28 AND 1/2) CONTAINS 72,113 SQ. FT. (1.66  
178 ACRES), MORE OR LESS.  
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180 BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET AS  
181 BEARING S00°26'23"E.

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**EXHIBIT B**  
**SCHEDULE OF USES**

- Accessory Use or Structure
- Convenience Stores, with Gas Pumps
- Food and Beverage Sales/Establishments

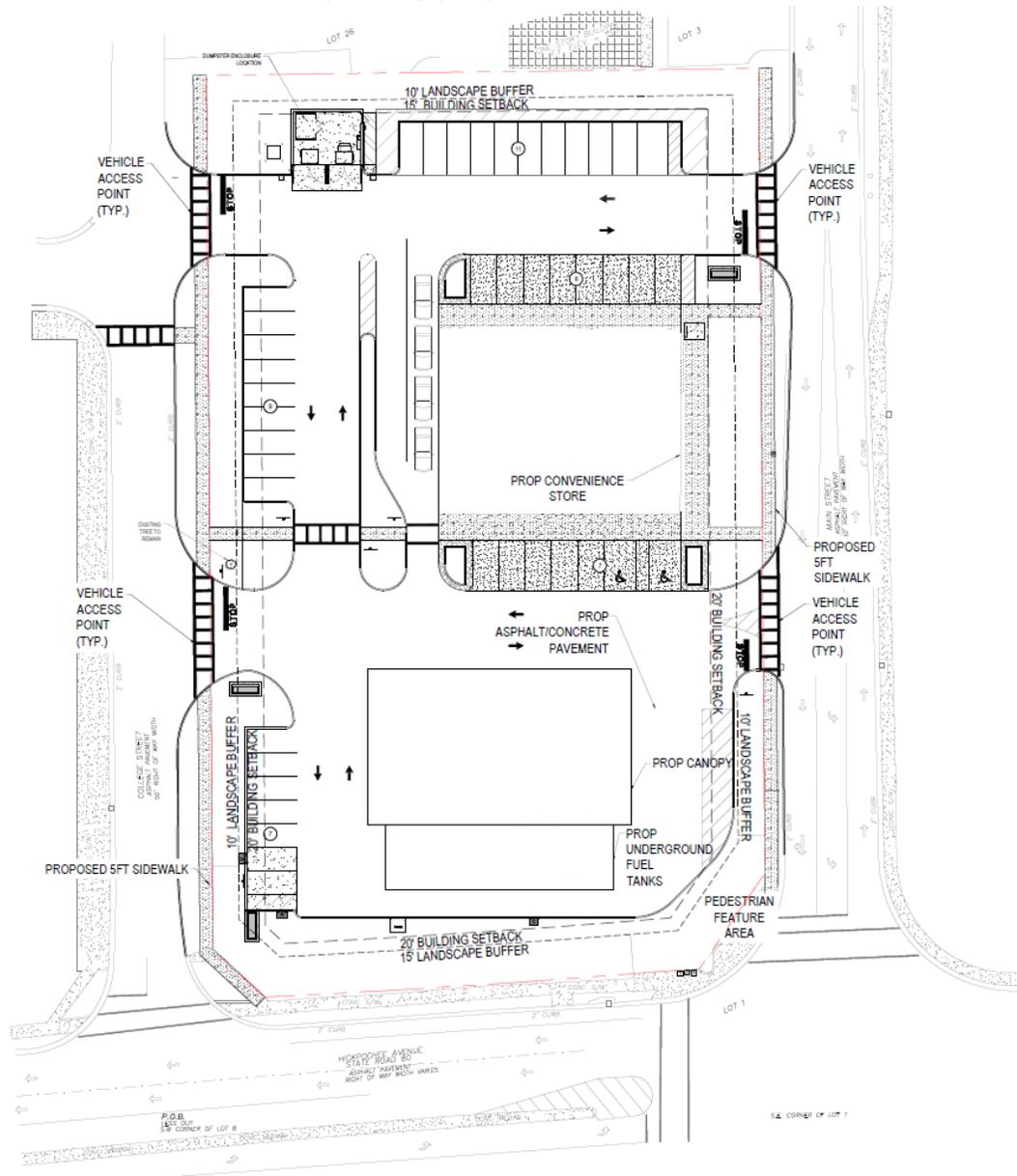
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**EXHIBIT C**  
**SITE DEVELOPMENT REGULATIONS**

Site Acres	1.58 ac
Min. Lot Area	20,000SF
Min. Lot Width	100 ft
Min. Lot Depth	200 ft
Impervious Area	65& Max.
Max. Height	30 ft
<b>Minimum Setbacks</b>	
Front (SR80)	20 ft
Front (College & Main)	20 ft
Rear (north Property Line)	15 ft
Minimum Open Space	20%

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# EXHIBIT D MASTER CONCEPT PLAN



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