

1  
2  
3                                   **CITY OF LABELLE**  
4                                   **ORDINANCE 2025-08**  
5                                   **LABELLE RIVERSIDE PLANNED UNIT DEVELOPMENT AMENDMENT**

6   **AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE**  
7   **2020-13 FOR THE LABELLE RIVERSIDE PLANNED UNIT DEVELOPMENT**  
8   **LOCATED IMMEDIATELY SOUTH OF COWBOY WAY AND ¼ MILE EAST OF DR.**  
9   **MARTIN LUTHER KING JR. BLVD; AMENDING THE CONDITIONS OF APPROVAL;**  
10   **PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN**  
11   **EFFECTIVE DATE.**

12           **WHEREAS**, LaBelle Riverside, Inc. is the “Owner” of real property, located at 615 W.  
13   Cowboy Way, City of LaBelle, Florida, further described in Exhibit “A”, attached hereto;

14  
15           **WHEREAS**, the City of LaBelle adopted the Outlying Mixed-Use future land use category  
16   on the subject property to allow for development of master-planned communities providing a full  
17   range of residential and non-residential uses; and

18  
19           **WHEREAS**, the Owner, filed an application to rezone the subject property to Planned Unit  
20   Development to allow for the development of a residential community consistent with the City’s  
21   intent for the Outlying Mixed-Use future land use category; and

22  
23           **WHEREAS**, after a duly advertised public hearing held on December 11, 2025, before the  
24   LaBelle Local Planning Agency “LPA”, and duly advertised public hearings on February 12, 2026,  
25   and March 12, 2026 before the City of LaBelle City Commission; and,

26  
27           **WHEREAS**, the City Commission for the City of LaBelle has determined that the requested  
28   PUD rezoning is in compliance with the land use designation of “Outlying Mixed-Use” and  
29   approval of the rezoning application will further the goals and objectives of the City of LaBelle  
30   Comprehensive Plan; and,

31  
32           **WHEREAS**, the subject application and plans have been reviewed by City of LaBelle  
33   Planning Department in accordance with applicable regulations for compliance with all terms of  
34   the administrative approval procedures; and

35  
36   **NOW, THEREFORE, BE IT ORDAINED** by the City Commission of the City of LaBelle,  
37   Florida:

38  
39           **Section 1.** The forgoing recitals are true and correct and are incorporated herein by this  
40   reference.

41  
42           **Section 2.** The above-mentioned Planned Unit Development (PUD) is hereby amended,  
43   upon a finding that this is the most appropriate use of the property and this use will promote,  
44   protect and improve the health, safety, comfort, good order, appearance, convenience and general  
45   welfare of the public subject to the following conditions:

- 46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90
1. The Rezone request applied to the property is described in Exhibit ‘A’.
  2. The PUD is limited to a maximum of 93 multi-family dwelling units and 5,000 SF of commercial uses.
  3. Allowable uses shall be limited to those listed in the Schedule of Uses, attached as Exhibit ‘B’.
  4. Development Standards will conform to the Development Standards Table, attached as Exhibit ‘C’.
  5. 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.
  6. All residential buildings (including amenity structures), signage and accessory structures within the development must have consistent architectural theme and color palette.
  7. Site construction plans must demonstrate an internal sidewalk system to connect the residential buildings to on-site amenities and recreational areas, parking, and to the external sidewalk network.
  8. Development must connect to the City’s potable water and sanitary sewer system. A demonstration of capacity will be required at the time of development, in addition to sufficient water pressure for a hydrant system and sprinklers within the building, if required by the Florida Building Code and NFPA fire prevention code.
  9. The developer/owner or their designee, which may include a property owners association (POA) or homeowner’s association (HOA) must maintain common areas, parking areas, and infrastructure within the community. If a POA/HOA is established, documents must be provided to the City at the time of site construction plan permitting.
  10. A minimum of 30% of the development, or 2.8+/- acres, of open space shall be provided within the PUD. At minimum of 10%, or 0.93+/-acres of the site must be in the form of useable open space as defined in the Land Development Code, and which may include both passive and active recreational uses.
  11. A minimum of 2 parking spaces per dwelling unit must be provided on the site construction plans. This may include parking spaces in private garages and driveways for townhome dwelling types. In addition, the amenity site must include a minimum of three (3) parking spaces.
  12. Dumpsters, recycling facilities and service areas must be setback a minimum of 25 feet from the PUD boundary and screened via an opaque wall or fence.
  13. A streetscape buffer must be provided along Cowboy Way in accordance with the LDC. A 6-foot tall opaque fence and a 5-foot wide Type A buffer must be provided along the eastern and western property lines.
  14. This PUD authorizes the removal of seventeen (17) significant oak trees, to be replanted on-site with Live Oak trees in accordance with LDC Section 4-80.16.5. If additional significant oak trees must be removed to develop the project in accordance with the Master Concept Plan, the removal of any additional trees must be mitigated in accordance with LDC Section 4-80.16.5 without further review by the Commission.
  15. The PUD Master Concept Plan will remain valid for not more than five (5) years from the date of City Commission approval of this 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

91 Commission. A one (1) time extension of two (2) years may be submitted to the City prior  
92 to vacation of the MCP.  
93

94 **Section 3. Conflict with other Ordinances.** The provisions of this article shall supersede any  
95 provisions of existing ordinances in conflict herewith to the extent of said conflict.  
96

97 **Section 4. Severability.** In the event that any portion of this ordinance is for any reason held  
98 invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a  
99 separate, distinct and independent provision, and such holding shall not affect the validity of the  
100 remaining portions of this ordinance.  
101

102 **Section 5. Effective Date.** This Ordinance shall become effective immediately upon its  
103 adoption.  
104

105 **PASSED AND ADOPTED** in open session this \_\_\_\_ day \_\_\_\_\_, 2026.  
106

107  
108 THE CITY OF LABELLE, FLORIDA  
109

110  
111 By: \_\_\_\_\_  
112 Julie C. Wilkins, Mayor  
113

114 Attest: \_\_\_\_\_  
115 Tijauna Warner, Deputy City Clerk  
116

117  
118 APPROVED AS TO FORM AND  
119 LEGAL SUFFICIENCY:  
120

121  
122 By: \_\_\_\_\_  
123 Derek Rooney, City Attorney  
124  
125  
126

	Vote:	AYE	NAY
127			
128			
129	Mayor Wilkins	_____	_____
130	Commissioner Vargas	_____	_____
131	Commissioner Ratica	_____	_____
132	Commissioner Holland	_____	_____
133	Commissioner Spratt	_____	_____

**EXHIBIT A  
LEGAL DESCRIPTION**

134  
135  
136  
137 ALL OF LOT 2, OF THE W.T .WILLIAMS SUBDIVISION, LOT 2, BEING THE WEST 1/2 OF THE  
138 EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 43  
139 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA.  
140  
141 LESS  
142  
143 ROAD RIGHT OF WAY OVER THE NORTH 40 FEET THEREOF.  
144 AND LESS THE EAST 135.45 FEET THEREOF, AS DESCRIBED IN OFFICIAL RECORDS BOOK  
145 667, PAGE 1860, PUBLIC RECORDS HENDRY COUNTY, FLORIDA.  
146  
147 AND TOGETHER WITH:  
148  
149 THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE  
150 NORTHWEST 1/4 OF SAID SECTION 17,  
151 LESS THE NORTH 276 FEET THEREOF.  
152 AND LESS THE WEST 150 FEET OF THE SOUTH 145 FEET THEREOF.  
153  
154  
155  
156

157  
158  
159  
160  
161  
162

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

163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180

**Residential Tract**

Accessory Residential Uses

Permitted accessory and storage buildings:

Children's playhouses

Patios

Gazebos

Private barbeque pits or pavilions

Noncommercial greenhouses and plant nurseries

Swimming pool

Essential services, such as but not limited to cable, fiber optic, public utilities

Fences and walls in accordance with LDC Chapter 4

Gates and gatehouses

Model Home/Unit

Management Office

Recreational amenities, private, on-site

Residential dwellings (limited to a maximum of 93 dwelling units)

Multi-family dwellings

Signs in accordance with LDC Chapter 4

181  
182

**Commercial Tract**

Accessory uses/structures

Daycare

Health care, limited to walk-in clinic

Religious Assemblies/Church

Essential services

Indoor amusement

Animal Sales and Service, limited to pet grooming, retail sales, clinic (no boarding, no outdoor runs)

Financial institutions

Food and beverage sales/establishments, limited to restaurants, wholesale bakeries

Offices, medical and general

Personal services

Retail sales/rental establishments, no heavy equipment, lumberyards, building supplies. No outdoor storage

197

198

199  
200  
201

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

	Multi-Family <sup>1</sup>	Commercial	Amenity/Clubhouse
Min. Lot Size	N/A	5,000 SF	N/A
Min. Depth	N/A	100'	N/A
Min. Width	N/A	50'	N/A
Maximum Height <sup>(1)</sup>	45' <sup>2</sup> / <sub>2</sub> stories	35' <sup>2</sup> / <sub>2</sub> stories	35' <sup>2</sup> / <sub>2</sub> stories
Maximum Lot Coverage	40%	50%	40%
Minimum Unit Size	800 SF	N/A	N/A
<b>BUILDING SETBACKS</b>			
Street/Front	25'	25'	25'
Side	15'	15'	15'
Rear (Principal)	20'	20'	20'
Rear (Accessory)	5'	10'	5'
Waterbody	20'	20'	20'
Minimum Building Separation	<sup>1</sup> / <sub>2</sub> Building Height	15'	15'

202  
203  
204  
205

1. Multi-family buildings must be setback from the PUD perimeter a distance equal to <sup>1</sup>/<sub>2</sub> the building height, as defined in the LDC.

# EXHIBIT D MASTER CONCEPT PLAN

