



CITY OF LABELLE, FLORIDA
Planning Staff Report
For
LaBelle Riverside PUD

TYPE OF CASE: PUD Rezone

STAFF REVIEWER: Patty Kulak

DATE: February 12, 2026

APPLICANT: Henry A. Fish – Arrowhead Investments of SWFL, LLC

AGENT: Justin Ebrite - Patriot Engineering Co.

REQUEST: Amend/extend the previous approval for a PUD rezoning approval for the 9.35+/-acre subject property from Multi-Family Residential (R-3) and Business Professional (B-1) to Planned Unit Development (PUD) to allow for a maximum of 93 multi-family dwelling units and 5,000 SF of commercial uses. The PUD has expired per Condition 15 of Ordinance 2020-13.

LOCATION: South of Cowboy Way and ¼ mile east of Martin Luther King Jr. Blvd. (See Location Map)

PROPERTY SIZE: 9.35+/-acres

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

Existing Future Land Use Designation: Residential & Commercial (Outlying Mixed Use Future Land Use Map Amendment Pending)

Existing Zoning: Multi-Family Residential (R-3) & Business Professional (B-1)

Land Use: Agriculture (citrus crops)

SURROUNDING LAND USE:

North: FLU – Residential
Zoning – Residential Medium Density (R-1)
Land Use – Right-of-Way (Cowboy Way); Mobile Homes

South: FLU – Agriculture (Hendry County)

Zoning – Agriculture (A-2)
Land Use – Right-of-Way (Mary Street); Public (David Pratt Park)

East: FLU – Residential High Density (Hendry County)
Zoning – Residential High Density (RG-3M)
Land Use – Residential (Single-Family & Mobile Homes)

West: FLU – Residential High Density (Hendry County)
Zoning – Residential High Density (RG-3M)
Land Use – Residential (Single-Family & Mobile Homes)

REVISIONS SINCE L.P.A.:

Based on the submitted PUD Master Concept Plan Addendum, the proposed amendments are limited in scope and focus on refining site design and functionality, and extending the PUD expiration date for 5 years from approval. The revisions include an increase in the multi-family parking ratio from 1.5 spaces per unit to 2.0 spaces per unit, with additional parking spaces added accordingly to meet current Land Development Code requirements. The plan also introduces a playground area adjacent to the community gathering space, adds a secondary optional access drive along the southern portion of the site to improve emergency access and circulation, and makes minor adjustments to the internal multi-use path to accommodate the revised driveway layout while preserving existing oak trees

STAFF NARRATIVE:

Henry A. Fish – Arrowhead Investments of SWFL, LLC (“Applicant”) is requesting approval of an amendment to the previously approved Planned Unit Development (PUD) for the 9.35± acre subject property. The original PUD approval allowed for up to 5,000 square feet of commercial uses, 93 multi-family dwelling units, private on-site recreational amenities, and supporting infrastructure, concurrent with approval of a Future Land Use Map amendment re-designating the property to the Outlying Mixed-Use future land use category. The commercial uses were limited in nature to neighborhood-serving commercial retail and services.

The current request does not increase the approved residential density, commercial square footage, or modify the schedule of uses. Instead, the amendment is limited to revisions to the PUD Master Concept Plan intended to refine site design and address operational and safety considerations and extend the PUD approval. Specifically, the applicant proposes to revise the parking ratio for the multi-family component from 1.5 spaces per unit to 2.0 spaces per unit, with corresponding additional parking spaces added to the site. Additional minor site modifications include the incorporation of a playground area near the community gathering space, adjustments to the internal multi-use path, and the addition of a secondary access drive along the southern portion of the property to improve circulation and emergency access while minimizing impacts to existing oak trees.

The property is surrounded by a mix of non-residential and residential uses, including single-family dwellings, mobile homes, and farmworker housing to the east and west. Along the Cowboy Way frontage, the land use pattern includes commercial and light industrial uses. A large park known Davis Pratt Park, abuts the property to the south.

All lands to the south, east and west are within unincorporated Hendry County. These lands are designated as Residential High Density. This future land use category allows residential uses up to 10 dwelling units per acre and mixed-use development with commercial uses up to a Floor Area Ratio of 1.0 (for example, a one acre property could be developed with up to 43,560 SF of commercial uses under this FAR limitation). The surrounding lands are also zoned Residential High Density Mobile Home (RG-3M).

PROPOSED DEVELOPMENT

The overall layout of the proposed community is depicted on the Master Concept Plan, attached as Exhibit D. Primary access to the site is provided via one (1) full-access driveway from Cowboy Way. An additional, optional secondary ingress and egress connection is proposed along the southern portion of the site to Mary Street to accommodate emergency access. If gated, this access will be equipped with an approved Knox Box or keypad system. A pedestrian connection to Davis Pratt Park is also provided along the southern boundary. A 10-foot-wide streetscape buffer is proposed along the Cowboy Way frontage in compliance with the LDC.

The Master Concept Plan demonstrates a commercial outparcel containing 5,000 SF of commercial space along the Cowboy Way frontage, with the bulk of the property proposed for multi-family buildings and accessory recreational uses. The proposed Schedule of Use limits this parcel to neighborhood commercial/lower intensity commercial uses.

The residential component consists of 93 multi-family dwelling units distributed among six (6) buildings, each limited to a maximum height of two (2) stories. Five-foot-wide Type "A" landscape buffers are provided along the eastern and western property lines. While the LDC does not require perimeter buffers where multi-family development abuts single-family uses, the inclusion of these buffers represents an enhancement to the City's minimum design standards. The proposed density of 10 du/acre is consistent with the adjacent Hendry County maximum densities per the County's High Density Residential FLU category.

Private, on-site recreational amenities, including a community building, community gathering areas, and a playground, are centrally located within the site to minimize impacts to adjacent properties. These amenities are integrated with internal pedestrian circulation and open space areas.

Parking is proposed in accordance with the LDC requirement of two (2) spaces per multi-family dwelling unit. The revised Master Concept Plan reflects an increased parking supply to meet this standard. Staff recommends a condition of approval to ensure parking is provided consistent with the LDC and to require that parking areas adjacent to amenity spaces be designed to accommodate guest and overflow parking needs.

The Property will connect to the City's potable water and sanitary sewer system via developer-funded improvements and extensions of existing utility lines. Wastewater service will be provided via gravity sewer mains, an onsite lift station, and a force main to the nearest viable connection point. Two potential connection points are an existing 4" force main approximately 1,000 feet east of this project near the Hendry LaBelle Civic

Park, and an existing 4" force main approximately 2,000 feet east of this project near LaBelle Elementary School. The City of LaBelle Superintendent of Public Works has noted that utility capacity will be determined at the time of site construction plan permitting.

The City of LaBelle Fire Chief has commented that the site must connect to municipal water services to provide adequate flow to an on-site hydrant system and sprinklers within the buildings.

The subject property contains a total of 58 significant oak trees. The Master Concept Plan proposes the preservation of 41 significant oak trees, with tree placement and internal circulation designed to minimize impacts. Standard conditions are included to require mitigation for any trees approved for removal through on-site replacement planting in accordance with City requirements

COMPATIBILITY

The proposed Schedule of Use limits this parcel to neighborhood commercial/lower intensity commercial uses, which is appropriate to locate adjacent to the proposed multi-family uses and along the Cowboy Way frontage.

A streetscape buffer is provided in accordance with the LDC to enhance views along the public roadway. The MCP provides for a 5-foot wide Type "A" buffers along the eastern and western property lines, in addition to a 6' tall privacy (opaque) fence, which is in excess of the LDC requirements.

The proposed density is approximately 10 du/acre, which is consistent and below the maximum attainable density allowed in the Town Center sub-district of the Outlying Mixed-Use future land use category and consistent with the approved density in abutting Hendry County lands. This density strikes a balance between lower density single-family uses to the east and west, and the higher intensity commercial frontage along Cowboy Way. It is also appropriate to locate higher density residential uses proximate to public facilities, such as parks and schools, which are in the immediate area. Building heights are appropriately limited to 45 feet.

Based upon the conditions for streetscape plantings and perimeter buffers, architectural consistency throughout the project, standards for perpetual maintenance of common areas, and the City's intent to direct higher density development to areas with existing infrastructure, Staff finds the PUD compatible with the surrounding neighborhood.

FUTURE LAND USE/COMPREHENSIVE PLAN COMPLIANCE

The Property is proposed for designation within the Outlying Mixed-Use future land use category and is further designated as a "Town Center" based upon the parcel size of 9.35+/-acres. Town Centers include developments up to 14 acres in size and are intended for higher residential density, office, and commercial retail uses. Non-residential uses will be concentrated along major street frontages and will have direct access to a collector or arterial street with interconnection between developments strongly encouraged.

The site has frontage on Cowboy Way, an arterial roadway, which provides an opportunity for both commercial frontage and higher density residential in a mixed-use development. In addition to compliance with the underlying future land use category, the PUD is consistent with the following Goals, Objectives and Policies of the City's Comprehensive Plan:

Future Land Use Objective 1.2 (Balanced Urban Growth)

The PUD will facilitate a compact development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in a mixed-use land use designation. The site is located in an urbanized portion of the City with available infrastructure to serve the project.

Future Land Use Policy 1.3.2 (Outlying Mixed Use Land Use Category)

The PUD is consistent with the intent of the Outlying Mixed-Use future land use category provide for integrated mixed-use development. The proposed density of 10 du/acre is below the maximum permitted density of 14 du/acre allowed in the Town Center sub-district, for parcels 14 acres in size or less. This subdistrict encourages higher density residential development and commercial in locations with direct access to arterial and collector streets. The development has been proposed in the form of a Planned Unit Development, as required by this policy.

Transportation Element Objective 2.4 (Provision of Multi-modal Transportation)

As conditioned, the PUD will ensure that internal sidewalks are constructed to provide a variety of transportation opportunities for residents.

Housing Element Policy 3.1.1 (Affordable Housing)

The PUD directly supports the City's policy to encourage and promote development controls that provide flexibility and innovation in residential design, and permit a range of housing types, sizes, styles, and price ranges.

Housing Element Policies 3.11.2 & 3.11.3 (New Housing Developments)

The PUD will allow for residential development in areas within, or adjacent to, established growth areas of the City, and where adequate and necessary public facilities and services are available.

Infrastructure Element Policy 4.3.2 (Surface Water & Groundwater Quality)

The PUD will connect to potable water and sanitary sewer services, eliminating the potential for well and septic tanks on the property, and thereby supporting the City's policy to uphold the quality of public surface and groundwater supply sources.

Recreation and Open Space Element Policy 6.7.1 & 6.7.3 (Private Parks)

As conditioned, the PUD will provide for private, on-site recreation space and landscaping for aesthetic and energy conservation purposes. The site is also proximate to public parks.

STAFF RECOMMENDATION:

Staff finds that the PUD is consistent with the Land Development Code and the Comprehensive Plan and recommends **APPROVAL** with the following conditions:

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. 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. A one (1) time extension of three (3) years may be submitted to the City prior to vacation of the MCP for administrative approval, where Staff determines the LDC regulations applicable to the development of the PUD have not substantially changed. If Staff determines the LDC regulations have substantially changed since adoption of the PUD, the extension must be reviewed by the City Commission during one (1) public hearing.

LOCAL PLANNING AGENCY RECOMMENDATION:

The LPA recommended that the PUD is consistent with the Land Development Code and the Comprehensive Plan and recommended **APPROVAL** with modified conditions as contained herein during their December 11, 2025 meeting.

SUGGESTED MOTION(S):

APPROVAL:

I make a motion to approve LaBelle Riverside PUD.

APPROVAL WITH CONDITIONS:

I make a motion to approve LaBelle Riverside PUD, with the following condition(s):

- 1) as outlined in the staff report;

OR

- 2) as outlined in the staff report and amended as follows;

OR

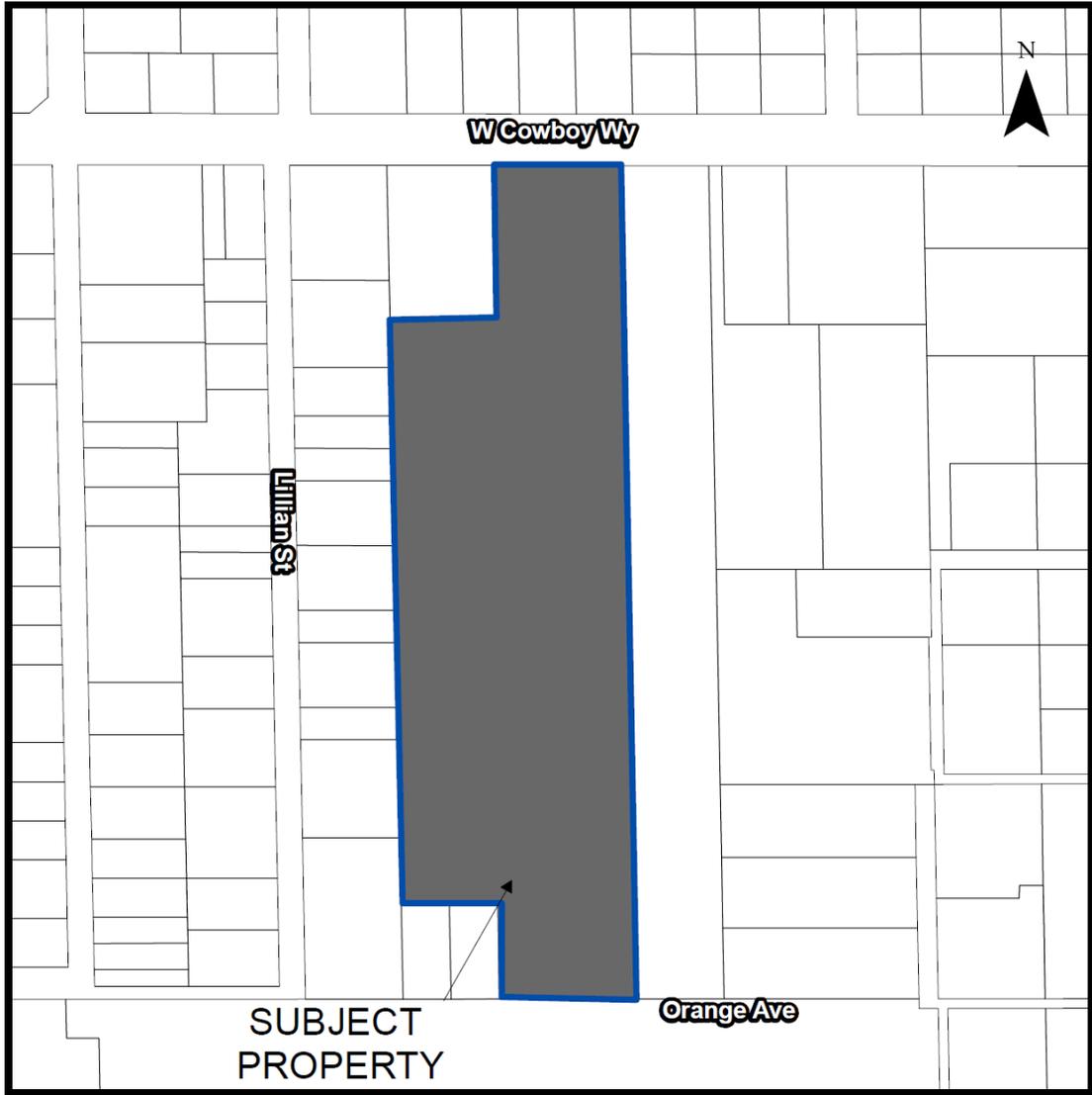
- 3) with the following conditions:

DENIAL:

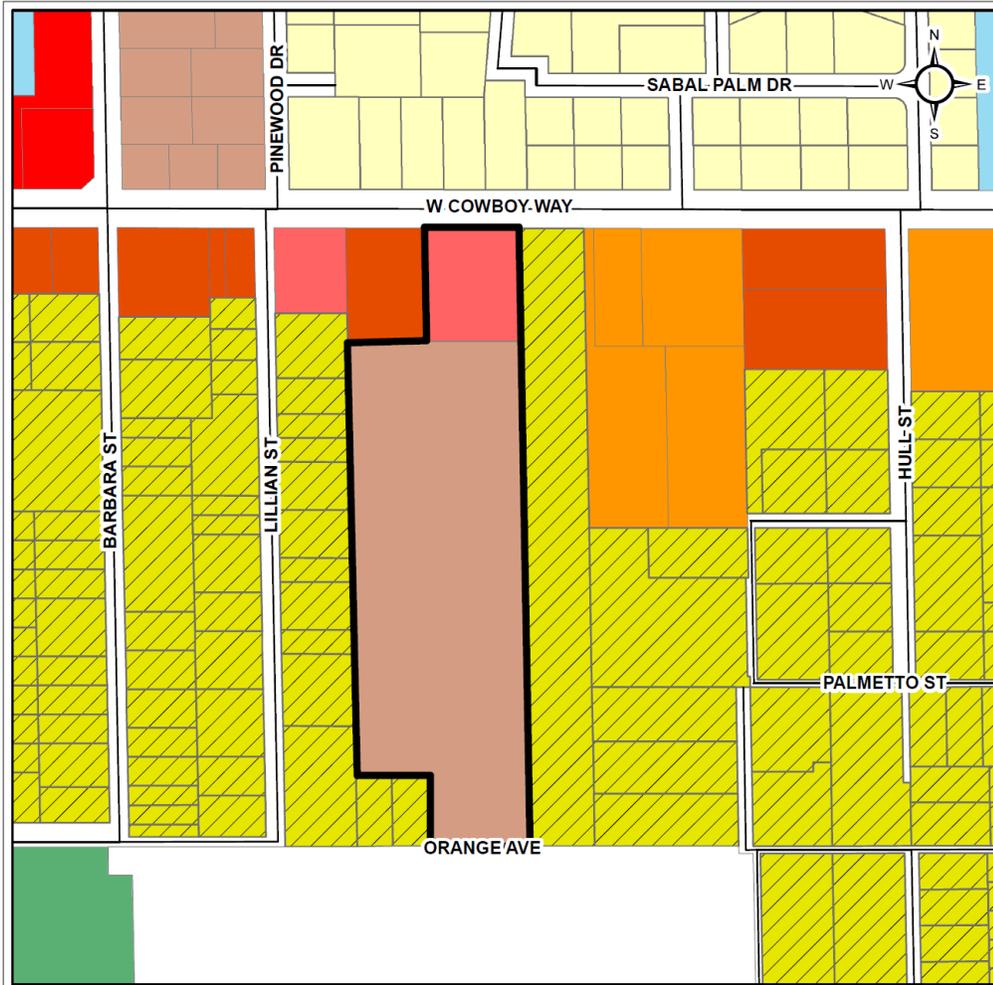
I make a motion to deny LaBelle Riverside PUD. The request does not meet the rezoning/PUD criteria:

- 1) Why?

LOCATION MAP



CURRENT ZONING MAP



LABELLE RIVERSIDE PUD REZONE

EXISTING ZONING MAP

LEGEND

Subject Property

Zoning

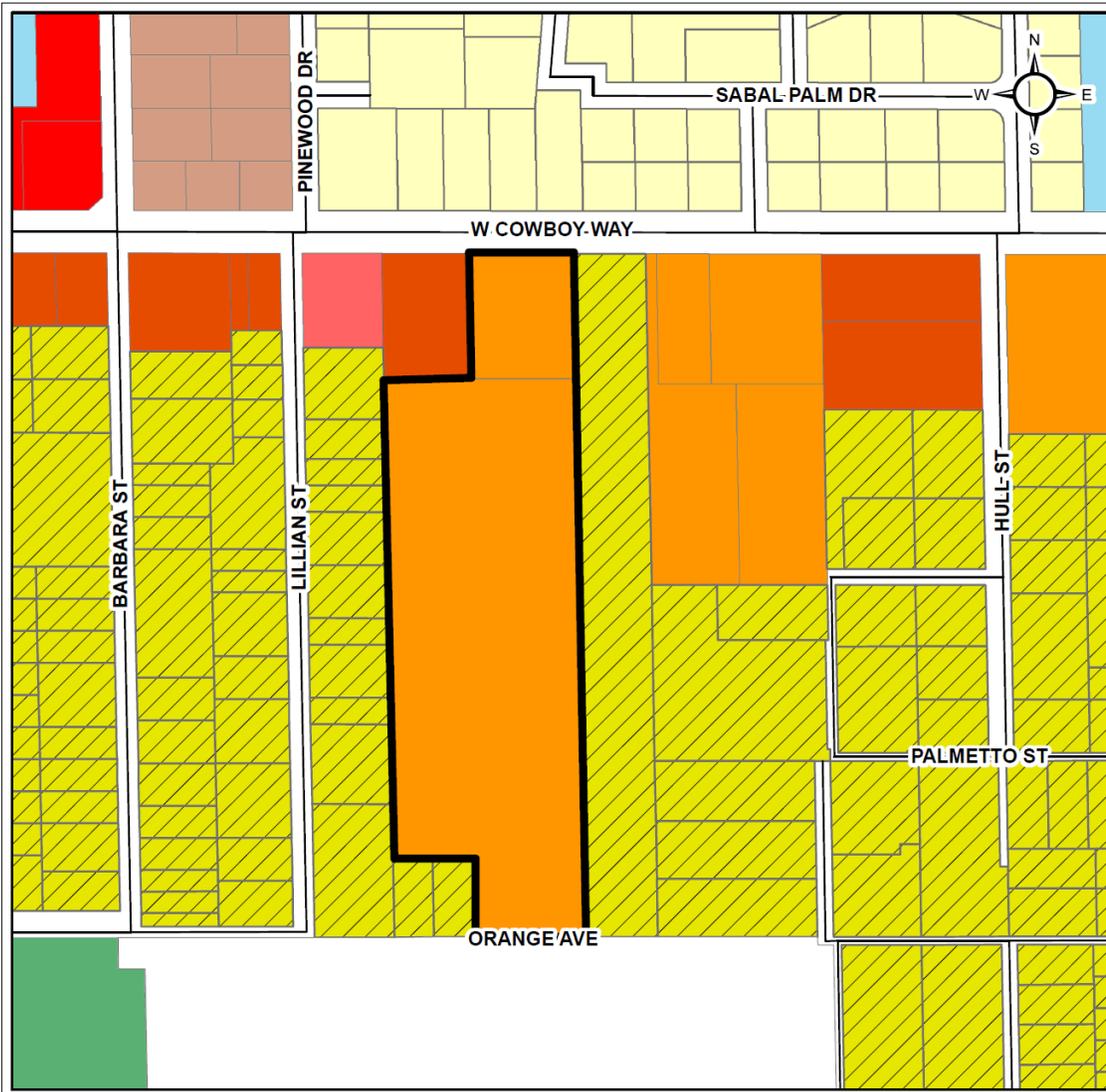
- AG
- B-1
- B-2
- PS
- PUD
- R-1
- R-3

Hendry County Zoning

- A-2
- C-1
- RG-3M



PROPOSED ZONING MAP



LABELLE RIVERSIDE PUD REZONE

PROPOSED ZONING MAP

LEGEND

Subject Property

Zoning

- AG
- B-1
- B-2
- PS
- PUD
- R-1
- R-3

Hendry County Zoning

- A-2
- C-1
- RG-3M



**EXHIBIT A
LEGAL DESCRIPTION**

ALL OF LOT 2, OF THE W.T .WILLIAMS SUBDIVISION, LOT 2, BEING THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA.

LESS

ROAD RIGHT OF WAY OVER THE NORTH 40 FEET THEREOF.

AND LESS THE EAST 135.45 FEET THEREOF, AS DESCRIBED IN OFFICIAL RECORDS BOOK 667, PAGE 1860, PUBLIC RECORDS HENDRY COUNTY, FLORIDA.

AND TOGETHER WITH:

THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17,
LESS THE NORTH 276 FEET THEREOF.

AND LESS THE WEST 150 FEET OF THE SOUTH 145 FEET THEREOF.

EXHIBIT B

SCHEDULE OF USES

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

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

**EXHIBIT C
SITE DEVELOPMENT REGULATIONS**

	Multi-Family ¹	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 ⁽¹⁾	45' ² stories	35' ² stories	35' ² stories
Maximum Lot Coverage	40%	50%	40%
Minimum Unit Size	800 SF	N/A	N/A
BUILDING SETBACKS			
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	½ Building Height	15'	15'

1. Multi-family buildings must be setback from the PUD perimeter a distance equal to ½ the building height, as defined in the LDC.

