



CITY OF LABELLE, FLORIDA
Planning Staff Report
Plant World
Annexation and Comprehensive Plan Amendment

TYPE OF CASE: Annexation & Comprehensive Plan Amendment

STAFF REVIEWER: Patty Kulak

DATE: March 12, 2026

APPLICANT: Alico, Inc. represented by Mitch Hutchcraft

AGENT: Dan Delisi, Delisi Inc.

REQUEST: Annex a 74± acre property from unincorporated Hendry County into the City of LaBelle municipal boundary and amend the City of LaBelle Comprehensive Plan Future Land Use Map designation from Hendry County "Multi-Use" to the City of LaBelle "Outlying Mixed Use".

LOCATION: South of W SR 80/North of Helms Road

PROPERTY SIZE: 84+/-acres

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

Existing Future Land Use Designation: Multi-Use (*Hendry County*)
Existing Zoning: A-2 (*Hendry County*)
Land Use: Vacant / Agricultural

SURROUNDING LAND USE:

North: FLU – Commercial (Hendry County)
Zoning – Agriculture (A-2)
Land Use – Vacant

South: FLU – Multi-Use (Hendry County)
Zoning – Agriculture (A-2)
Land Use – Undeveloped

East: FLU – Employment Village – Old Grove Subdistrict (City of LaBelle)
Zoning – Old Grove Planned Unit Development (PUD)
Land Use – Undeveloped

West: FLU – Multi-Use (Hendry County)
Zoning – Agriculture (A-2)
Land Use – Undeveloped

STAFF NARRATIVE:

Dan-Nico Properties (“Applicant”) is requesting approval to:

1. Annex 74+/- acres from unincorporated Hendry County into the City of LaBelle municipal boundary (Note: 10 acres of the subject property are already within the municipal boundary).
2. Amend the City of LaBelle Future Land Use Map to designate the 84-acre subject property, and one additional property under common ownership, to the City’s Outlying Mixed-Use future land use category.

A rezoning petition was not filed concurrently with the annexation and comprehensive plan amendment. The requested Outlying Mixed-Use future land use category requires rezoning to a Planned Unit Development (PUD) zoning district. Thus, a PUD rezone approval by the City Commission will be required prior to site development activities. The Applicant stated the reasoning for not filing the PUD rezoning application is due to potential changes in market demand and lack of a specific development program at this time.

BACKGROUND

The subject property consists of two parcels totaling approximately 74 acres of vacant land located within unincorporated Hendry County. The site is contiguous to the City of LaBelle municipal boundaries on the east and west side of the property, and a portion along the south that is owned by the same entity, Alico Inc. As the parcels are requesting to be designated Outlying Mixed Use. After the annexation and comprehensive plan amendment property owner will have 84+/- acreages that is planned to be rezoned to a Planned Unit Development (PUD).

The parcels are currently zoned Multi-Use on the Hendry County Future Land Use Map and the zoning classification for the property under Hendry County’s zoning regulations is General Agricultural (A-2).

ANNEXATION REQUEST

The Applicant’s Voluntary Annexation Petition meets the stated annexation rules outline in Chapter 171, Part II, Florida Statutes as follows:

- The Property boundary is contiguous to the City of LaBelle municipal boundary, which runs along the east, west, and south property boundaries.
- The Property is intended for “reasonably compact” development of urban land uses as demonstrated through the concurrent Comprehensive Future Land Use Map Amendment requesting Outlying Mixed Use future land use.
- The annexation will not result in an “enclave”, defined in Florida Statutes as “any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality”, as the land area south of the annexation that remains in the County is undeveloped/unimproved.

- Additionally, the City is coordinating with Hendry County to create a Joint Planning Area (JPA) to target lands appropriate for annexation. The subject annexation falls within the areas identified for future annexation into the City. The JPA is in draft form and not adopted by the City or County. Further legal input is required relating to the creation of the enclave.

Based on the above analysis the application meets the criteria for annexation into the City of LaBelle municipal boundary.

COMPREHENSIVE PLAN AMENDMENT REQUEST

The subject property is currently designated Multi-Use under the Hendry County Comprehensive Plan, which permits residential development at a maximum density of four (4) dwelling units per acre in addition to non-residential uses including retail, commercial, and mixed-use. A 10-acre portion of the site that is under common ownership lies within the City and is designated Residential, while the remaining acreage is located in unincorporated Hendry County.

The Outlying Mixed Use category allows residential development at a base density of six (6) dwelling units per acre and is intended to accommodate integrated, mixed-use planned development in areas transitioning to urban services. The applicant has indicated an anticipated development program of approximately 330 dwelling units, with final density and site design to be established through a future Planned Unit Development rezoning. The Outlying Mixed Use future land use category is the most similar City category compared to the County's Multi-Use category.

Comprehensive Plan Consistency:

The subject property is located within an area characterized by a mix of commercial, employment, and undeveloped lands. The property to the north is within the Commercial Future Land Use. To the south and west, the surrounding properties are designated Multi-Use, with both areas currently undeveloped. To the east, the property is adjacent to lands designated Employment Village – Old Grove Subdistrict and zoned Old Grove PUD, which are also presently undeveloped but planned for future employment-oriented and mixed-use development. The School District is currently permitting/developing a new high school campus on the eastern portion of this property.

In comparison to the surrounding Future Land Use designations, existing and planned development patterns, the subject site is positioned within an area anticipated for future growth.. The Commercial designation to the north and the approved PUD to the east indicate planned higher-intensity development in the vicinity, while the Multi-Use designations to the south and west allow for residential and mixed development consistent with changing land use patterns. Although much of the surrounding land remains undeveloped, the adopted Future Land Use framework anticipates continued development and integration of uses in this area.

The request is consistent with the following objectives and policies of the City's Comprehensive Plan as follows:

Outlying Mixed Use Land Use Category Policy 1.3.2

Policy 1.3.2 establishes the Outlying Mixed-Use category to provide for integrated, planned developments where a mixture of residential and commercial uses are permitted and encouraged. The subject property exceeds 16 acres and may qualify under the Regional Center sub-category, which permits residential density up to six (6) units per acre.

Traffic Circulation Element Policy 2.5.2

The applicant has submitted a Traffic Impact Study (TIS) for the proposed project for an anticipated residential development. Traffic Circulation Element Policy 2.5.2 requires that new development be reviewed to ensure impacts to the roadway network are addressed and that adopted Level of Service standards are maintained. The submitted Traffic Impact Statement evaluates both short-term (2030) and long-term (2045) conditions and concludes that the affected roadway segments, including SR 80, are projected to operate within adopted Level of Service thresholds after accounting for project trips. An updated TIS will be required for all future PUD rezoning and Site Construction Permit applications to further review the anticipated flow at the time of development.

Infrastructure Element Policy 4.1

Central water and sewer lines are available along the SR 80 corridor, and the applicant will be required to connect to the City’s potable water and wastewater systems at the time of development. The applicant will be responsible for all costs associated with extending potable water and sanitary sewer infrastructure necessary to serve the property, consistent with staff conditions of approval. Prior to construction, the applicant must demonstrate adequate infrastructure capacity and obtain confirmation of service availability from the City of LaBelle through the site construction permitting process. A more detailed analysis of utility capacity and infrastructure requirements will be conducted during the Planned Unit Development review process.

STAFF RECOMMENDATION:

The annexation applies to two parcels totaling approximately 74 acres. The accompanying Comprehensive Plan Amendment would assign 84 acres the Outlying Mixed Use designation to those parcels and re-designate an already incorporated parcel currently designated Residential. Upon approval, approximately 84.04 acres would carry the Outlying Mixed Use designation, with future development anticipated to proceed through a Planned Unit Development (PUD) rezoning.

Based on the analysis provided in this report, staff finds the proposed annexation and Comprehensive Plan Amendment to be consistent with the City of LaBelle Land Development Code and Comprehensive Plan and recommends APPROVAL. Annexations and Comprehensive Plan Amendments cannot be conditioned. Thus, future conditions will be proffered as part of the PUD rezoning process.

SUGGESTED MOTION(S):

APPROVAL:

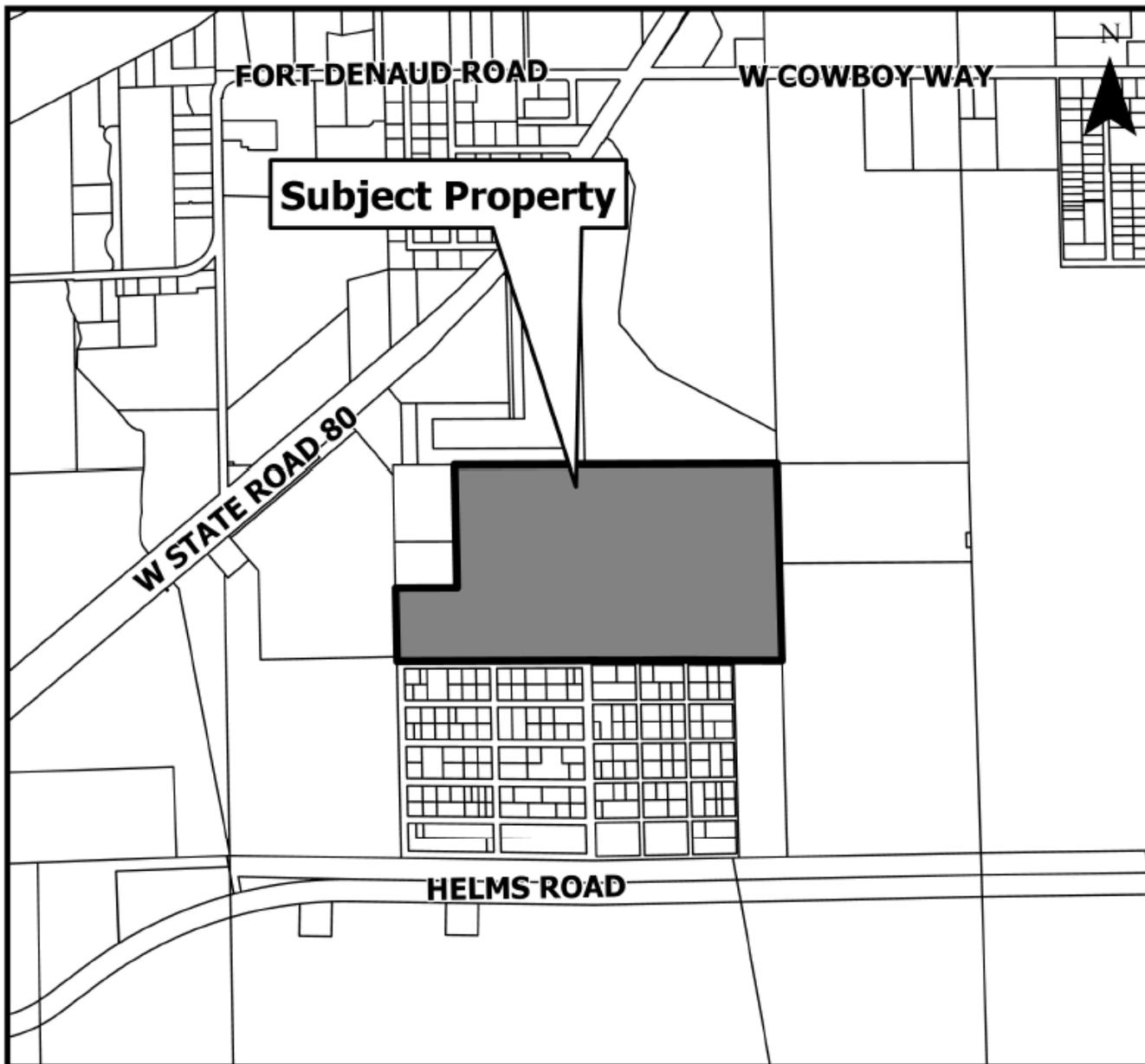
I make a motion to **APPROVE** annexation of the 74+/- acres from unincorporated Hendry County into the City of LaBelle municipal boundary and amend the City of LaBelle Future Land Use Map to designate the 84-acre subject property within the Outlying Mixed Use future land use category.

DENIAL:

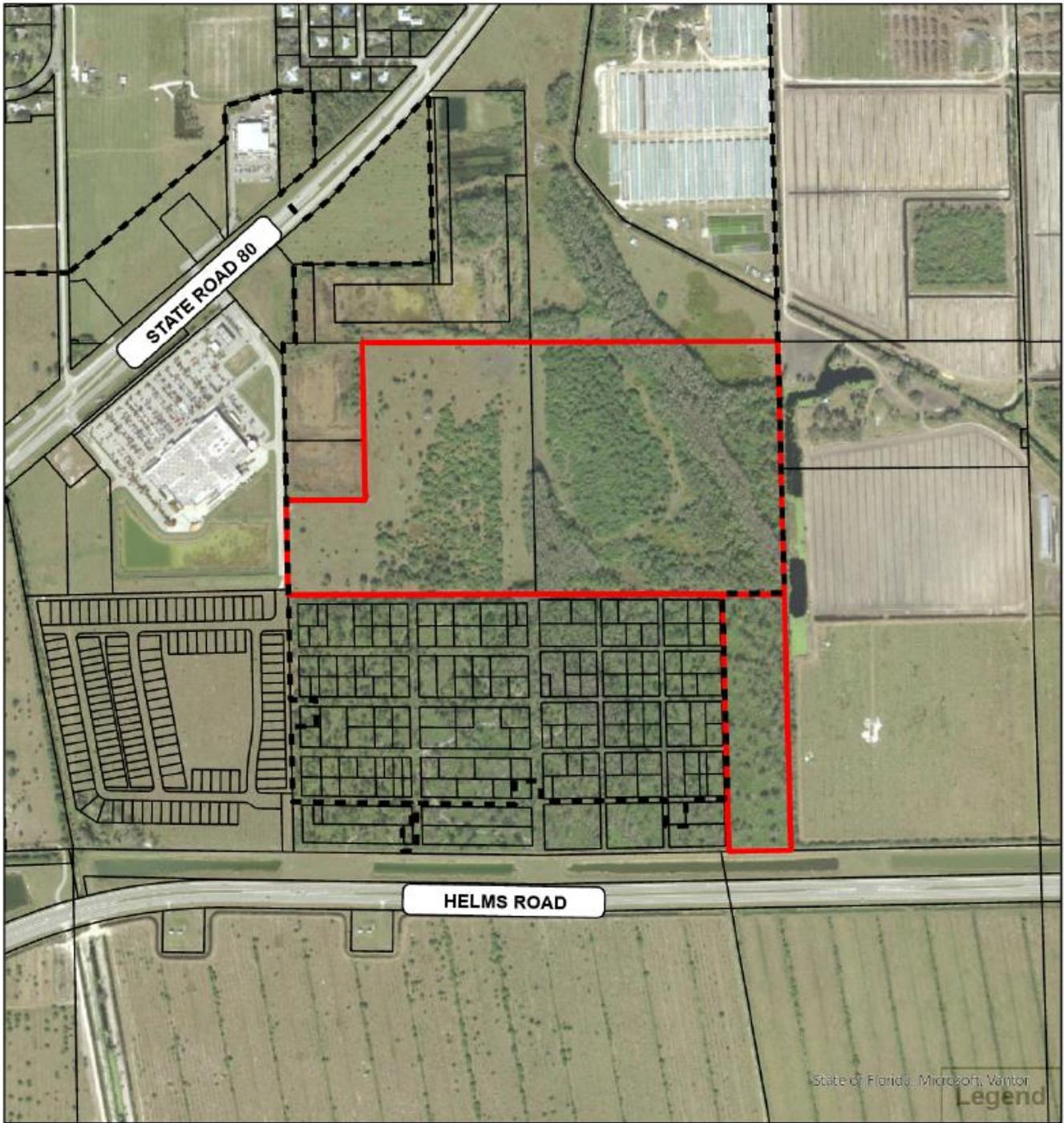
I make a motion to **DENY** annexation of the 74+/- acres from unincorporated Hendry County into the City of LaBelle municipal boundary and amend the City of LaBelle Future Land Use Map to designate the 84-acre subject property within the Outlying Mixed Use future land use category.

The request does not meet the annexation or Comprehensive Plan Amendment criteria:

LOCATION MAP



EXISTING CITY LIMITS



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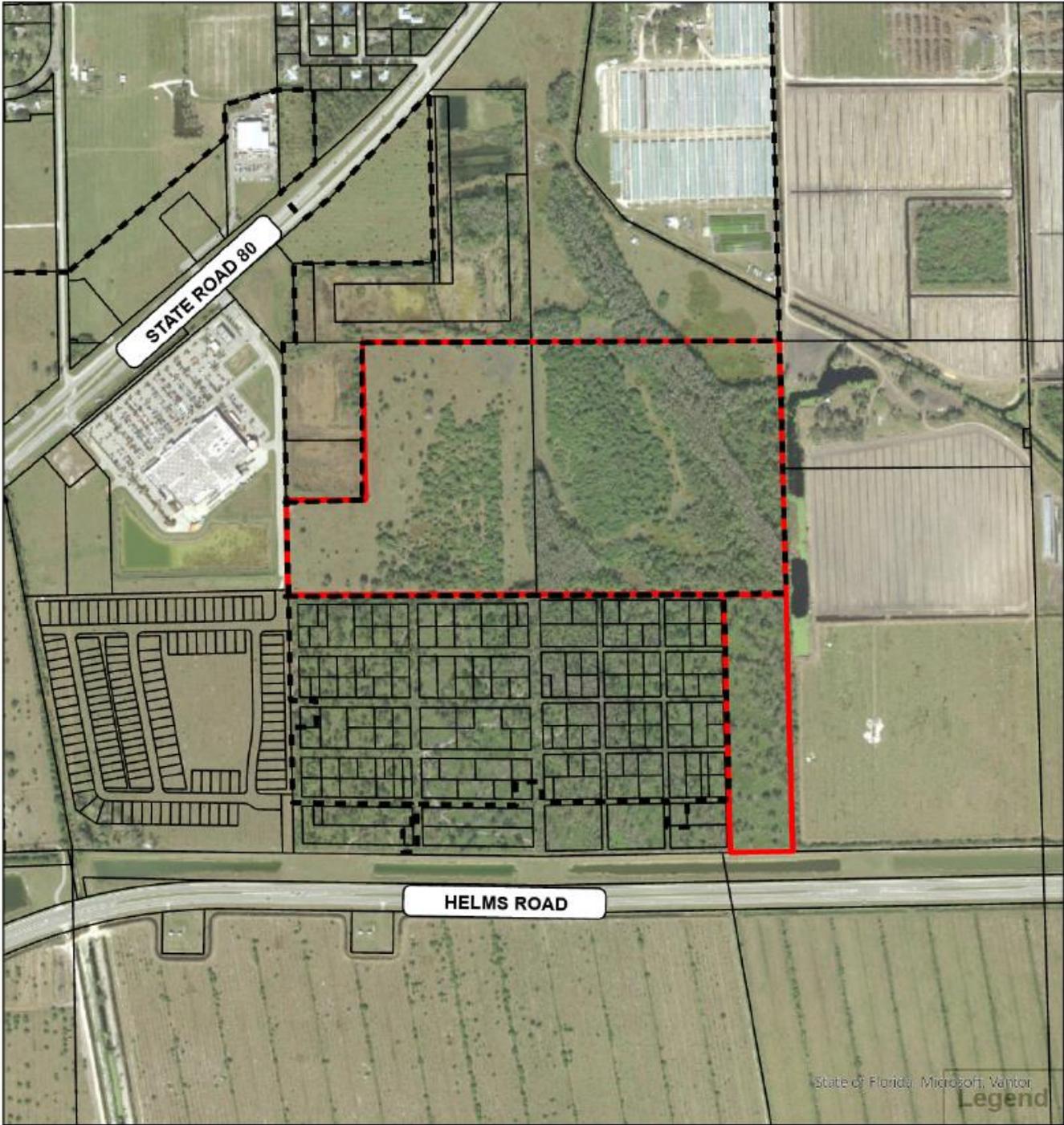


Legend

-  Subject Property
-  Parcels
-  City of LaBelle Municipal Boundary



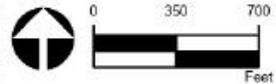
PROPOSED CITY LIMITS



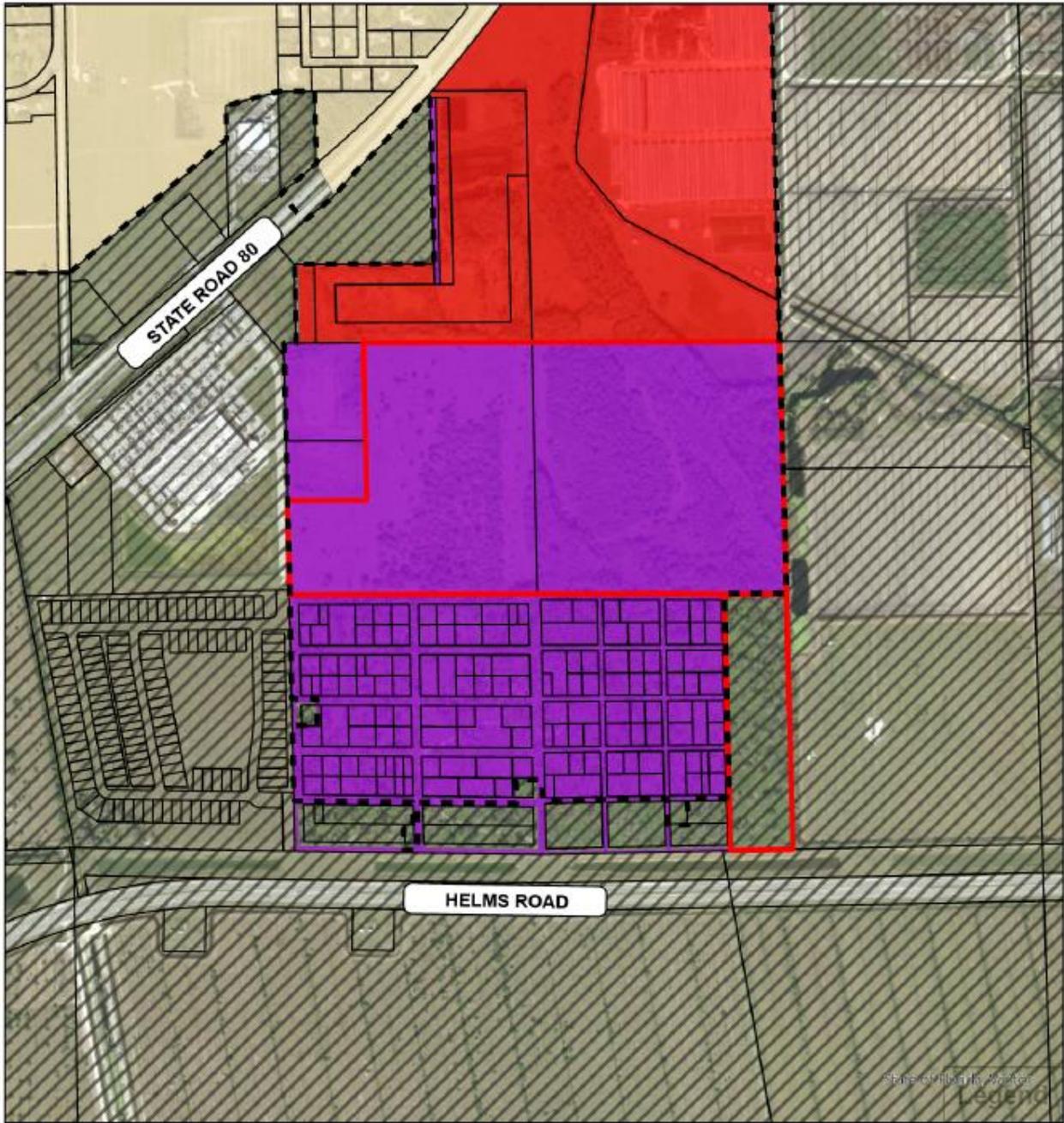
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- Legend**
- Subject Property
 - Parcels
 - City of LaBelle Municipal Boundary



CURRENT FUTURE LAND USE MAP



Legend

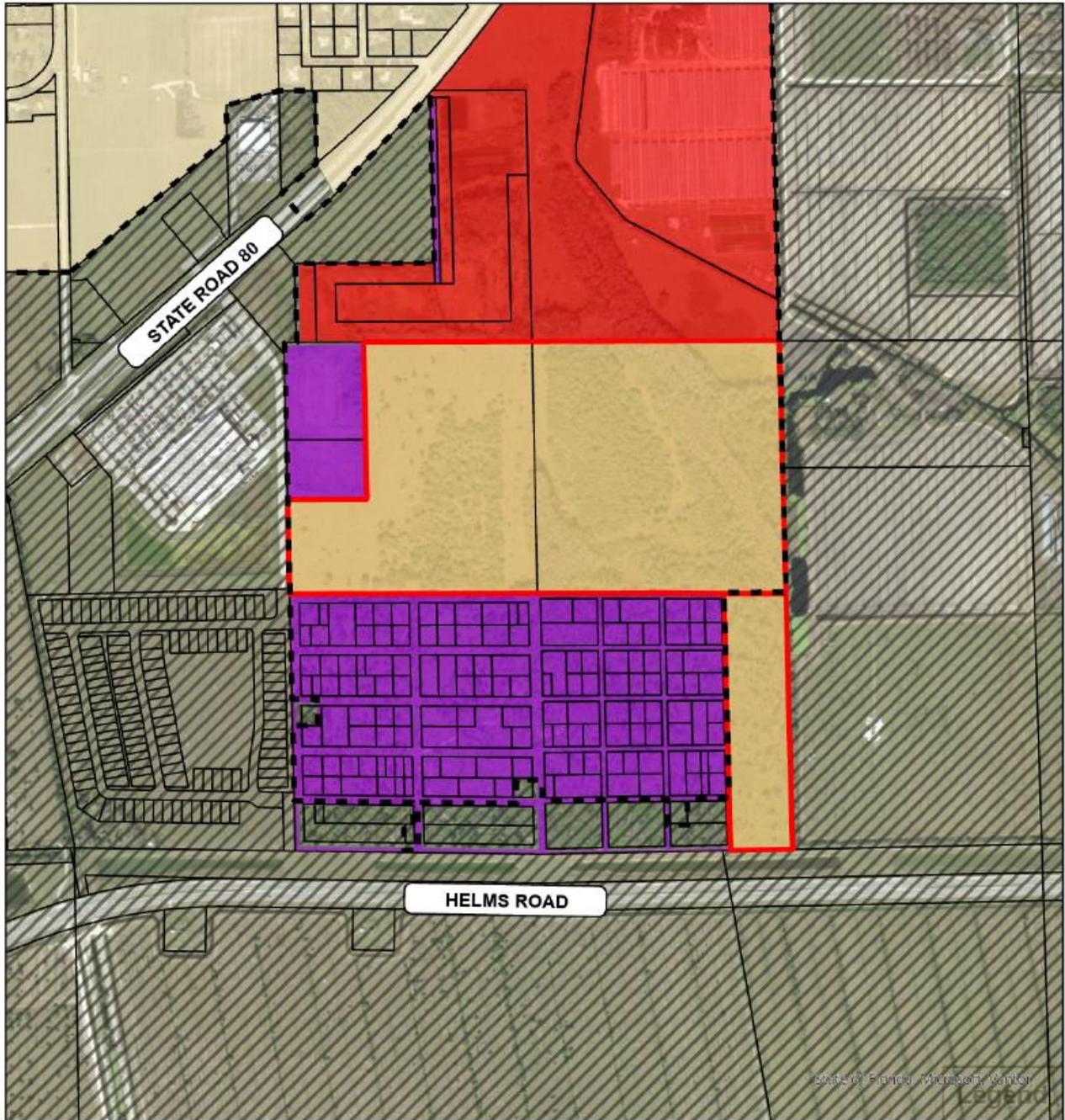
- City of LaBelle Municipal Boundary
- Subject Property
- Parcels

Hendry County Future Land Use

- Commercial
- LaBelle
- Multi-Use
- Residential, Medium Density



PROPOSED FUTURE LAND USE MAP



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- City of LaBelle Municipal Boundary
- Subject Property
- Parcels
- Proposed Future Land Use

Legend

- City of LaBelle Future Land Use
- Outlying Mixed Use

- Hendry County Future Land Use
- Commercial
- LaBelle
- Multi-Use
- Residential, Medium Density



**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1: The Northeast 1/4 of the Southwest 1/4 of Section 18, Township 43 South, Range 29 East, Hendry County, Florida; LESS & EXCEPT Beginning at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 run East 420 feet; thence South 833 feet; thence West 420 feet; thence North to the Point of Beginning; and

PARCEL 2: Northwest 1/4 of the Southeast 1/4 of Section 18, Township 43 South, Range 29 East, Hendry County, Florida.