

AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING THE CITY OF LABELLE ZONING MAP FOR A 8.91+/-ACRE PROPERTY LOCATED AT THE NORTHEAST CORNER OF SOUTH CAPTAIN HENDRY DRIVE AND STATE ROAD 80, AMENDING THE ZONING DESIGNATION FROM BUSINESS (B-2) 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.

WHEREAS, the Owner, filed an application to rezone the subject property to Planned Unit Development to allow for the development of a commercial project with the City's intent for the Commercial future land use category; 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,

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of LaBelle, Florida:

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

**BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF LABELLE,
FLORIDA, that:**

1. The PUD zoning applies specifically to the ±8.91-acre subject property as legally described in Exhibit A.
2. Development shall be limited to:
 - A maximum of 27,500 square feet of retail and/or office uses;
 - A gas station with no more than 16 fueling positions;
 - One (1) tunnel-style automated carwash;
 - A three story/45-foot-tall hotel with a maximum of 124 rooms.
3. Development shall conform to the site standards provided in Exhibit C, including:
 - Minimum building setbacks of 40 feet (north), 60 feet (west and southeast);
 - A minimum building separation of 20 feet;
 - Maximum building height of 40 feet, except the hotel which may reach 45 feet in height;
 - Maximum overall building coverage of 30 percent.
4. Landscape buffers shall be installed and maintained per the site development standards in Exhibit C and as described in the proposed conditions, including:
 - A 25-foot-wide enhanced buffer along SR 80;
 - 15-foot-wide buffers with an 8-foot opaque fence/wall along the north and west boundaries;
 - Use of existing non-invasive vegetation where feasible to meet screening requirements.
5. The developer shall construct:
 - A minimum 315-foot northeast-bound left-turn lane;
 - A minimum 315-foot southwest-bound right-turn lane on State Road 80 at the project driveway;
 - Subject to FDOT approval and prior to issuance of the Certificate of Occupancy.
6. Vehicular access shall be limited to SR 80. A gated emergency-only access shall be provided on Captain Hendry Drive, including a Knox Box or approved equivalent for fire/emergency access.
7. A minimum 22-foot-wide stub-out shall be provided for future cross-access to the commercial parcel to the north.
8. The applicant shall install sidewalks internal to the site and provide pedestrian connections to SR 80, Captain Hendry Drive, and the adjacent northern parcel, as generally depicted in the Master Concept Plan. Minor adjustments to sidewalk alignment during construction plan review shall not require a PUD amendment.
9. Parking shall be provided in accordance with the City of LaBelle Land Development Code Section 4-85.10.
10. Internal lighting shall be shielded and designed to prevent illumination from spilling onto adjacent properties with full cut-off light fixtures.
11. The hotel shall incorporate window treatments or other screening measures on the upper two floors of the western façade to reduce visual impacts on adjacent residential areas west of Captain Hendry Drive. Rear-facing balconies on the hotel are prohibited.
12. The developer shall obtain all necessary environmental permits from applicable agencies, including SFWMD, prior to construction. All stormwater management systems shall meet City and SFWMD standards.

- 91 13. Utility services for potable water and sanitary sewer shall be provided by the City of
92 LaBelle. The developer shall be responsible for extension of lines, and all off-site
93 improvements shall be eligible for connection fee credits.
94 14. Signage shall comply with Sections 4-81.8 and 4-87.6 of the Land Development Code. A
95 unified signage plan shall be submitted at time of site construction permitting.
96 15. Balconies shall not be permitted along western facade of the building.
97 16. Development Standards will conform for the Development Standards Table, attached as
98 Exhibit 'C'.
99 17. All development must conform to the general design of the Master Concept Plan
100 contained in Exhibit 'D' and the requirements of the Land Development Code.
101 18. The project will be managed by the developer/property owner for maintenance of
102 common areas, parking areas, and infrastructure within the development.
103 19. Dumpsters, recycling facilities and service areas must be located internal to the site and
104 screened from all public rights-of-way by an opaque wall or fence.
105 20. Access to SR 80 will require a permit from the Florida Department of Transportation and
106 this approval does not guarantee or grant access as shown on the MCP.
107 21. The building must be designed with an Old Florida architectural vernacular. The final
108 architectural drawings must be presented to the City Commission at an advertised public
109 hearing for review and approval prior to issuance of a site construction permit.
110 22. The stormwater management area/lake must be located on the north side of the site to
111 maximize spatial separation between the proposed hotel building and the adjacent single-
112 family residential dwellings.
113 23. The Development Order shall be valid for five (5) years from the date of approval.
114 Horizontal construction must commence within this period or the MCP shall expire. One
115 administrative extension may be granted for up to two (2) years. Further extensions
116 require City Commission approval.

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

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

123 **Section 5. Effective Date.** This Ordinance shall become effective immediately upon its
124 adoption.

125
126 **PASSED AND ADOPTED** in open session this ____ day ____, 2025.

127
128 THE CITY OF LABELLE, FLORIDA

129
130
131 By: _____
132 Julie C. Wilkins, Mayor

133
134 Attest: _____
135 Tijauna Warner, Deputy City Clerk
136

137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: _____
Derek Rooney, City Attorney

Vote:	AYE	NAY
Mayor Wilkins	_____	_____
Commissioner Vargas	_____	_____
Commissioner Ratica	_____	_____
Commissioner Holland	_____	_____
Commissioner Spratt	_____	_____

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

The South 168.00 feet of Lot 16, and that portion of Lots 17 and 18, lying North and West of the Right-of-Way of State Road 80, Section 7, Township 43 South, Range 19 East, Hendry County, Florida. Said lots being a portion of L.V. Hull Subdivision as recorded in Plat Book 3, Page 12, of the Public Records of Lee County, Florida and are more particularly described as follows:

Commencing at the Southeast corner of said Section 7; Thence N 88°58'50" W (bearings are based on the East line of said Section 7, being assumed to bear due North), along the South line of said Section 7, a distance of 1320.45 feet to the Prolongation of the East line of the aforementioned L.V. Hull Subdivision; Thence N 00°00'05" E, along said East line, a distance of 1436.15 feet, to the Westerly Right-of-Way of State Road 80, and the Point of Beginning of the land herein described; Thence continue N 00°00'05" E, along said East line, a distance of 151.54 feet to the Southeast corner of Lot 16; Thence continue N 00°00'05" E, along said East line, a distance of 168.00 feet; Thence N 88°58'55" W, a distance of 5007.16 feet, to the East Right-of-Way of Captain Hendry Drive; Thence S 00°00'22" E, along said East Right-of-Way, a distance of 1078.89 feet, to the Westerly right-of-way of State Road 80; Thence N 34°02'40" E, along said Right-of-Way line, a distance of 905.54 feet, to the Point of Beginning.

PARCEL 2:

A tract of land lying in the East ½ of the Southeast ¼ of Section 7, Township 43 South, Range 29 East, Hendry County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Section 7; Thence S 88°58'50" E (bearings are based on the East line of said Section 7, being assumed to bear due North), along the South line of said Section 7, a distance of 1320.45 feet to the Prolongation of the East line of the L.V. Hull Subdivision, as recorded in Plat Book 3, Page 12, of the Public Records of Lee County, Florida; Thence N 00°00'05" E, along said East line, a distance of 1436.15 feet, to the Westerly Right-of-Way of State Road 80, and the Point of Beginning of the land herein described; Thence continue N 00°00'05" E, along said East line, a distance of 151.54 feet, to the Southeast corner of Lot 16; thence continue N 00°00'05" E, along said East line, a distance of 168.00 feet; Thence S 34°02'40" W, along said Right-of-Way line, a distance of 381.01 feet, to the Point of Beginning.

EXHIBIT B
SCHEDULE OF USES

Commercial

- Institutional, Public, Quasi-Public – Accessory Use/Structure
- Clubs, Lodges
- Cultural Institutes
- Health Care
- Government Offices
- Schools, Private
- Commercial – Accessory Use/ Structure
- Animal Sales and Services
 - Grooming
 - Hospital/ Clinic
 - Retail Sales
- Bowling Alleys
- Convenient Stores
 - With Gas Pumps
 - Without Gas Pumps
- Day Care Center
- Financial Institutions
- Food and Beverage Sales/Establishments
 - Accessory Alcoholic Beverage Sales, On and Off Premise (Indoor Only)
 - Food Stores
 - Restaurant
 - Wholesale Bakeries
- Health and Fitness Clubs
- Offices
 - General Office
 - Medical Office
- Personal Services
 - General
 - Dry Cleaning Establishments
- Retail Sales/ Rental Establishments
- Vehicle/Equipment Sales and Services
 - Car wash, Detailing
- Visitor Accommodations
 - Hotel/Motel

EXHIBIT C
SITE DEVELOPMENT REGULATIONS

SITE DEVELOPMENT REGULATIONS TABLE	
Landscape Buffer Minimum	
North	15 FT
Southeast (Abutting SR80)	25 FT
West (Abutting S. Captain Hendry Dr.)	15 FT
Building Setbacks Minimum (including Accessory Structures)	
North	40 FT
Southeast (Abutting SR80)	60 FT
West (Abutting S. Captain Hendry Dr.)	60 FT
Minimum Lot Size	10,000 SF
Minimum Lot Depth	100 FT
Minimum Lot Width	100 FT
Minimum Building Separation	20FT
Minimum Floor Area Ratio (F.A.R.)	0.3
Maximum Building Height – Excluding Hotel	40 FT
Maximum Building Height – Hotel	45 FT
Minimum Open Space	+/- 116,546SF (30%)
Minimum Usable Open Space	+/- 19,424SF (5%)
Parking	Per LDC

*Measured from the average finish grade at the base of the structure to the midpoint of the roof

