



CITY OF LABELLE, FLORIDA
Planning Staff Report
For State Road 80 Commercial
Planned Unit Development (PUD) Rezone

TYPE OF CASE: Rezone to Planned Unit Development

STAFF REVIEWER: Patty Kulak

DATE: July 10, 2025

APPLICANT: Shree Nivash Land LLC

AGENT: Margaret R. Tassone, Landis Evans and Partners LLC

REQUEST: Rezone two parcels under common ownership, from Business (B-2) zoning district to Planned Unit Development (PUD) zoning district, to facilitate development of mix of commercial uses including hotel, gas station, car wash, and a retail plaza.

LOCATION: Northeast corner of South Captain Hendry Drive and State Road 80

PROPERTY SIZE: 8.92+/-acres

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

Existing Future Land Use Designation:	Commercial
Existing Zoning:	Business (B-2)
Land Use:	Vacant

SURROUNDING LAND USE:

North:	FLU –	Residential, Medium Density (<i>Hendry County</i>)
	Zoning –	Residential/Medium Density (RG-2) (<i>Hendry County</i>)
	Land Use –	Single family residence
South:	FLU –	Outlying Mixed Use
	Zoning –	Business (B-3)
	Land Use –	Undeveloped

East:	FLU –	Outlying Mixed Use
	Zoning –	Business (B-3)
	Land Use –	Undeveloped
West:	FLU –	Residential, Medium Density (<i>Hendry County</i>)
	Zoning –	Agriculture (A-2) (<i>Hendry County</i>)
	Land Use –	Single family residences

STAFF NARRATIVE:

Shree Nivash Land LLC (“Applicant”) is requesting approval of a Planned Unit Development (PUD) Rezone of the ±8.91-acre subject property to allow for a commercial development consisting of a four-story, 124-room hotel, a 4,100± square foot convenience store, a 16-pump gas station, a 2,500± square foot car wash, and approximately 27,210± square feet of retail shops and office space. The development is anticipated to be completed in one phase.

The subject property is located at the northeast corner of South Captain Hendry Drive and State Road 80. The property is currently undeveloped and is designated “Commercial” on the City of LaBelle Future Land Use Map. The existing zoning is Business (B-2), and the Applicant is seeking to rezone the site to PUD to allow for greater design flexibility and to accommodate the proposed intensity of development and to comply with the SR 80 Overlay District per LDC Sec. 4-89. The request includes a deviation to permit a building height of 59 feet for the proposed hotel, while all other structures will comply with the 40-foot maximum height requirement applicable to the B-2 district.

A Traffic Impact Statement (TIS) was submitted as part of the application, which demonstrates that the surrounding road network will continue to operate at acceptable Levels of Service with the proposed development. No roadway capacity improvements are required at this time.

A Neighborhood Information Meeting was held on October 16, 2024. During the meeting, several residents, both from the City of LaBelle and unincorporated Hendry County, expressed concerns, specifically regarding the proposed hotel height and its proximity to existing residential uses. Primary concerns included visibility into private properties and the compatibility of the hotel with surrounding development.

BACKGROUND EXISTING CONDITIONS

The property is currently vacant and undeveloped. The site is bound by commercial and residential properties, including single-family residences located across South Captain Hendry Drive and SR 80. O’Reilly’s Auto Parts store is developed to the east of South Captain Hendry Drive.

According to the City’s Future Land Use Map, the site is designated Commercial, and the current zoning classification is Business General (B-2). Per the narrative provided by the applicant, the site does not contain wetlands or environmentally sensitive features. All applicable environmental permitting will be obtained from the South Florida Water Management District (SFWMD) and other relevant agencies prior to construction. Additionally, the Applicant has confirmed that potable water and sanitary sewer service will be provided by the City of LaBelle and that capacity is available.

The subject property has direct frontage and proposed full access onto State Road 80, a principal arterial under the jurisdiction of the Florida Department of Transportation (FDOT). The site plan includes a secondary gated emergency access point onto South Captain Hendry Drive for compatibility purposes, and a cross-access stubout along the eastern boundary for future interconnection to

adjoining development. A Traffic Impact Statement (TIS) was submitted with the application. The TIS concluded that the project's trip generation and traffic distribution would not result in significant degradation of the surrounding roadway network. Access improvements and final permitting are subject to review and approval by FDOT.

PUD REZONING REQUEST

The proposed Planned Unit Development (PUD) zoning request allows for the coordinated development of an 8.91± acre commercial site located at the northeast corner of South Captain Hendry Drive and State Road 80. The proposed project includes a 124-room hotel (up to 59 feet in height), a 4,100± square foot convenience store with 16 fueling positions, a 2,500± square foot car wash, and approximately 27,210± square feet of retail and office uses. The development will occur in a single phase and does not include any residential component.

Access

Vehicular access to the site will be primarily provided via a new driveway connection to State Road 80 (SR 80), a Florida Department of Transportation (FDOT)-maintained arterial roadway and subject to review and permitting by FDOT. To ensure safe and efficient ingress and egress, the project includes a proposed 315-foot northeast-bound left turn lane and a 315-foot southwest-bound right turn lane at the site access on SR 80, as recommended in the Traffic Impact Analysis (TIA) prepared by PETRITSCH Engineering. Additionally, an emergency-only gated access is planned from Captain Hendry Drive. Access to Captain Hendry was explicitly limited to address neighborhood concerns regarding commercial traffic on the roadway.

Internally, the site design provides circulation for passenger vehicles, delivery trucks, and emergency vehicles across all planned uses. Pedestrian connectivity is enhanced through a sidewalk connection to the existing sidewalk network along SR 80 and South Captain Hendry Drive, providing access to the hotel, retail plaza, car wash, and gas station. A cross-access stub-out is also proposed along the eastern boundary to support future connectivity to adjacent developments.

Setbacks and Landscape Buffers

The proposed Planned Unit Development includes setbacks and landscape buffers that meet the minimum requirements outlined in the City's Land Development Code. The site plan identifies building setbacks of 40 feet along the north property line abutting a single-family residential property and 60 feet along the SR 80 and S. Captain Hendry Drive boundary.

A 25-foot-wide landscape buffer is proposed along the SR 80 frontage, which includes a double row of hedges, five large trees, and three medium trees per 100 linear feet. Along the west and north boundaries, which abut residential properties, the applicant proposes 15-foot-wide landscape buffers that incorporate a continuous hedge, two large trees, three medium trees per 100 linear feet, and an 8-foot-tall opaque fence or wall. All proposed plantings are required to meet or exceed minimum caliper and height standards at the time of installation. These proposed setbacks and buffers are reflected in the Master Concept Plan and Exhibit C: Site Development Regulations.

Compatibility

The proposed Planned Unit Development includes a broad range of commercial uses as outlined in the Schedule of Uses (Exhibit B). While many uses are consistent with the commercial character of the City of LaBelle, staff has identified compatibility concerns with several of the requested uses due to their

intensity or typical operating characteristics. Additionally, the project site is located within the State Road 80 Overlay District, where many of the proposed uses including animal sales and services, car washes, convenience stores with gas pumps, bars and nightclubs, fast food restaurants, gas stations, , and pawnshops—would typically require approval through a Special Exception process which includes a review against additional criteria for further evaluation of potential off-site impacts related to noise, lighting, visual screening, and general neighborhood character. The intent is to support commercial development while ensuring that site-specific factors and the surrounding context are adequately addressed.

Parking

The applicant has indicated that all required parking will be provided on-site in accordance with the Land Development Code. Given the range of proposed uses identified in the Schedule of Uses, such as hotel, gas station, convenience store, restaurant, schools, day care etc., a variety of parking calculations will apply depending on the specific use and square footage. Certain uses, such as schools and medical offices, can generate a higher parking demand and/or corresponding traffic impacts. Final parking counts and configurations will be evaluated in detail during the Site Construction Permit phase to ensure compliance with the LDC and adequate capacity for the anticipated intensity of use.

Requested Deviation – Building Height

As part of the Planned Unit Development request, the applicant is seeking a deviation from the City's Land Development Code, which limits the maximum building height in the Business (B-2) zoning district to 40 feet. The deviation requests an increase in height to 59 feet for the proposed hotel use, which represents a 19-foot increase over the standard maximum. All other proposed structures within the development, including the gas station, car wash, and retail buildings, will comply with the 40-foot height limitation.

During the Neighborhood Information Meeting held on October 16, 2024, multiple residents, particularly those from adjacent neighborhoods within both the City of LaBelle and Hendry County, expressed concern over the proposed hotel height. The primary issue raised was potential visual impacts and perceived loss of privacy due to the height of the building and views into their properties. In response to this feedback, the applicant modified the hotel design to remove balconies from the rear (west-facing) side of the building. Staff notes the nearby Ridgill PUD on SR 80 limits height to 3 stories. Similarly, the most intensive zoning district in the LDC, the Downtown Business District (DBD), limits height to 3 stories.

Comprehensive Plan Consistency:

The proposed PUD rezoning can be consistent with the goals, objectives, and policies of the City of LaBelle Comprehensive Plan, as outlined below in Staff's proposed analysis and conditions of approval:

Policy 1.3.4 – Commercial Future Land Use Category

The subject site is designated as Commercial on the Future Land Use Map, which is intended to accommodate a wide range of retail, service, and office uses along major transportation corridors such as State Road 80. The proposed PUD supports this designation by clustering compatible commercial uses along SR 80, a major arterial road. The project design also accommodates both vehicular and pedestrian access, including a shared site access point to SR 80, an emergency-only gated access to

Captain Hendry Drive, and an internal pedestrian circulation network that connects to existing sidewalks along both abutting rights-of-way.

Policy 1.6.1 – Locational Standards for Non-Residential Development

The proposed development meets several locational standards for non-residential uses:

- The proposed FAR is 0.3, which is below the maximum 1.0 FAR allowed.
- The project will connect to central water and wastewater service.
- The site is approximately 2.5 miles from the nearest fire station, confirming emergency access availability.
- Adequate buffering and increased setbacks are proposed to address compatibility with nearby residential areas.
- The development avoids environmentally sensitive areas and includes landscaping and screening measures.

Objective 10.5 and Policy 10.5.1 – Commercial Land Uses

The project advances the City's objective to promote diverse and economically beneficial commercial land uses. It contributes to the local economy by introducing non-residential services that support nearby neighborhoods and travelers along the SR 80 corridor. The inclusion of hotel accommodations and commercial retail expands the availability of employment-generating uses in a location currently underserved by such amenities.

Policy 10.5.3 – Sustainable Commercial Development

The PUD's mix of commercial services encourages a more vibrant and sustainable local economy through thoughtful site design, future cross-access potential, and a layout that integrates stormwater management, pedestrian access, and building placement. The project reflects a coordinated development pattern rather than disjointed single-use parcels, thereby supporting long-term land use efficiency.

Infrastructure Element Policy 4.1.1

The project is consistent with Policy 4.1.1 which requires that adequate public facilities and services be available concurrent with development. The applicant has committed to connecting to the City's potable water and sanitary sewer systems. No development will occur until such connections are completed and capacity is confirmed.

Infrastructure Element Policy 4.3.1

The development will provide an on-site stormwater management system consistent with Policy 4.3.1, which requires the use of best management practices (BMPs) to minimize impacts to surface and groundwater quality. The site design includes stormwater retention areas that will attenuate runoff and meet applicable water quality standards.

Transportation Element Policy 2.5.1 & 2.5.2

Access to the project is provided via State Road 80, an arterial roadway, in compliance with Policies 2.5.1 and 2.5.2, which encourage access from arterial and collector roads for commercial development. The submitted Traffic Impact Statement (TIS) indicates the proposed uses will generate approximately 3,000 net new external trips per day. The applicant proposes right- and left-turn lanes on SR 80 to facilitate site access, and these improvements will be subject to FDOT review and permitting.

Transportation Element Policy 2.2.5

The master concept plan identifies a future cross-access connection to the adjacent eastern parcel, supporting interconnectivity between developments in accordance with Policy 2.2.5. This policy encourages shared access and connectivity to minimize curb cuts and improve traffic flow along major corridors.

STAFF RECOMMENDATION

Staff finds that the proposed Planned Unit Development (PUD) rezoning request is consistent with the City of LaBelle Comprehensive Plan and Land Development Code, and recommends APPROVAL, subject to the following conditions:

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

SUGGESTED MOTION(S):

APPROVAL:

I make a motion to **APPROVE** rezoning of the 8.91± acre property located at the northeast corner of South Captain Hendry Drive and State Road 80 from the Business (B-2) zoning district to the Planned Unit Development (PUD) zoning district.

DENIAL:

I make a motion to **DENY** rezoning of the 8.91± acre property located at the northeast corner of South Captain Hendry Drive and State Road 80 from the Business (B-2) zoning district to the Planned Unit Development (PUD) zoning district.

Due to the following reasons:

- 1)

APPROVAL WITH CONDITIONS:

I make a motion to approve rezoning of the 8.91± acre property located at the northeast corner of South Captain Hendry Drive and State Road 80 from the Business (B-2) zoning district to the Planned Unit Development (PUD) zoning district, with the following condition(s):

- 1) as outlined in the staff report;

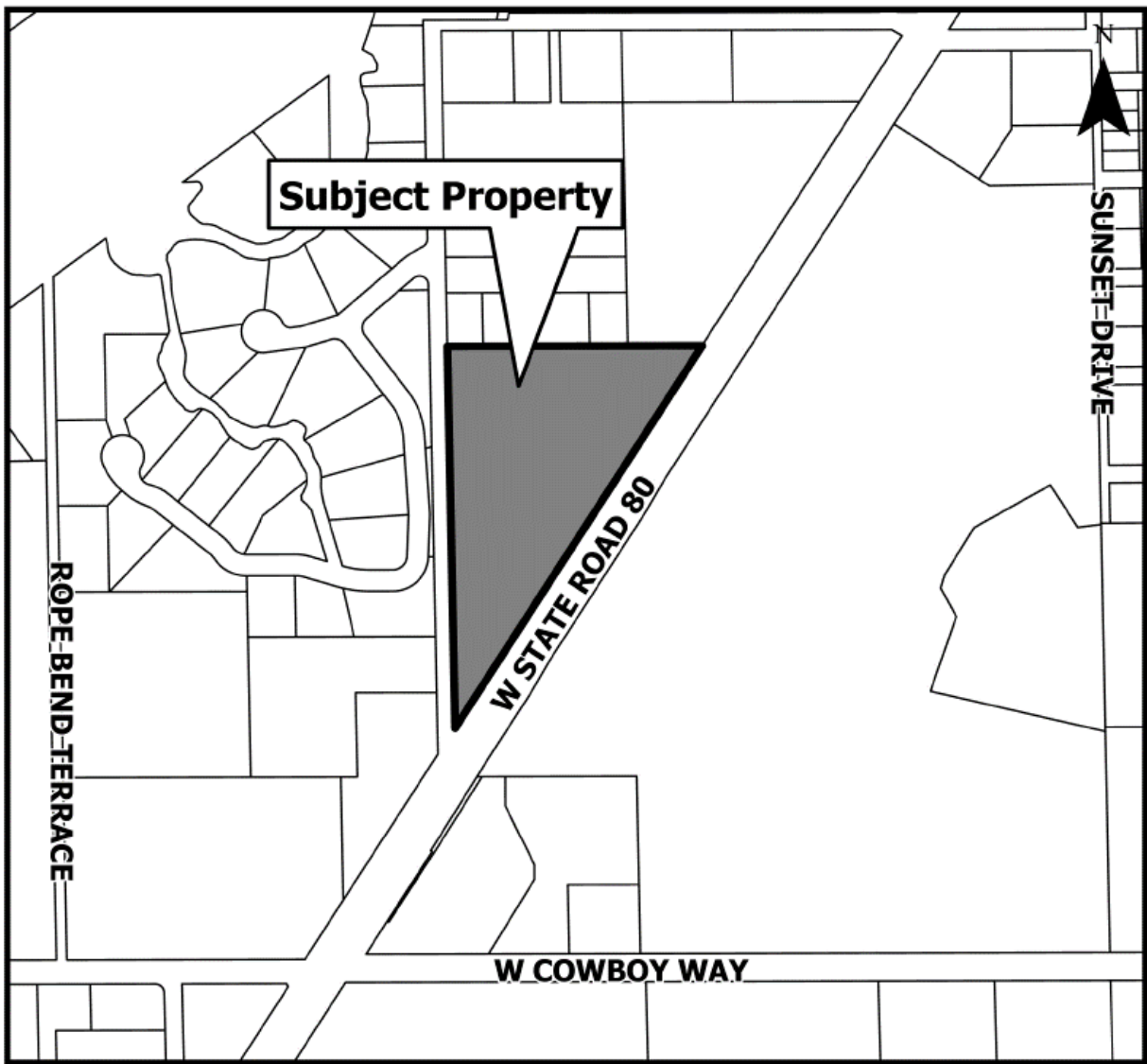
OR

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

OR

- 3) with the following conditions:

LOCATION MAP



**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

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