

FAQ

All information is believed to be current and correct. Buyer must check with the appropriate city and other public officials/agencies to confirm information herein.

2.25 ac ± Property has a current survey (survey) ✓

550'± frontage on 4-lane State Road 80—direct route between Fort Myers and West Palm Beach. 1/4 mile west of LaBelle city hall; 1 mile west of Hendry County courthouse and State Road 29; 1+ mile east of Wal-Mart location; 25 miles east of Fort Myers.

24' curb cut with culvert on SR 80—no turn-in or turn-out lanes required.

City of LaBelle B-2 commercial zoning (LaBelle Zoning Code) ✓

<http://www.municode.com/Resources/gateway.asp?pid=10039&sid=9>

Access in rear to Manatee, Caloosahatchee and Withlatchoochee Avenues. Main FDOT drainage ditch crosses south part of property.

City water ___" at Manatee and Caloosahatchee Avenues, ___" at Withlatchoochee. City sanitary sewer at ___

Aerial photo (Aerial photo) (google)

Excellent franchise location—big enough for 2 fast food franchises

Great bank/financial/office location

Big enough for a large stand-alone restaurant/retailer

Can be subdivided—sell what you don't need

✓ Seller Financing available: 50% down payment, balance amortized up to 30 years at 8%, balloon payment in 5 years.

LABELLE CITY CODE

(<http://www.municode.com/Library/FL/LaBelle>)

4-70.3. *Business general (B-2) zone.*

Purpose and intent.

The business general zone provides for the retailing of commodities and a wide variety of commercial establishments. The purpose of this district is to provide for the location and grouping of compatible retail enterprises having the common characteristics of dispensing commodities, providing professional services or providing personal services, which do not involve more than incidental or limited assembly, fabrication or storage of commodities. Due to the higher volumes of traffic associated with these types of uses, lands within this district should be located either on or in near proximity to major roadways where access to such roadways minimizes traffic impacts to local streets, businesses and residential areas.

Outdoor sales and storage that is accessory to the primary use is allowed in the B-2 zone. With the exception of the display for rent or sale of merchandise, all products, merchandise, equipment or any other material stored outside of the buildings, whether new or used, shall be hidden from view on all sides, except for necessary openings and gates, by a one hundred (100) percent opaque fence, wall or vegetative hedge, not less than six (6) feet high and no greater than ten (10) feet high. Additional height may be requested through the special exception process.

Quonset hut-type buildings, truck trailers, or similar box style storage shall not be permitted.

PODS or personal storage containers shall be allowed for temporary storage, not to exceed thirty (30) consecutive days at a time.

Accessory storage and/or sales areas must comply with Appendix B, section 4-85, Parking and landscape requirements [supplemental regulations].

- A. *Permitted uses.* Refer to Appendix B, section 4-70.8.
- B. *Development regulations.* Refer to Appendix B, section 4-76(b).

4-70.8.

Business and industrial use table.

Category	Specific Use	Zoning Districts					Additional Regulations (apply in all districts unless otherwise stated) B-2
		B-1	B-2	B-3	I-1/ I-1A	I-2	
<i>Residential</i>							
	Caretaker/ Security quarters	A	A	A	A	A	Accessory use only
B-1	B-2	B-3	I-1/ I-1A	I-2			
	Multifamily	P	NP	NP	NP	NP	As component of a multiuse development (App. B, § 4-70.2.)
	R.V. park	NP	SE	SE	NP	NP	
	Accessory use/structure	P	P	P	P	P	See Definitions, § 4-1
<i>Institutional, Public, Quasipublic</i>							
	Accessory use/structure	P	P	P	P	P	See Definitions, § 4-1
	Airports and landing strips	NP	NP	SE	SE	SE	
	Clubs, lodges	SE	SE	P	P	P	
	Cultural institutions	P	P	P	P	NP	
	Health care Hospital, walk-in clinics and similar uses	P	P	P	SE	SE	Excluding home health care
	Government offices	P	P	P	P	P	
Institutional housing	Congregate living facility	P	SE	SE	NP	NP	See Definitions, § 2-4
	Community-based residential facility	P	P	P	SE	NP	
	Recovery home/residential treatment facility	NP	SE	SE	SE	NP	
	Park and recreation facilities	SE	SE	SE	SE	SE	
	Private/quasipublic utilities	SE	SE	P	P	P	
	Religious assemblies/church	SE	SE	SE	SE	SE	
	Schools, public or private	SE	SE	SE	NP	NP	
	City of LaBelle Utilities	P	P	P	P	P	
Wireless communication facilities	Antennas	P	P	P	P	P	
	Towers	NP	NP	SE	SE	SE	

	Alternative tower structures	SE	SE	SE	SE	SE	
<i>Commercial</i>							
Accessory use/structure		P	P	P	P	P	See Definitions, § 4-1
Adult business	Adult entertainment, including psychics, etc.	NP	NP	NP	NP	SE	
Amusement facilities	Indoor	SE	P	P	P	P	
	Outdoor	NP	SE	P	P	P	
Animal sales and services	Boarding outdoors	NP	NP	SE	SE	P	See also App. B, § 2-4, Pet kennel and Veterinary clinic
	Grooming	NP	SE	P	P	P	
	Animal hospital/clinic	SE	SE	P	P	P	
	Animal shows/exhibitions	NP	NP	SE	P	P	
	Retail sales	P	P	P	P	NP	
Convenience stores	With gas pumps	NP	P	P	P	P	See also Vehicle/equipment sales and service
	Without gas pumps	SE	P	P	P	P	
Day care		SE	SE	SE	SE	SE	See also App. B, § 2-4, Child care center
Financial institutions		P	P	P	P	P	
Food and beverage sales/establishments	Accessory alcoholic beverage sales, off-premises	P	P	P	P	P	See also Ch. 3, § 3-4
	Accessory alcoholic beverage sales, on-premises	SE	SE	SE	P	P	
	Alcoholic beverage establishments	SE	SE	P	P	P	See Ch. 3, § 3-4
	Bars	NP	NP	SE	SE	NP	See Ch. 3, § 3-4
	Liquor stores	P	P	P	P	SE	
	Restaurants	P	P	P	P	P	
	Clubs/lodges	P	P	P	P	P	
	Wholesale bakeries	NP	P	P	P	P	
Funeral and interment services, including crematorium		NP	SE	P	SE	SE	
Laboratories		NP	SE	SE	P	P	
Maintenance and repair services		P	P	P	P	P	See also Vehicle/equipment sales and service

Manufacturing and fabrication		NP	NP	NP	SE	P	
Marina/boatyard		NP	NP	NP	NP	P	
Mining and processing		NP	NP	NP	NP	P	Does not include excavation for water management
Offices		P	P	P	P	P	
Outdoor sales area		A	A	P	P	P	See also temporary uses
Outdoor storage area ⁽¹⁾		NP	A ⁽¹⁾	A ⁽¹⁾	A ⁽²⁾	P ⁽²⁾	See also Vehicle/equipment sales and service and App. B, § 4-80, Landscape requirements
Parking lots	Stand-alone	NP	NP	P ⁽¹⁾	P	P	See also App. B, § 4-80, Landscape requirements
Pawnshops		NP	P	P	P	P	
Personal services	General	P	P	P	P	P	
	Dry cleaning establishments	P	P	P	P	P	
Plant nurseries (horticulture production)		NP	NP	NP	P	P	
Research and development services		NP	SE	SE	SE	P	
Retail sales/rental establishments	General	P	P	P	P	P	See also Vehicle/equipment sales and service
	Heavy equipment, lumberyards and building supplies	NP	P	P	P	P	
Salvage/junkyards/recycling		NP	NP	NP	NP	SE	See also Ch. 10, Art. II
Street vending		SE	SE	SE	SE	SE	See Code of Ordinances Ch. 11, Art. V
Tattoo establishments		SE	P	P	P	P	
Vehicle/equipment sales and service	Carwash, detailing	NP	P	P	P	P	
	Commercial parking facility ⁽²⁾	SE	SE	P	P	P	See ⁽²⁾ below
	Fuel bulk plant	NP	SE	P	P	P	
	Fleet fueling station	NP	SE	P	P	P	
	Service stations	NP	SE	P	P	P	See also App. B, § 4-1, Filling station
	Repair	NP	SE	SE	P	P	
	New vehicle sales	NP	SE	P	P	P	

	Used vehicle sales	NP	SE	P	P	P	
	Auctions, rentals	NP	SE	SE	P	P	
	Outdoor storage ⁽²⁾	NP	A	A	P	P	See ⁽²⁾ below
	Mobile homes	NP	NP	P*	P*	P*	*See special design criteria, App. B, § 4-70.3.C [sic]
Visitor accommodations	Bed and breakfast	P	SE	SE	NP	NP	See App. B, § 4-75.5
	Hostels	SE	SE	P	NP	NP	
	Hotels/motels	SE	P	P	NP	NP	
Warehousing	Mini-warehouse	NP	A	P	P	P	
		NP	NP	SE	P	P	
Wholesale sales and distribution		NP	SE	P	P	P	
<i>Temporary Uses</i>							
Special events	With outdoor sales area	P	P	P	P	P	Requires a special event permit
Security trailer		SE	SE	SE	SE	SE	Excluding construction related security trailers
Vehicle/equipment sales and services	Temporary sales, auctions, rentals	NP	SE	SE	SE	SE	Applies to locations that are not currently permitted for vehicle/equipment sales and services. Only local businesses may apply.

⁽¹⁾ Must be enclosed by a minimum six-foot high perimeter, one hundred (100) percent opaque fence or wall and buffered as required by the landscape regulations.

⁽²⁾ Outside storage areas shall be placed or screened so that they cannot be viewed from a street.

P Permitted use.

A Accessory use.

SE Special exception.

NP Not permitted.

Sec. 4-76(b). - Business and industrial property development regulations.

Use District	Minimum Parcel Size	Buildable Area	Minimum Lot Width	Minimum Yards/Setbacks (DWD = Downtown Walking District)			Maximum Height ^{(2), (9)} (feet)	Open Space (% of total site acreage)	
				Right-of-Way and/or Front ⁽¹⁾ (feet)	Side (feet)	Rear (feet)			
B-1 Business professional	5,000 s.f. ⁽³⁾ / N/A in DWD	Max. Floor Area	50	10/5 ⁽⁵⁾ in DWD	5/DWD 0 if adjacent lot is vacant; 5 if adjacent lot has an existing bldg.	10/10 ⁽⁴⁾ in DWD	40	<5,000 s.f.	10
		15,000 ⁽⁴⁾						5,001–10,000 s.f.	12
								10,001–20,000 s.f.	15
								>20,000 s.f.	20
B-2 Business general	10,000 s.f.	Building Coverage 40%	100	20	5 interior/ 20 street side	15	40	30%	
B-3 Business heavy	15,000 s.f.	40%	100	20	5 interior/ 20 street side	15	40	20%	
I-1 Light industrial	20,000 s.f.	60	100	20	10 interior/ 20 street side	15	45	20%	
I-2 Heavy industrial	20,000 s.f.	60	100	20	5	15	45 ^{(7), (8)}	15%	

⁽¹⁾ No more than one double row of parking and associated drive aisle is permitted within the front yard.

⁽²⁾ See Appendix B, § 4-1, Definitions.

⁽³⁾ Parcels > 0.5 acre require PUD approval.

⁽⁴⁾ Additional square footage requires special exception.

⁽⁵⁾ Future roadway expansion may require an increase in minimum setback, to be determined at time of building permit review.

⁽⁷⁾ Subject to airport height guidelines.

⁽⁸⁾ Additional height requires special exception.

⁽⁹⁾ See Appendix B, § 4-85.6, Exceptions to height regulations