



Special Exception/Conditional Use Application

Date Received _____

File Number: SE-202 - _____

Petitioner: Anand Patel

Address: 2820 Via Piazza Loop Fort Myers FL 33905

Telephone #: 863-234-1717 Fax #: _____ E-mail: anandp80@yahoo.com

Agent for Petitioner: BOB CASE - LIS ENGINEERING

Address: 24430 PALM BEACH BLVD ALVA FL 33920

Telephone #: 239-693-9244 Fax #: _____ E-mail: Bobc@LIS-e.com

Owner of Property: SHASHIBHAIM PATEL & VARSHA PATEL

Address: 383 BRYAN AVE LABELLE, FL 33935

Telephone #: 863-234-1717 Fax #: _____ E-mail: ANANNDP80@YAHOO.COM

Address/Location of Subject Property _____

90 HOWE AVE LABELLE FL 33935

Legal Description of Property Involved _____

LABELLE FAIRVIEW S/D ALL LOTS 8 THRU 10 + W1/2 OF LOT 7

Existing Zoning R-1A

Total Acreage/Square Footage of Subject Property 7061.08 SQ FT

Current Use of Land VACANT

Code Section _____

Proposed Conditional Use and Summary of Facts _____

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery.

QandTes

Signature of Petitioner

Anand Patel

Print or type name of person signing above

Spusti

Signature of Owner

Shashibhai M. Patel

Print or type name of person signing above

5-6-26

Date _____

5-6-26

Date _____

NOTE: IF THE PETITIONER WISHES TO BE REPRESENTED BY AN AGENT, THE POWER OF ATTORNEY ON THE FOLLOWING PAGE MUST BE PROPERLY EXECUTED. IF DRAWINGS PREPARED BY AN ARCHITECTURAL, ENGINEERING OR OTHER FIRM ARE SUBMITTED, THE FIRM MUST EXECUTE THE ATTACHED PERMISSION TO REPRODUCE.

AFFIDAVIT

I, Shasibhai M. Patel Certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief.

KNOW ALL MEN THAT I, Shasibhai M. Patel, **do hereby constitute and appoint** Anand Patel **my true and lawful attorney, to execute the foregoing instrument in** **my name, place and stead this** **day of** .

Shasibhai Date: 5-6-26
Signature of owner or authorized agent

Shasibhai M. Patel

Print or type name of person signing above

Name of owner/agent entity if a corporation, L.L.C., partnership, or trust

Anand Patel

Representative capacity of person signing Affidavit:

President of Vice President of Corporation

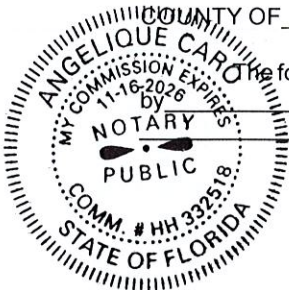
Managing Member of L.L.C.

General Partner

Trustee

STATE OF FLORIDA)

COUNTY OF Hendry)



The foregoing instrument was acknowledged before me this 6 day of May, 2026 by Anand Patel who is personally known to me or who has produced Drivers License as identification and who did not take an oath.

Notary Public

Angelique Caro

Print or type name

My Commission Expires: 11/16/26

KNOW ALL MEN THAT I, _____, (Title), of the firm of _____, do hereby grant the City of LaBelle permission to reproduce all or a portion of all plans, drawings, etc., submitted in connection with the foregoing petition.

Signature

Title:

Date:

STATE OF FLORIDA)

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, by _____ who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public

Print or type name

My Commission Expires: _____

**CONFIRMATION OF OWNERSHIP BY OWNER; AND
AUTHORIZATION FOR AGENT OR PETITIONER (WHEN A DIFFERENT ENTITY)**

The undersigned to hereby swear or affirm that they are the fee simple title holders and owners of the record of property commonly known as Shasibhai M. Patel
And legally described in Exhibit A attached hereto.

The property described herein is the subject of a Special Exception/Conditional use application. We hereby designate Anand Patel as the legal representative of the property in the course of seeking approval of this application. This representative will remain the only entity to authorize development activity until such time as anew or amended authorization is delivered to the City.

Shashi
Owner Signature

Shasibhai M. Patel

Printed Name

Name of owner entity if a corporation, L.L.C., partnership, trust

Representative capacity of person signing: President or Vice
President of Corporation, Managing Member of L.L.C., General
Partner, Trustee

Address of Owner

STATE OF FLORIDA)

COUNTY OF Hendry)

Sworn to (or affirmed) and subscribed before me this 6 day of
May, 2026, by Anand Patel
() capacity if applicable, who is personally known to me or produced
Driver License as identification.



Angelique Caro
Notary Public
Notary Public – State of Florida
My commission expires 11/16/26

Angelique Caro
Name typed/stamped or printed

**INSTRUCTIONS FOR FILING A SPECIAL
EXCEPTION/CONDITIONAL USE APPLICATION**

PROCEDURE:

1. Special Exception/Conditional use applications may be obtained at the office of the Building Department Permit Technician or on the City's website at www.citylabelle.com. An application must be completed and submitted together with the required fee and supportive materials. Please submit application to the Building Department Permit Technician.
Applicants are required to arrange a submittal-review conference to take place at the time of submittal. Applicants may arrange an appointment by calling 675- 6355. Early submittal and the submittal-review conference will help ensure consideration of your petition by the City Commission.
2. After reviewing the petition for completeness and discussing it with other City staff, the application will be forwarded to the City attorney to determine if the application is legally sufficient. The City Clerk will give due public notice that a public hearing will be held by the City Commission to consider the request. Owners of property within 500 feet of the site will be notified of the request and invited to comment.
3. Approximately one week before the public hearing, a sign will be placed on the subject property notifying the general public of the hearing.
4. The petitioner or his authorized representative shall appear at the City Commission meeting. The petitioner should be prepared to address the guidelines and standards listed for the special exception/conditional use. After considering the recommendation of the staff and comments by the petitioner and the public, the City Commission will approve, deny, or approve the request with conditions.
5. Special exception/conditional use applications approved by the City Commission will be done by resolution.

REQUIRED SUPPORTIVE MATERIALS:

- A. A check for the application fee made payable to the City of LaBelle (see fee schedule).
- B. 1- DIGITAL SET of the following:
 - 1. Completed application
 - 2. Proof of ownership
 - 3. A site plan, and any other necessary supportive materials. This plan must be at a suitable scale and be no smaller in size than 8-1/2" x 11". The architectural, engineering or other firm preparing the plans **MUST SIGN** permission to reproduce on Page 3 of the application and have his or her signature notarized. The site plan must show all data pertinent to the proposed conditional use, including at least the following:
 - a. Date of drawing
 - b. Scale
 - c. North arrow
 - d. Name of person or firm who drew the plan
 - e. Location of property, property dimensions, abutting rights of way, easements, setbacks, off-street parking, proposed landscaping, existing or proposed structures
 - f. All properties immediately adjacent to and across an alley or street: show location of building footprints, access points, other significant features
 - g. A narrative/cover letter explaining the special exception request and property information, along with compliance with the LDC review criteria in LDC 3-21."
- C. **For example, one petition, one site plan, and one each of other supportive materials should be put together to comprise a complete set.**

The City of LaBelle reserves the right to refuse to accept an application if incomplete.

STANDARDS:

In their deliberations concerning the granting of a special exception or conditional use, the City Commission shall carefully consider the following guidelines and standards:

1. Ingress and egress to the subject property and the proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic generation flow and control, and access in case of fire or catastrophe shall be adequate and not potentially detrimental to existing or anticipated uses in the vicinity and particularly not detrimental to property immediately adjacent to the subject site.
2. Off-street parking and loading areas, where required or requested by the property owner, shall be adequate, well-designed, and relate well, in terms of proximity, access, and the like, to the uses intended to be serviced, with particular attention to the items in (1) above and the smoke, noise, glare, dust, vibrations, fumes, pollution or odor effects related to the vehicular use area or the conditional use and such shall not be detrimental to the adjoining properties in the general area.
3. Refuse and service areas, with particular reference to the items in (1) and (2) above, shall be adequately screened so as not to be visible from adjacent properties or a public right of way and shall be located in such a way as not to be a nuisance, by virtue of smoke, noise, glare, and the like, to adjacent properties.
4. Utilities, whether public or private, shall be adequate and not detrimental with reference to location, availability, adequacy, and compatibility.
5. Screening, buffering or separation or any nuisance or hazardous feature, with reference to type, dimensions and character, shall be fully and clearly represented on the submitted plans and shall be adequate to protect adjacent properties.
6. Proposed signs and exterior lighting shall be considered with reference to glare, traffic safety, and compatibility and harmony with surrounding properties and shall be determined to be adequate, safe, and not detrimental or a nuisance to adjacent properties.
7. A determination shall be made that the proposed development will not hinder development of nearby vacant properties with a permitted use in the subject zone district.
8. The land and/or buildings, which are involved, shall be adequate in terms of size, shape, type of building and the like to ensure compatibility with the proposed conditional use.
9. The proposed development shall be compatible and/or appropriate with adjacent properties and other property in the district and geographic area.