

1 CITY OF LABELLE
2 ORDINANCE 2025-02
3 LABELLE CHAPTER 144 DISABLED AMERICAN VETERANS
4 PLANNED UNIT DEVELOPMENT AMENDMENT
5

6 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE
7 2020-14 FOR THE DISABLED AMERICAN VETERANS FLEA MARKET PLANNED
8 UNIT DEVELOPMENT; ADDING 0.48+/-ACRES TO THE PLANNED UNIT
9 DEVELOPMENT FOR PARKING; PROVIDING FOR INTENT; PROVIDING FOR
10 SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
11

12 WHEREAS, LaBelle Chapter 144 Disabled Veterans Dept. of Florida, Inc. is the “Owner” of
13 real property, generally located south of Miller Avenue and east of Selma Daniels Avenue, City of
14 LaBelle, Florida, further described in Exhibit “A”, attached hereto, and
15

16 WHEREAS, the Owner acquired an additional 0.48+/-acre property north of Manatee
17 Avenue and immediately contiguous to the PUD established by Ordinance 2019-24, and amended
18 by Ordinance 2020-14, to accommodate temporary overflow parking for the principal flea market
19 use; and
20

21 WHEREAS, after duly advertised public hearings held on August 14, 2025 before the Local
22 Planning Agency “LPA”, and a public hearing on September 11, 2025 before the City Commission;
23 and,
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25 WHEREAS, the City Commission for the City of LaBelle has determined that the requested
26 rezoning is in compliance with the land use designation of “Residential” due to the limited hours of
27 operation and scope of the flea market use, and approval of the rezoning application will further the
28 goals and objectives of the City of LaBelle Comprehensive Plan; and,
29

30 WHEREAS, the City Commission for the City of LaBelle has determined the amendment to
31 conditions contained in PUD Ordinance 2025-02 will allow for appropriate use of the property and
32 will protect the health, safety, comfort, good order, appearance, convenience and general welfare of
33 the public.
34

35 NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of LaBelle,
36 Florida:
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38 Section 1. The forgoing recitals are true and correct and are incorporated herein by this
39 reference.
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41 Section 2. The above-mentioned Planned Unit Development (PUD) is hereby amended,
42 upon a finding that this is the most appropriate use of the property and this use will promote, protect
43 and improve the health, safety, comfort, good order, appearance, convenience and general welfare
44 of the public subject to the following conditions:
45

1. The PUD rezone applies to the property as described in Exhibit 'A'.
2. The only allowable use granted by this PUD is "Parking lot", ancillary to flea market and commercial office uses at 220 Selma Daniels Avenue. Any other use of the property will require PUD rezoning approval. If the flea market use to the north of Miller Avenue discontinues in accordance with LDC Section 4-108, the zoning of this property will revert back to Residential Neighborhood Urban (RNU).
3. Parking is only permitted during hours of operation for the Disabled American Veterans flea market on Saturdays only, from 7 a.m. to 4 p.m., with the exception of vendor loading/unloading and set-up, and daily from 7 a.m. to 9 p.m. for the real estate sales office located at 220 Selma Daniels Avenue.
4. No vertical structures may be developed on the site with the exception of fencing complying the Land Development Code; one (1) 20' x 30' storage building; and ancillary trash receptacles. The storage building must have permissible veneer or siding set forth in LDC Sec. 4-63, limited to lathe and stucco, block and stucco, lap siding, brick, vinyl lap siding, wood, any composite materials specifically manufactured or designed as siding. The façade facing SR 80 (north) must include a minimum of one (1) window not less than 3' X 3'. The accessory storage building must maintain 20' street/front setback; 10' rear setback; and 15' side yard setbacks.
5. Parking spaces may be delineated by wood post, log or other mechanism to ensure orderly parking on the site. The site will be maintained with grass and/or stabilized material subject to approval by the Superintendent of Public Works.
6. A minor site clearing permit must be obtained from the City prior to the clearing of vegetation from the site. The Applicant will make every reasonable effort to preserve existing vegetation on the site, particularly along the south and east property lines. All significant oak trees must be preserved/protected in accordance with the Land Development Code and are not authorized for removal via this PUD.

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

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

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

PASSED AND ADOPTED in open session this ____ day of _____, 2025.

**CITY COMMISSION OF THE CITY OF LABELLE,
FLORIDA**

By: _____
Julie C. Wilkins, Mayor

ATTEST:

By: _____
Tijauna Warner, Deputy Clerk

**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	_____	_____

124

EXHIBIT A

125

126 LOTS 9, 11, 13, 15, 17, 19, NORTH ½ OF LOTS 21 AND 23, AND SOUTH ½ OF LOTS 21 AND
127 23, MILLER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN
128 PLAT BOOK 2, PAGE 67 OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.

129

130 AND

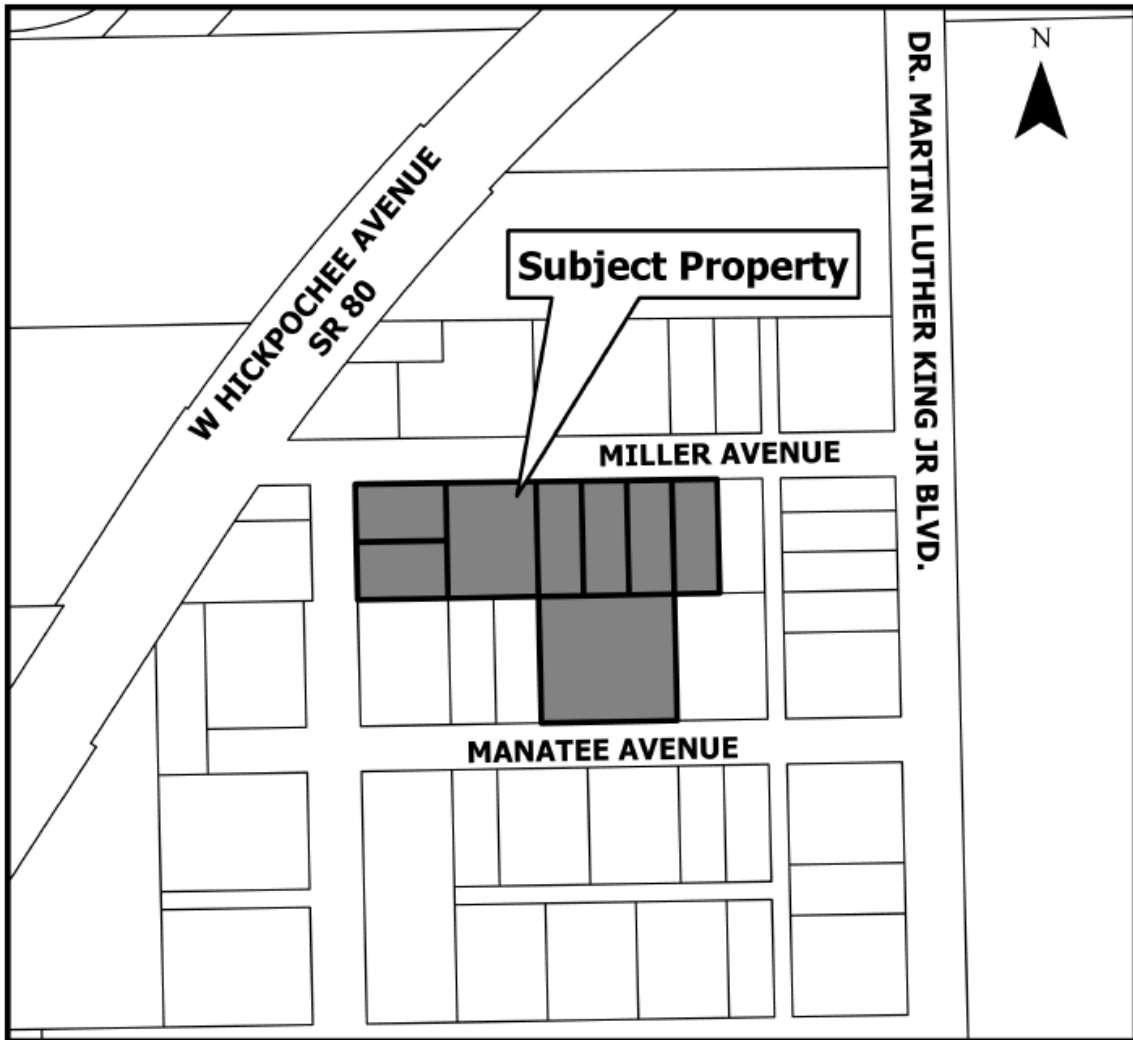
131

132 LOTS 24, 25 AND 26, FORD PARK SECTION ONE, ACCORDING TO THE PLAT THEREOF,
133 RECORDED IN PLAT BOOK 1, PAGE 48 OF THE PUBLIC RECORDS OF HENDRY
134 COUNTY, FLORIDA.

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**EXHIBIT B
LOCATION MAP**



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