



CITY OF LABELLE, FLORIDA
Planning Staff Report
For
LaBelle Chapter 144 Disabled American Veterans
PUD Amendment

TYPE OF CASE: Planned Unit Development Amendment

STAFF REVIEWER: Alexis Crespo, AICP

DATE: September 11, 2025

APPLICANT: LaBelle Chapter 144 Disabled American Veterans Dept. of Florida, Inc. (Privately Initiated)

AGENT: Bob Schall

REQUEST: Amend the DAV Planned Unit Development (PUD) to add 0.48 acres to the PUD zoning district to allow for an expansion of parking lot used for the Applicant's flea market use located at 220 Selma Daniels Avenue.

LOCATION: South of Miller Avenue between Martin Luther King Jr. Blvd. and Selma Daniels Avenue, Labelle, FL 33935 (See Location Map, Exhibit A)

PROPERTY SIZE: 1.8+/- acres

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

Existing Future Land Use Designation: Residential
Existing Zoning: Residential Neighborhood Urban (RNU)
Land Use: Vacant

SURROUNDING LAND USE:

North: FLU – Outlying Mixed Use
Zoning – Commercial (B-2)
Land Use – Public Right-of-Way (Miller Avenue); Flea Market

South: FLU – Residential
Zoning – Residential Neighborhood Urban (RNU)
Land Use – Mobile Home; Church; Vacant

East: FLU – Residential
Zoning – Residential Neighborhood Urban (RNU)
Land Use – Vacant

West: FLU – Outlying Mixed-Use
Zoning – Commercial (B-2)
Land Use – Public Right-of-Way (Selma Daniels Avenue); Vacant

STAFF NARRATIVE:

LaBelle Chapter 144 of the Disabled American Veterans, LLC (“Applicant”) is seeking amendments to the Planned Unit Development approved per Ordinance 2019-24, and amended by Ordinance 2020-14, to allow for an expansion of the flea market parking lot. See Exhibit A for a Location Map depicting the DAV PUD.

The Subject Property is generally located south of SR 80/Hickpochee Avenue, east of Selma Daniels Avenue, south of Miller Avenue, and west of Martin Luther King Jr. Blvd. The subject property is vacant/undeveloped and contains existing vegetation including several significant oak trees. The parcels are accessed from Miller Avenue and Selma Daniels Avenue.

The Applicant currently hosts an outdoor flea market on Saturdays from approximately 7 a.m. until 4 p.m. at their property located at 228 Miller Avenue – immediately north of the subject property. The Applicant acquired an additional 0.48-acre property, contiguous to the existing PUD boundary and immediately north of Manatee Avenue. The Applicant intends to limit use of this additional property to parking lot to serve the flea market and adjacent commercial use at 220 Selma Daniels (as approved by Ordinance 2020-14).

LOCAL PLANNING AGENCY RECOMMENDATION:

At the June Local Planning Agency (LPA) hearing, the LPA voted unanimously to recommend approval of the PUD Amendment, subject to Staff’s conditions.

STAFF RECOMMENDATION:

Staff finds that the proposed PUD amendment is consistent with the Land Development Code and the Comprehensive Plan and recommends APPROVAL to allow the flea market parking lot to be expanded, subject to all conditions of approval from Ordinance 2020-14. No changes to the adopted conditions are proposed to accommodate the expansion of the parking lot, as reflected below.

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.

SUGGESTED MOTION(S):

APPROVAL:

I make a motion to recommend approval of the rezoning of the Subject Property from RNU and PUD to PUD.

APPROVAL WITH CONDITIONS:

I make a motion to recommend approval of the rezoning of the Subject Property from RNU and PUD to PUD 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:

DENIAL:

I make a motion to recommend denial of the rezone request from RNU & PUD to PUD.

The request does not meet the rezoning/PUD criteria:

- 1) Why?

EXHIBIT A
CURRENT ZONING MAP/LOCATION MAP

