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**CITY OF LABELLE
RESOLUTION 2026-13
230 RIVIERA VISTA BOULEVARD
VARIANCE**

A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR A VARIANCE FROM THE SINGLE FAMILY ESTATES RESIDENTIAL (R-1AA) ZONING DISTRICT DEVELOPMENT REGULATIONS ESTABLISHED IN THE LAND DEVELOPMENT CODE SECTION 4-76(A) THAT REQUIRES A MINIMUM LIVING AREA OF 2,500 SQUARE FEET; TO ALLOW FOR A MINIMUM LIVING AREA OF 1,800 SQUARE FEET AT THE SUBJECT PROPERTY LOCATED AT 230 RIVIERA VISTA BOULEVARD; IN THE CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Kenneth J. Alvey, the Applicant, has filed a Variance application to allow a for a minimum dwelling area of 1,800 square feet within the R-1AA zoning district on the subject property located at 230 Riviera Vista Boulevard; and,

WHEREAS, a duly advertised public hearing was held on July 9, 2026 before the City of LaBelle City Commission; and,

WHEREAS, the City Commission for the City of LaBelle has determined that the requested variance will further the goals and objectives of the City of LaBelle Comprehensive Plan and Land Development Code; and,

WHEREAS, the City Commission for the City of LaBelle has determined that the requested Variance meet the criteria for approval in accordance with Chapter 4, of the Land Development Code; and,

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of LaBelle, Florida:

Section 1. The forgoing recitals are true and correct and are incorporated herein by this reference.

Section 2. The above-mentioned request is hereby granted to allow for a variance to allow a for a minimum dwelling area of 1,800 square feet within the R-1AA zoning district on the subject property located at 230 Riviera Vista Boulevard, City of LaBelle, Florida, subject to the following conditions:

1. The variance approval shall apply only to the subject property located at 230 Riviera Vista Boulevard, LaBelle, Florida.

- 44 2. The variance authorizes a reduction in the minimum living area requirement
45 from 2,500 square feet to a minimum of 1,800 square feet for one (1) single-
46 family residence.
47 3. Except as expressly modified by this variance, the proposed development
48 shall comply with all applicable provisions of the City of LaBelle Land
49 Development Code, including but not limited to setback, height, lot coverage,
50 and all other applicable development standards.
51 4. All applicable building permits shall be obtained from the City of LaBelle
52 prior to commencement of construction.
53 5. The proposed residence shall comply with all applicable provisions of the
54 Florida Building Code and all other applicable local, state, and federal
55 regulations.
56 6. Existing protected trees shall be preserved to the greatest extent practicable.
57 Any removal of protected trees shall comply with the City of LaBelle Land
58 Development Code and any applicable tree removal permit requirements.
59 7. Any modification that decreases the approved minimum living area shall
60 require additional review and approval by the City.
61

62 **Section 3. Severability.** In the event that any portion of this resolution is for any reason held
63 invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a
64 separate, distinct and independent provision, and such holding shall not affect the validity of the
65 remaining portions of this resolution.
66

67 **Section 4. Effective Date.** This Resolution shall become effective immediately upon its
68 adoption.
69

70 **PASSED AND ADOPTED** in regular session this _____ day of _____,
71 2026.
72

73 **THE CITY OF LABELLE, FLORIDA**
74

75
76 By: _____
77 Julie C. Wilkins, Mayor

78 Attest: _____
79 Tijauna Warner, Deputy City Clerk
80

81
82 **APPROVED AS TO FORM AND**
83 **LEGAL SUFFICIENCY:**
84

85
86 By: _____
87 Derek Rooney, City Attorney
88

89			
90	Vote:	AYE	NAY
91			
92	Mayor Wilkins	_____	_____
93	Commissioner Vargas	_____	_____
94	Commissioner Spratt	_____	_____
95	Commissioner Holland	_____	_____
96	Commissioner Ratica	_____	_____

EXHIBIT A
LEGAL DESCRIPTION

PARTS OF RIVIEM VISTA BOULEVARD, PARK LANE AND WEST RIVER STREET (WITHIN VACATED PORTIONS), PNRTS OF LOTS 7, 8 NND 9 IN BLOCK "C" AND PARTS OF LOTS 1 NND 2 IN BLOCK "E" OF RIVIERA VISTA AS 1·ECORDED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, AND BEING MORE PNRTICULARLY DESCRIBED 11S FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK "E" OF SAID RIVIERA VISTA AND RUN S 27°14' E, ALONG THE EASTERLY LINE OF LOT 1, A DISTANCE OF 48.32 FEET TO THE NORTHERLY LINE OF RIVIERN VISTA BOULEVARD AS RE-ALIGNED AND THE POINT-OF-BEGINNING; THENCE S 71°42'43" W, ALONG THE NORTHERLY LINE OF RIVIERA VISTA BOUKNLL'D, A DISTANCE OF 95.03 FEET; THENCE NORTH A DISTANCE OF 189. 76 FEET TO THE SOUTHERLY RIGHT--OF--WNY LINE OF THE CALOOSAHATCHEE RIVER CNNAL; THCUCC N 69°17'40" E, ALONG SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 117.74 FEET; THENCE SOUTH A DISTANCE OF 195,00 FEET TO A (JOINT ON THE NORTHERLY LINE OF RIVIERA VISTA BUUKVARD AS REALIGNED; THENCE S 71°42'43" W A DISTANCE OF 20.96 FEET TO THE POINT-OF-BEGINNING.