

**CITY OF LABELLE
RESOLUTION 2026-15
682 S. MAIN STREET
SPECIAL EXCEPTION**

A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, GRANTING A SPECIAL EXCEPTION FROM THE BUSINESS GENERAL (B-2) ZONING DISTRICT FOR A VEHICLE SERVICE STATION TO BE LOCATED AT 682 S. MAIN STREET CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of LaBelle City Commission, the Applicant, has filed a Special Exception application to allow for a vehicle service station at the subject property located at 682 South Main Street in the City of LaBelle; 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 Special Exception 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 Special Exception meets the criteria for approval in accordance with Chapter 4, Section 4-41, 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 Special Exception application is hereby granted to allow for a vehicle service station at the subject property located at 682 South Main Street, City of LaBelle, Florida, subject to the following conditions:

1. The Special Exception approval shall apply only to the Vehicle Service and Repair Facility located on the property at 682 S. Main Street, , as generally depicted on the approved site plan.
2. The hours of operation shall be limited to Monday through Friday from 8:00 a.m. to 6:00 p.m. and Saturday and Sunday from 8:00 a.m. to 2:00 p.m., unless otherwise approved by the City.

3. The applicant shall obtain approval of a Site Construction Permit. All site improvements, including parking, access, stormwater facilities, landscaping, and screening, shall be completed in accordance with the approved Site Construction Permit and the Land Development Code.
4. The applicant shall obtain a Certificate of Occupancy and Business Tax Receipt prior to operation of the Vehicle Service and Repair Facility.
5. All outdoor storage, including vehicles awaiting repair, vehicle parts, materials, equipment, and unusable tires, shall be maintained in an orderly manner and screened from public view by a 100 percent opaque fence, wall, or vegetative hedge in accordance with the Land Development Code.
6. Inoperable or abandoned vehicles shall not be stored on the property for more than thirty (30) consecutive days unless otherwise authorized by the City.
7. All vehicles awaiting repair, vehicles awaiting pickup, and employee parking shall be confined to designated parking areas shown on the approved Site Construction Permit and shall not encroach into landscape areas, required setbacks, or public rights-of-way.
8. All refuse, waste materials, and discarded vehicle parts shall be regularly removed from the site and disposed of in accordance with all applicable local, state, and federal regulations.
9. All exterior lighting shall be shielded and directed away from adjacent properties and public rights-of-way to prevent glare.
10. The maximum impervious surface ratio shall be limited to 68.51% and must be depicted on the approved Site Construction Permit and associated approved site plan. Any future increase in impervious surface area beyond that approved herein shall require additional review and approval by the City Commission.
11. Any expansion of the approved use, building footprint, outdoor storage area, or site operations beyond that approved under this Special Exception shall require review and approval by the City Commission in accordance with the Land Development Code.
12. Approval of this Special Exception does not waive compliance with any other applicable provisions of the City of LaBelle Code of Ordinances, Land Development Code, Building Code, Fire Code, or any applicable local, state, or federal permitting requirements.

Section 3. Severability. In the event that any portion of this Resolution 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 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED in regular session this _____ day of _____, 2026.

THE CITY OF LABELLE, FLORIDA

By: _____
Julie C. Wilkins, Mayor

Attest: _____
Tijauna Warner, Deputy City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

By: _____
Derek Rooney, City Attorney

Vote:	AYE	NAY
Mayor Wilkins	_____	_____
Commissioner Vargas	_____	_____
Commissioner Spratt	_____	_____
Commissioner Holland	_____	_____
Commissioner Ratica	_____	_____

EXHIBIT A
LEGAL DESCRIPTION

ALL OF LOTS 1 THROUGH 4 AND THE NORTH ONE HALF OF LOT 5, LESS THE EAST 5.00 FEET THEREOF FOR RIGHT-OF-WAY FOR BRIDGE STREET, THE NORTH ONE HALF OF LOT 24 AND ALL OF LOTS 25 THROUGH 28, LESS THE WEST 25.00 FEET THEREOF FOR RIGHT OF WAY FOR STATE ROAD NO. 29, TOGETHER WITH THE VACATED ALLEYS LYING WITHIN THIS PARCEL. ALL BEING IN THE HAYNES SOUTH CENTRAL ADDITION TO LABELLE, FLORIDA, BLOCK 82, SECTION A, AS RECORDED IN PLAT BOOK 2, PAGE 56, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, LYING AND BEING IN SECTION 9, TOWNSHIP 43 SOUTH, RANGE 29 EAST.

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**EXHIBIT B
LOCATION MAP**



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