



VARIANCE PETITION
CITY OF LABELLE, FLORIDA

Date Received _____
File Number: VAR 202 -

Petitioner (applicant name): KENNETH J. ALVEY
Petitioner Address: PO BOX 1777 LABELLE, FL. 33975
Telephone#: 863-673-8230 E-mail: AIRONE1777@YAHOO.COM

Agent for Petitioner (if applicable): _____
Address of Agent: _____
Telephone#: _____ E-mail: _____

Address/Location of Subject Property: 230 RIVIERA VISTA BLVD.
Legal Description of Property Involved: LABELLE, FL. 33935

Legal Description as furnished:

Parts of Riviera Vista Boulevard, Park Lane and West River Street (within vacated portions), parts of Lots 7, 8 and 9 in Block "C" and parts of Lots 1 and 2 in Block "E" of Riviera Vista as recorded in Plat Book 1, Page 22, Public Records of Hendry County, Florida, and being more particularly described as 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 Riviera Vista Boulevard as re-aligned and the point-of-beginning; thence S 71°42'43" W, along the Northerly line of Riviera Vista Boulevard, a distance of 95.03 feet; thence North a distance of 189.76 feet to the Southerly right-of-way line of the Caloosahatchee River Canal; thence 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 point on the Northerly line of Riviera Vista Boulevard as re-aligned; thence S 71°42'43" W a distance of 20.96 feet to the Point-of-Beginning.

Existing Zoning LB-R-1AA Total Acreage/Square Footage of Subject Property: 43 ACRE
17651.05 sq. ft.

Current Use of Land: VACANT RESIDENTIAL
Appeal from Section _____ of the Comprehensive Development Code,
which requires _____

Findings required. Before making a finding on an application for a variance, the City Commission shall first determine that the proposed variation in the application of this code:

- (a) Unique or peculiar conditions or circumstances exist, which relate to the location, size, and characteristics of the land or structure involved, and are not generally applicable to other lands or structures in the same district.
- (b) The strict and literal enforcement of the zoning section of the land development regulations would create an undue hardship as distinguished from a mere inconvenience on the property owners. Physical handicaps or disabilities of the applicant and other considerations may be considered where relevant to the request.
- (c) The granting of a variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood, or otherwise detrimental to the public welfare.
- (d) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property and the conditions cannot reasonably be corrected or avoided by the applicant.
- (e) The requested variance is the minimum modification of the regulation at issue that will afford relief.
- (f) The variance granted will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures, or required improvements under similar conditions.

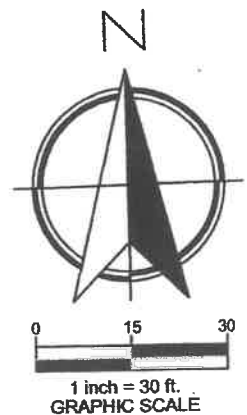
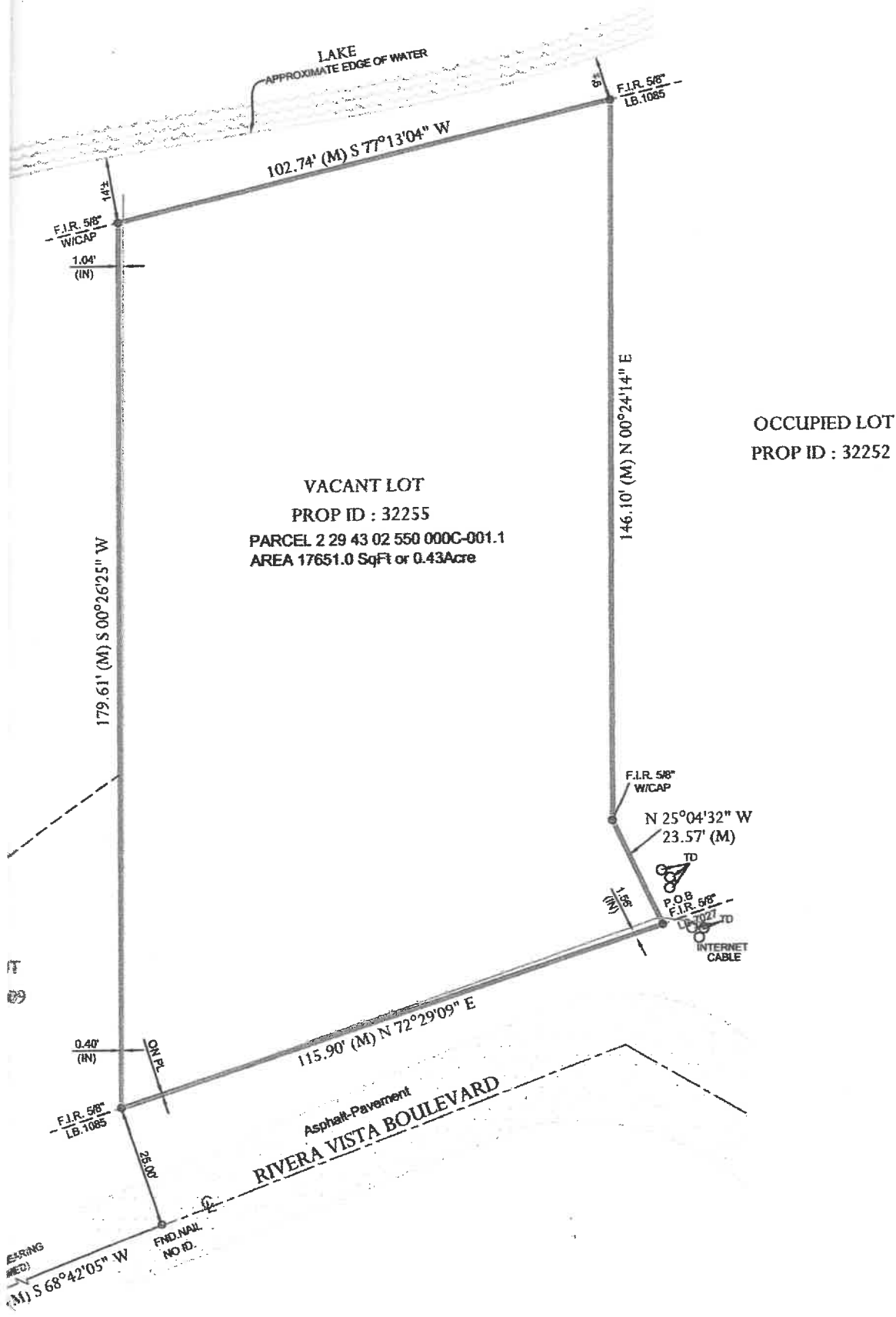
Summary of Facts

PROPERTY .43 ACRES

I WOULD LIKE TO REDUCE THE SQUARE
FOOTAGE TO BUILD A HOUSE ON THIS
PROPERTY FROM 2,500 sq' TO 1,800 sq'

THE PROPERTY HAS A LOT OF LARGE
OAK TREES ON IT WHICH SHOULD NOT
BE DISTURBED

BOUNDARY SURVEY



PREPARED BY AND RETURN TO:

Name: Missty M. Clausen, of
Esquire Land Title Inc
Address: 252 West Marion Avenue
Ste. 1130
Punta Gorda, FL 33950

File No: PG-26-79

Parcel No.: 2 29 43 02 550 000C-001.1

(Space Above This Line For Recording Data)

Personal Representative's Deed

THIS INDENTURE made on this 18th day of May, 2026, by James Bunnell, Personal Representative of The Estate of Rena Voghel, whose address is 1351 Chesapeake Avenue, Unit B, Naples, FL 34102 ("Grantor") to K. J. Alvey, whose address is P.O. Box 1777, Labelle, FL 33975. ("Grantee").

WITNESSETH: That Grantor, for good and valuable consideration in hand paid, grants, bargains, sells aliens, remises, releases, conveys and confirms to the Grantee, its heirs and assigns forever, the real property lying and being in Hendry County, Florida, and more particularly described as follows:

Parts of Riviera Vista Boulevard, Park Lane and West River Street (within vacated portions), parts of Lots 7, 8 and 9 in Block "C" and parts of Lots 1 and 2 in Block "E" of Riviera Vista as recorded in Plat Book 1, Page 22, Public Records of Hendry County, Florida, and being more particularly described as follows:

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TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in any way appertaining to said Property.

TO HAVE AND TO HOLD the same to the Grantee, its heirs and assigns, in fee simple forever.

Grantor hereby certify this property is not his homestead nor is it contiguous to his homestead

And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor, and the Grantor does covenant to and with the Grantee, its heirs and assigns, that in all things preliminary to and in and about this conveyance that laws of the State of Florida have been followed and complied with in all respects.

PREPARED BY AND RETURN TO:

Name: Misty M. Clausen, of
Esquire Land Title Inc
Address: 252 West Marion Avenue
Ste. 1130
Punta Gorda, FL 33950

File No: PG-26-79

Parcel No.: 2 29 43 02 550 000C-001.1

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Has a public hearing been held on this property in the past twenty-four months? NO

If yes, application number or resolution number: _____

Is this hearing being requested as a result of a violation notice? NO

If yes, to whom was the violation written? _____

NOTE: IF THE PETITIONER WISHES TO BE REPRESENTED BY AN AGENT, THE POWER OF ATTORNEY ON PAGE 4 MUST BE PROPERLY EXECUTED.

IF DRAWINGS PREPARED BY AN ARCHITECTURAL, ENGINEERING OR OTHER FIRM ARE SUBMITTED, THE FIRM MUST EXECUTE THE PERMISSION TO REPRODUCE ON PAGE 5.

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LETTER OF AUTHORIZATION: TO BE SIGNED BY PROPERTY OWNER

ATTEST:

I/We, K J ALVEY, being first duly sworn, depose and say that we/I are/am the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, all sketches, data, and other supplementary matter attached to and made a part of this application, are true and correct to the best of our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer-generated or City printed shall not be altered.

As property owner I/We, _____ further authorize
_____ to act as our/my representative in any matters regarding this
Petition.

K J Alvey
(Signature of Property Owner)

(Signature of Property Owner)

K.J. ALVEY
(Typed or Printed Name of Owner)

(Typed or Printed Name of Owner)

State of Florida

County of Hendry

The foregoing instrument was acknowledged before me this 11th day of June, 2026.

By Kenneth J. Alvey who is personally known to me or has produced as
identification.



Juana Mendoza
(Signature of Notary Public – State of Florida)

Juana Mendoza
(Print, Type, or Stamp Commissioned
Name of Notary Public)

LETTER OF AUTHORIZATION: TO BE SIGNED BY PROPERTY OWNER

ATTEST:

I/We, K. J. ALVEY, being first duly sworn, depose and say that we/I are/am the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, all sketches, data, and other supplementary matter attached to and made a part of this application, are true and correct to the best of our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer-generated or City printed shall not be altered.

As property owner I/We, _____ further authorize
_____ to act as our/my representative in any matters regarding this
Petition.

K. J. Alvey
(Signature of Property Owner)

(Signature of Property Owner)

K. J. ALVEY
(Typed or Printed Name of Owner)

(Typed or Printed Name of Owner)

State of Florida

County of Hendry

The foregoing instrument was acknowledged before me this 11th day of June, 2026,

By Kenneth J. Alvey who is personally known to me or has produced as
identification.



Juana Mendoza
(Signature of Notary Public – State of Florida)

Juana mendoza
(Print, Type, or Stamp Commissioned
Name of Notary Public)



NORTH VIEW



WEST VIEW



EAST VIEW