

CITY OF LABELLE, FLORIDA
SPECIAL EXCEPTION APPLICATION SUBMITTAL

PROJECT NAME:

682 S Main Street Vehicle Service & Repair Facility

PROJECT ADDRESS:

682 S Main Street
LaBelle, Florida 33935

REQUEST:

Special Exception Approval to Allow a Vehicle Service and Repair Facility within the B-2 (Business General) Zoning District Pursuant to the City of LaBelle Land Development Code

PROPERTY INFORMATION:

Parcel Size	Zoning	Existing Use
±0.631 Acres	B-2 (Business General)	Former Automotive Repair Facility

APPLICANT:

[Applicant Name]

PROPERTY OWNER:

Madrid Investments #1 LLC

AUTHORIZED AGENT:

Planning Analytics, LLC (Jason Utley as Manager)

DATE OF SUBMITTAL: May 27, 2026

SUBMITTED TO:

City of LaBelle
Community Development Department
481 West Hickpochee Avenue
LaBelle, Florida 33935

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Submittal Letter

Jason Utley, AICP
Planning Analytics, LLC
1439 SE Airport Road
Arcadia, FL 34266

May 18, 2026

Honorable Julie C. Wilkins
Mayor
City of LaBelle, Florida
481 W Hickpochee Avenue
LaBelle, FL 33935

Honorable Mayor Wilkins,

The purpose of this letter is to inform you that I am making application on behalf of my Client for a Special Exception Application for a parcel of land located within the incorporated limits of the City of LaBelle. The Application is a request to allow an Automotive Repair Facility on a 0.631+/- acre parcel located at 682 S Main Street, LaBelle, FL 33935. The parcel has a B-2 zoning designation. Consistent with the requirements of the City of LaBelle's Land Development Code, a proposed Automotive Repair Facility can only be allowed in the B-2 zoning district through Special Exception. It should be noted that previously an Automotive Repair Facility operated on the site for many years (Kenny's Muffler and Tire). The proposed Special Exception includes improvements that will benefit the community, allow for the continued commercial use of the site and promote the collection of property tax and sales tax associated with business operations. The proposed Special Exception is not anticipated to create any significant or adverse effects on City of LaBelle facilities or services.

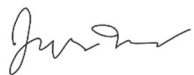
The formal application is attached to this correspondence along with support documentation.

Looking forward to working with your staff.

Please let me know if you need any additional information from me, or my team, to process this application.

Thanks for your time.

Sincerely,



Jason Utley, AICP
Planning Analytics, LLC

Project Narrative

Project Narrative – Special Exception Submittal

682 S Main Street, LaBelle, Florida (0.631 acres, B-2 Zoning)

The Applicant is proposing a Special Exception to allow the continued and improved operation of a vehicle service and repair facility on the property located at 682 S Main Street in the City of LaBelle. The subject site is zoned B-2 (Business General) and has historically been utilized as an automotive service use, including Kenny's Muffler & Tire. The existing development includes a 4,300 square foot structure and an existing 50-ton truck scale, both of which will remain in place.

The proposed project is a redevelopment of an existing commercial site and does not include any increase in building square footage or expansion of the existing structure. Instead, the project focuses on improving site functionality, safety, circulation, and stormwater management. The concept plan introduces defined internal traffic circulation improvements to replace the current condition, which lacks clearly organized parking and drive aisles. The redeveloped layout improves ingress and egress from SR 29/S Main Street, Lincoln Avenue, and Bridge Street, thereby enhancing overall site safety and operational efficiency.

The project provides the required parking for the proposed two-bay automotive facility, totaling 10 parking spaces, including employee and service-related spaces. Site improvements also include the addition of paved parking and drive areas, which will reduce dust and improve clarity of vehicle movement throughout the site.

Stormwater management improvements are proposed through the construction of two dry detention areas designed to treat and attenuate runoff from existing and proposed impervious surfaces. These improvements will result in a net environmental benefit compared to existing conditions, which currently lack formal stormwater treatment facilities.

As part of this application, the Applicant is requesting a deviation from the Land Development Code related to the maximum allowable impervious surface ratio within the B-2 zoning district. The Land Development Code establishes a maximum impervious surface limitation of 40 percent; however, due to the redevelopment nature of the project, existing site constraints, and the long-standing developed condition of the property, strict compliance is not practicable. The proposed redevelopment does not increase building square footage or intensify the use of the property, but instead formalizes and improves existing site conditions through paved circulation areas, organized parking, and enhanced stormwater treatment. In addition, the majority of the existing site is already either impervious or characterized by compacted soils with limited pervious function. The proposed dry detention areas and stormwater improvements will provide substantially improved runoff treatment and attenuation compared to existing conditions.

The property is located within FEMA Flood Zone AH, and all redevelopment activities will comply with applicable floodplain regulations.

Outdoor storage areas associated with the automotive use will be clearly defined on a revised concept plan and screened with opaque fencing ranging from 6 to 10 feet in height. All fencing will be designed to maintain compliance with required visibility triangles along adjacent roadways. No vegetative buffering is required due to the surrounding zoning context, which consists primarily of B-2 zoning with adjacent I-1A zoning to the east.

The proposed use is consistent with the surrounding commercial and light industrial character of the area and is compatible with adjacent properties. No additional building height or mass is proposed, and no changes to utility infrastructure are anticipated. Solid waste will be handled through can service, and a condition will be accepted requiring timely removal and disposal of unusable tires.

A trip generation comparison report will be submitted as part of this application package. The Applicant will also coordinate with the South Florida Water Management District regarding stormwater improvements, although it is anticipated that the project may qualify for Engineer-of-Record 10/2 self-certification for stormwater attenuation and water quality treatment.

Overall, the proposed Special Exception and associated redevelopment improvements facilitate the continued productive use of a long-standing commercial property, improve site safety and functionality, reduce environmental impacts such as dust and unmanaged runoff, and support continued economic activity along the SR 29 corridor within the City of LaBelle.

Special Exception Application



Special Exception/Conditional Use Application

Date Received _____

File Number: SE-202 - _____

Petitioner: Madrid Investments # 1 LLC _____
Address: 2003 Lighthouse Court, LaBelle, FL 33935 _____
Telephone #: _____ Fax #: _____ E-mail: _____

Agent for Petitioner: H.L. Bennett & Associates, Inc (Larry Bennett) _____
Address: 241 E Yeomans Avenue, LaBelle, FL 33935 _____
Telephone #: 863-675-8882 _____ Fax #: _____ E-mail: _____

Owner of Property: Madrid Investments # 1 LLC _____
Address: 2003 Lighthouse Court, LaBelle, FL 33935 _____
Telephone #: _____ Fax #: _____ E-mail: _____

Address/Location of Subject Property:
682 S Main Street, LaBelle, FL 33935

Legal Description of Property Involved:
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 Section 9, Township 43 South, Range 29 East.

Existing Zoning: B-2

Total Acreage/Square Footage of Subject Property: 0631 Acres

Current Use of Land: Tire Shop

Code Section: Section 3.21 Application for Conditional Use

Proposed Conditional Use and Summary of Facts: See Attached PDF – Exhibit “B”

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Jelix Madril
Signature of Petitioner

Felix Madrid-Madrid Investments #1, LLC

Print or type name of person signing above

Date 5/26/26


Signature of Owner

Felix Madrid

Print or type name of person signing above

Date 5/26/26

NOTE: IF THE PETITIONER WISHES TO BE REPRESENTED BY AN AGENT, THE POWER OF ATTORNEY ON THE FOLLOWING PAGE MUST BE PROPERLY EXECUTED. IF DRAWINGS PREPARED BY AN ARCHITECTURAL, ENGINEERING OR OTHER FIRM ARE SUBMITTED, THE FIRM MUST EXECUTE THE ATTACHED PERMISSION TO REPRODUCE.

AFFIDAVIT

I, Felix Madrid certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief.

KNOW ALL MEN THAT I, Felix Madrid, do hereby constitute and appoint _____ my true and lawful attorney, to execute the foregoing instrument in my name, place and stead this _____ day of _____.

Felix Madrid
Signature of owner or authorized agent

Date: _____

Felix Madrid

Print or type name of person signing above

Madrid Investments #1 LLC

Name of owner/agent entity if a corporation, L.L.C., partnership, or trust

President

Representative capacity of person signing Affidavit:

President of Vice President of Corporation

Managing Member of L.L.C.

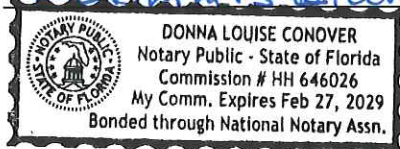
General Partner

Trustee

STATE OF FLORIDA)

COUNTY OF Hendry)

The foregoing instrument was acknowledged before me this 26th day of May, 2026, by Felix Madrid who is personally known to me or who has produced FL Drivers License as identification and who did not take an oath.



Donna Louise Conover
Notary Public

Donna Louise Conover
Print or type name

My Commission Expires: 2/27/29

KNOW ALL MEN THAT I, _____, (Title), of the firm of _____, do hereby grant the City of LaBelle permission to reproduce all or a portion of all plans, drawings, etc., submitted in connection with the foregoing petition.

Signature

Title:

Date:

STATE OF FLORIDA)

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, by _____ who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public

Print or type name

My Commission Expires: _____

**CONFIRMATION OF OWNERSHIP BY OWNER; AND
AUTHORIZATION FOR AGENT OR PETITIONER (WHEN A DIFFERENT ENTITY)**

The undersigned to hereby swear or affirm that they are the fee simple title holders and owners of the record of property commonly known as Madrid Investments #1 LLC
And legally described in Exhibit A attached hereto.

The property described herein is the subject of a Special Exception/Conditional use application. We hereby designate Planning Analytics, LLC (Jason Uttley) as the legal representative of the property in the course of seeking approval of this application. This representative will remain the only entity to authorize development activity until such time as anew or amended authorization is delivered to the City.

Felix Madrid
Owner Signature

Felix Madrid
Printed Name

Madrid Investments #1 LLC
Name of owner entity if a corporation, L.L.C., partnership, trust

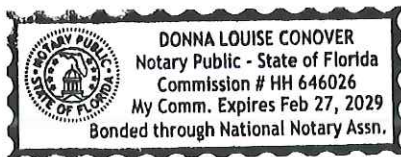
President

Representative capacity of person signing: President or Vice
President of Corporation, Managing Member of L.L.C., General
Partner, Trustee

2003 Lighthouse Ct, LaBelle, FL 33935
Address of Owner

STATE OF FLORIDA)
COUNTY OF Hendry)

Sworn to (or affirmed) and subscribed before me this 26th day of
May, 2006, by Felix Madrid
(FL Drivers License) capacity if applicable, who is personally known to me or produced
as identification.



Donna Louise Conover
Notary Public

Notary Public – State of Florida
My commission expires 2/27/29

Donna Louise Conover
Name typed, stamped or printed

**CONFIRMATION OF OWNERSHIP BY OWNER; AND
AUTHORIZATION FOR AGENT OR PETITIONER (WHEN A DIFFERENT ENTITY)**

The undersigned to hereby swear or affirm that they are the fee simple title holders and owners of the record of property commonly known as Madrid Investments #1 LLC
And legally described in Exhibit A attached hereto.

The property described herein is the subject of a Special Exception/Conditional use application. We hereby designate H.L. Bennett & Associates, Inc. (Larry Bennett) as the legal representative of the property in the course of seeking approval of this application. This representative will remain the only entity to authorize development activity until such time as anew or amended authorization is delivered to the City.

Felix Madrid
Owner Signature

Felix Madrid
Printed Name

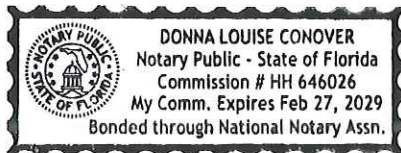
Madrid Investments #1 LLC
Name of owner entity if a corporation, L.L.C., partnership, trust

President
Representative capacity of person signing: President or Vice
President of Corporation, Managing Member of L.L.C., General
Partner, Trustee

2003 Lighthouse Ct, LaBelle, FL 33935
Address of Owner

STATE OF FLORIDA)
COUNTY OF Hendry)

Sworn to (or affirmed) and subscribed before me this 22th day of
May, 2006, by Felix Madrid
(FL Drivers License) capacity if applicable, who is personally known to me or produced
FL Drivers License as identification.



Donna Louise Conover
Notary Public
Notary Public – State of Florida
My commission expires 2/27/29
Donna Louise Conover
Name typed, stamped or printed

Property Record Card

Parcel Summary

Parcel ID2 29 43 01 010 0082-A05.0

Prop ID31169

Location Address682 S MAIN ST
LABELLE, FL 33935

Neighborhood/AreaCOMMERCIAL LA BELLE (201000.00)

SubdivisionIMPROVED: COMMERCIAL LABELLE

Brief Legal Description*LA BELLE BLK 82 HAYNES SOUTH CENTRAL S/D SEC A LOTS 1 THRU 4 +
25 THRU 28 + N 1/2 OF LOTS 5 + 24 + VACATED ALLEY BTWN
AFOREMENTIONED LOTS

(Note: *The Description above is not to be used on legal documents.)

Property Use CodeSERVICE SHOP (2500)

Sec/Twp/Rng01-43-29

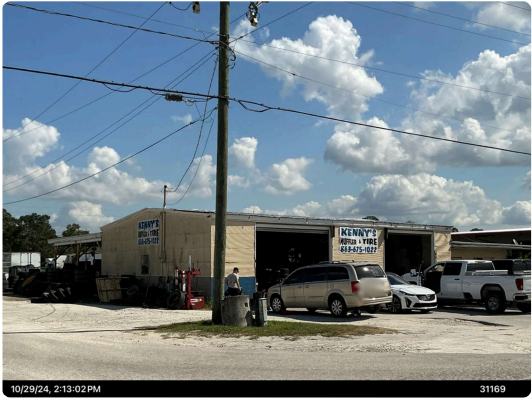
Tax DistrictCity of LaBelle (District 2)

Millage Rate20.8461

Acreage0.631

HomesteadN

[View Map](#)



Internal Info

Market Area 20

Owner Information

MADRID INVESTMENTS #1 LLC
2003 LIGHTHOUSE CT
LABELLE, FL 33935

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values
Just Market Value	\$272,759	\$254,639	\$255,611
Land Value	\$214,256	\$214,256	\$214,256
Agricultural (Market) Value	\$0	\$0	\$0
Agricultural Classified Value	\$0	\$0	\$0
Improvement Value	\$58,503	\$40,383	\$41,355
Non School Assessed Value	\$272,759	\$254,639	\$227,009
School Assessed Value	\$272,759	\$254,639	\$255,611
Exempt Value	\$0	\$0	\$0
Non School Taxable Value	\$272,759	\$254,639	\$227,009
School Taxable Value	\$272,759	\$254,639	\$255,611
Save Our Homes Deferred	\$0	\$0	\$0
Non Save Our Homes Deferred	\$0	\$0	\$28,602

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Trim Notices

[2025 TRIM Notice \(PDF\)](#)

Property Record Cards

[2025 Property Record Card \(PDF\)](#)

Tax Collector

[Link to Tax Collector](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
2500	SERVICE SHOP	0.63	27498.53	0	0	

Building Information

Type Utility Building
Heated Area 1,920
Exterior Walls Concrete Block Plain; Prefinished Metal
Roof Cover Min, Corr or Sheet Metal
Interior Walls
Floor Cover Concrete Finished
Actual Year Built 1960

Heat Index None -- None
Air Conditioning None
Bathrooms
Bedrooms
Stories 1.0
Effective Year Built 1960

Type Office
Heated Area 720
Exterior Walls Concrete Block Plain
Roof Cover Modified Bitumen
Interior Walls Plywood Paneling
Floor Cover Carpet
Actual Year Built 1965

Heat Index None -- None
Air Conditioning None
Bathrooms
Bedrooms
Stories 1.0
Effective Year Built 1965

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BAS Segment	1,920	1960	1960	03	CS 1 STORY	COM STR 1 STORY
CANB	Canopy Bldg Attached W/S	1,440	1960	1960	03	*	ALL
CS	XX_Conc Slab (Display only)	1,746	1960	1960	03	*	ALL
FNCC C	Fence 6 Ft High	54	1984	1984	03	*	ALL
FNCC CC	Fence 6 Ft w/Barbwire	105	1984	1984	03	*	ALL
PAV CON	Paving Concrete	1,296	1978	1978	03	*	ALL
PAV CON	Paving Concrete	450	1980	1980	03	*	ALL
SHED TB	Shed Truck Body	320	2011	2011		*	ALL

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BAS Segment	720	1965	1965	03	CS 1 STORY	COM STR 1 STORY
CS	XX_Conc Slab (Display only)	648	1965	1965	03	*	ALL
PAV CON	Paving Concrete	620	1979	1979	03	*	ALL
PAV CON	Paving Concrete	336	1988	1988	03	*	ALL
SLAB C	Slab Concrete	28	1980	1980	03	*	ALL
SLAB CR	Slab Concrete Raised	600	1984	1984	03	*	ALL
UOP	Open Porch, Unfinished	60	1965	1965	03	*	ALL
UOP	Open Porch, Unfinished	156	1965	1965	03	*	ALL

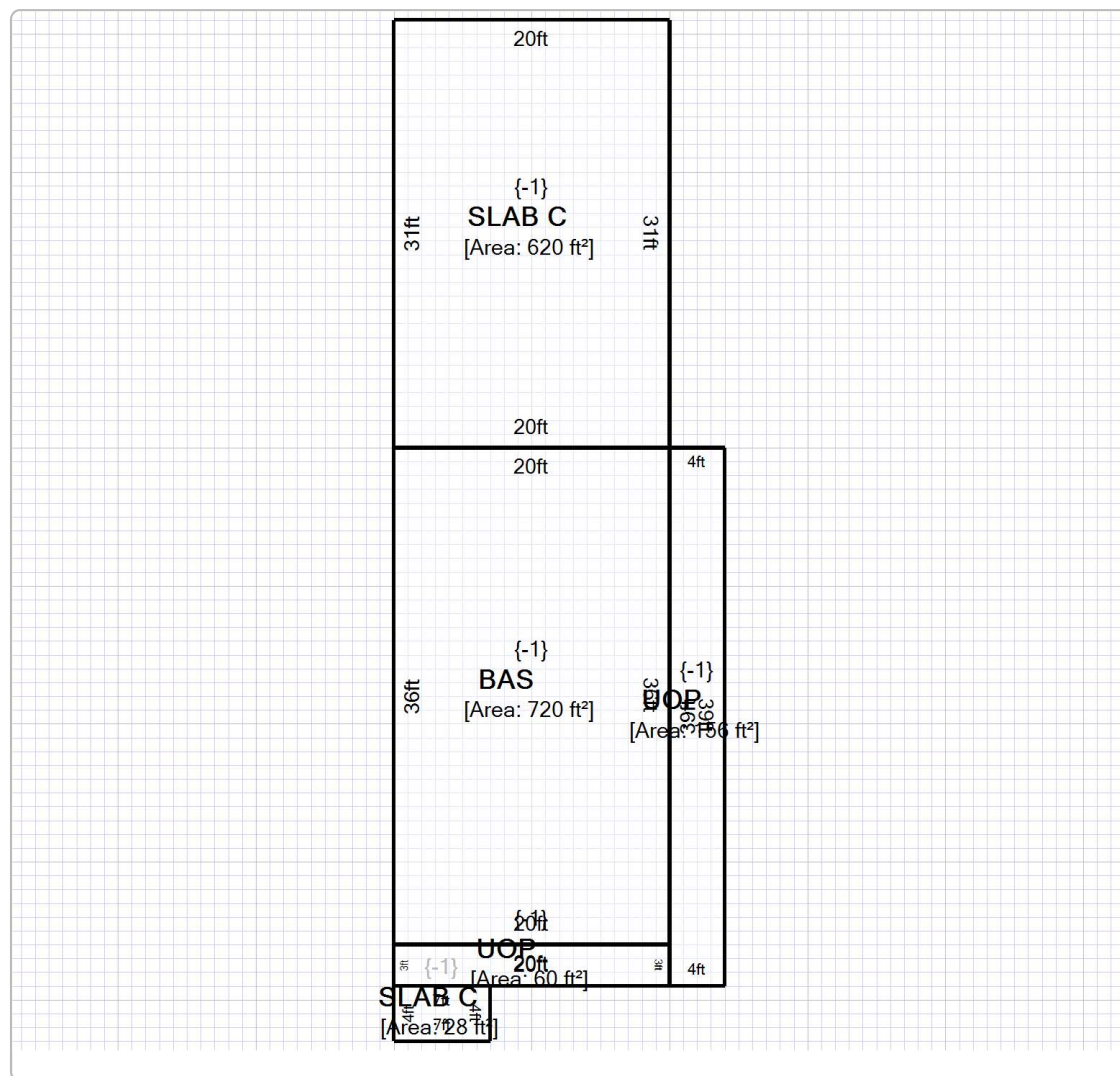
Sales

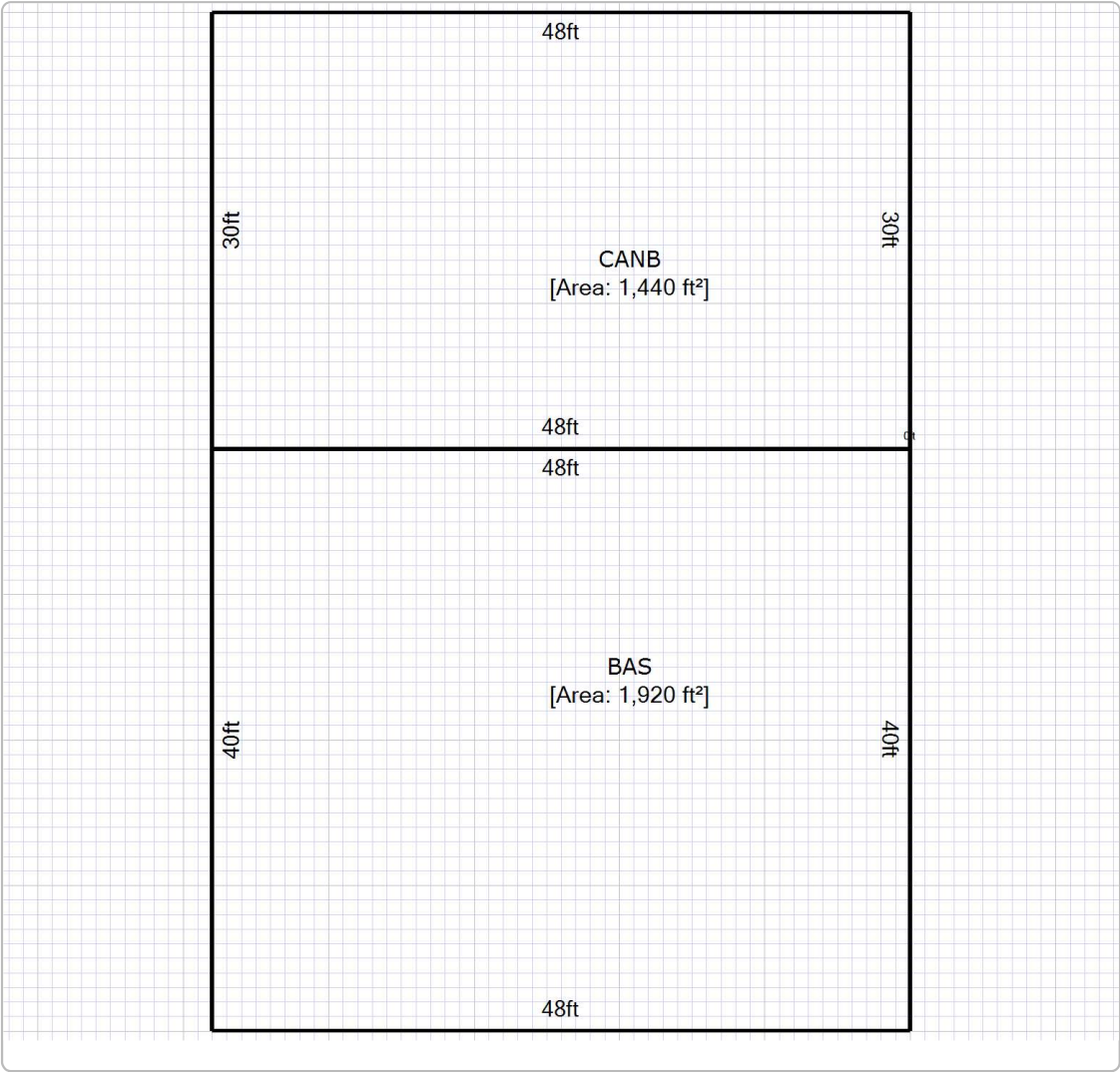
Sales Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
12/15/2023	\$100	QC	1067/0252	Unqualified (U)	Improved	MADRID FELIX & MARIA R	MADRID INVESTMENTS #1 LLC
5/17/2013	\$99,000	WD	0862/1433	Unqualified (U)	Improved	DUKE B BAILEY INC	MADRID FELIX & MARIA R

Photos



Sketches





No data available for the following modules: Extra Features, Permits.

This information was derived from data which was compiled by the Hendry County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 5/14/2026, 9:00:30 PM](#)

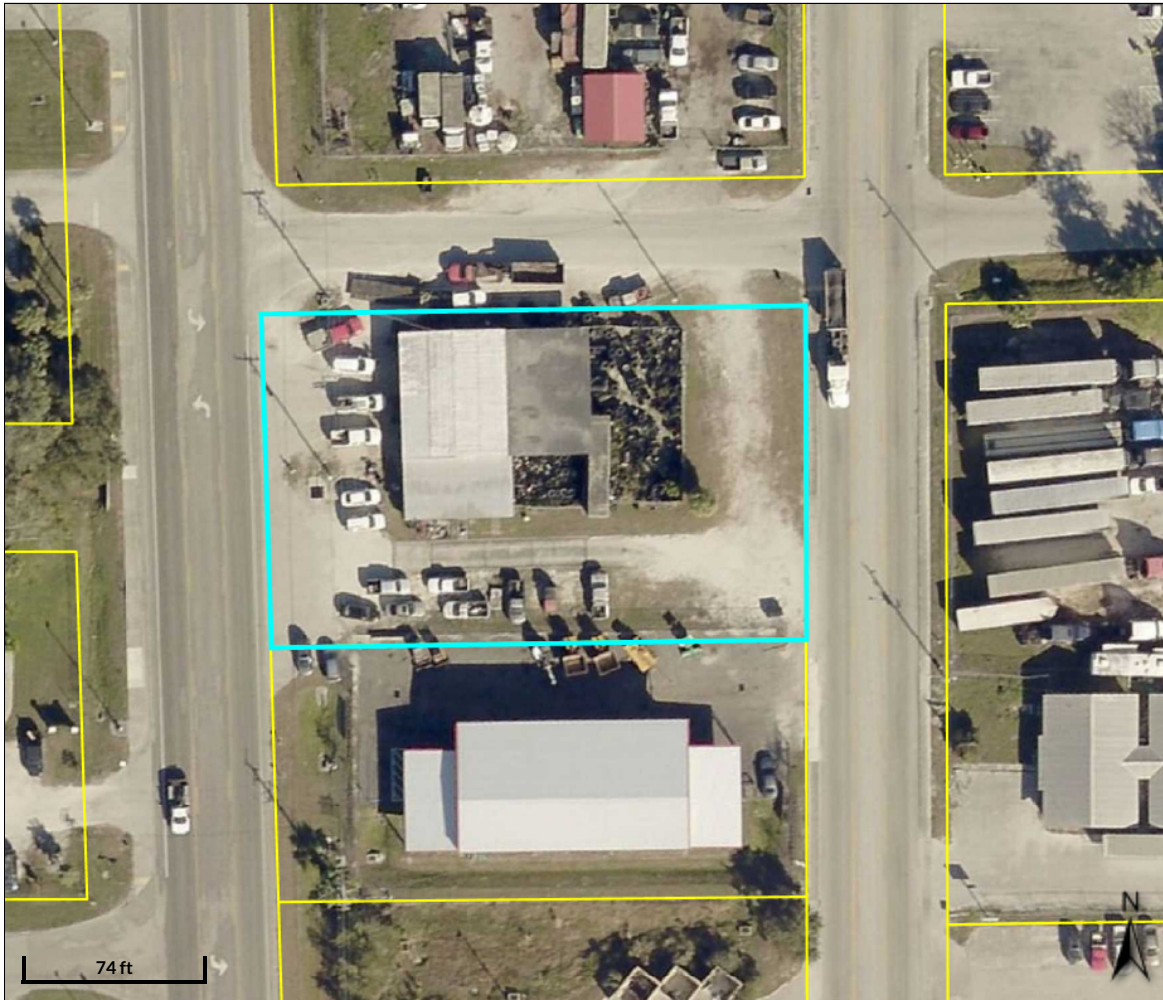
Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

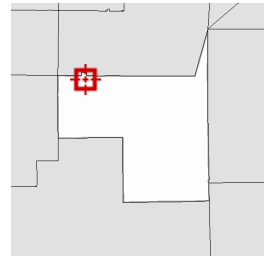
Aerial of the Site



Dena R. Pittman, CFA
Hendry County Property Appraiser



Overview



Legend

- City Limits
- Banyan Village
- Christopher Lane
- Double J Acres
- Everhigh Acres
- Felda
- LaDeca Acres
- Midway Acres
- Montura Ranch Estates
- Pioneer Plantation
- Pt LaBelle Units 1-9
- Seven K Estates
- Wheeler Road
- Parcels
- County Outlines**
- Hendry
- <all other values>
- Roads**

Parcel ID 2 29 43 01 010 0082-A05.0
Sec/Twp/Rng 01-43-29
Property Address 682 S MAIN ST
LABELLE

Prop ID 31169
Class 2500 - SERVICE SHOP
Acreage 0.6313

Owner Address MADRID INVESTMENTS #1 LLC
2003 LIGHTHOUSE CT
LABELLE, FL 33935

District 2
Brief Tax Description LA BELLE BLK 82 HAYNES SOUTH CENTRAL S/D SEC A LOTS 1 THRU 4 + 25 THRU 28 + N 1/2 OF LOTS 5 + 24 +
VACATED ALLEY BTWN AFOREMENTIONED LOTS
(Note: Not to be used on legal documents)

Date created: 5/6/2026
Last Data Uploaded: 5/5/2026 9:00:53 PM

Developed by  SCHNEIDER
GEOSPATIAL

Project Ownership

Inst: 202326015736 Date: 12/28/2023 Time: 9:17AM
Page 1 of 2 B: 1067 P: 252, Kimberley Barrineau, Clerk of Court
Hendry, County, By: DH
Deputy ClerkDoc Stamp-Deed: 0.70

THIS INSTRUMENT PREPARED BY:

Steven J. Polhemus, Esq.

P. O. Box 2188

LaBelle, Florida 33975

PREPARED WITHOUT EXAMINATION OF TITLE

Parcel I.D. No: 2 29 43 01 010 0082-A05.0

QUITCLAIM DEED

THIS DEED is made the 15th day of December, 2023 by **FELIX MADRID** and **MARIA R. MADRID, husband and wife**, whose mailing address is 2003 Lighthouse Court, LaBelle, Florida 33935 hereinafter referred to as "Grantor", and **MADRID INVESTMENTS #1, LLC.**, whose mailing address is 2003 Lighthouse Court, LaBelle, Florida 33935 is hereinafter referred to as "Grantee".

WITNESSETH:

That the Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, conveys and confirms unto the Grantee, its successors and assigns, all of their interests held in that certain land lying and situated in Hendry County, Florida, to-wit:

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.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the date and year first above written.

Signed, Sealed and Delivered in the Presence of:

Paula Gonzales
Witness Paula Gonzales

Felix Madrid
FELIX MADRID

Inst: 202326015736 Date: 12/28/2023 Time: 9:17AM
Page 2 of 2 B: 1067 P: 253, Kimberley Barrineau, Clerk of Court
Hendry, County, By: DH
Deputy ClerkDoc Stamp-Deed: 0.70

(Print/Type Name of Witness)

Witness

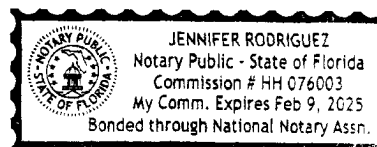
(Print/Type Name of Witness)

STATE OF Florida
COUNTY OF Hendry

The foregoing instrument was acknowledge before me by means of ☒ physical
presence or ☐ online notarization this 15th day of December, 2023, by **FELIX MADRID**
and **MARIA R. MADRID**, who has produced FL DL as identification.

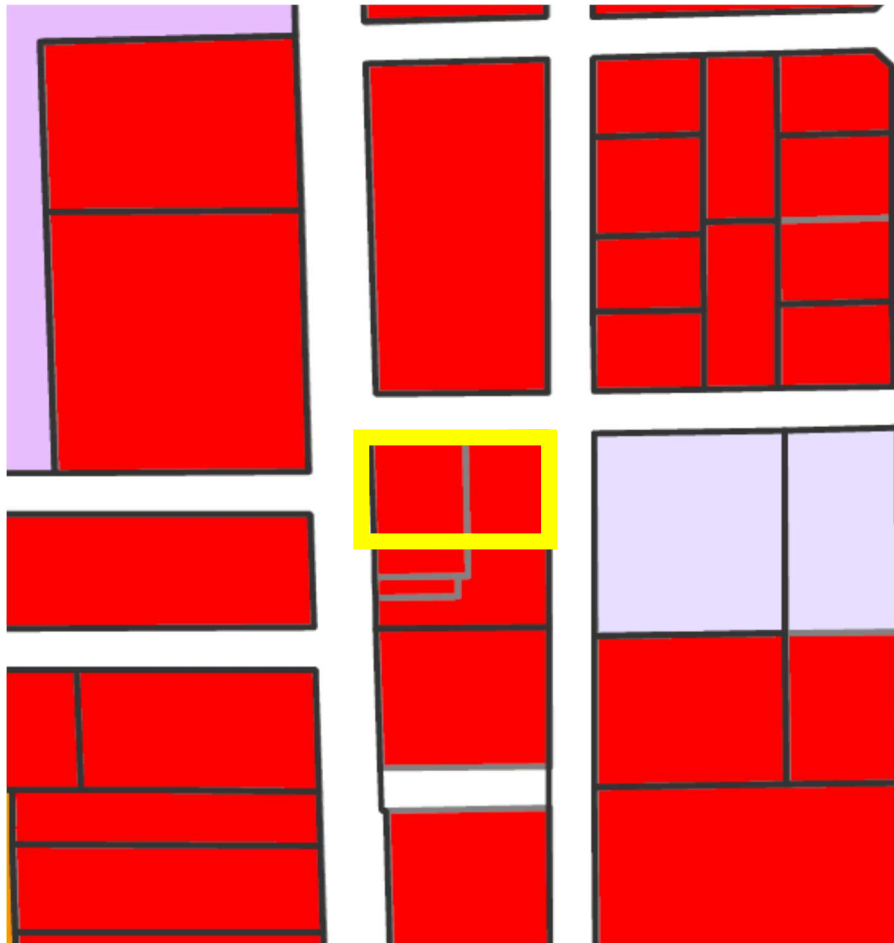
Notary Public

My Commission Expires:



Zoning Map of Parcels in the Vicinity of the Project

Zoning Map of the Vicinity



The parcel highlighted in yellow is the parcel subject to the Special Exception Application

**Response to Special Exception Review Criteria
(LDC Section 3-21 A-K)**

SPECIAL EXCEPTION REVIEW CRITERIA ANALYSIS

City of LaBelle Land Development Code Section 3-21(A–K)

The Applicant respectfully submits the following findings in support of the requested Special Exception for the continued and improved operation of a vehicle service and repair facility located at 682 S Main Street, LaBelle, Florida (0.631 acres, zoned B-2).

The project represents a redevelopment of an existing commercial automotive use, with no expansion of building square footage and with significant site improvements including stormwater management, traffic circulation improvements, and site safety enhancements.

(a) Ingress and Egress; Traffic Flow; Safety; Emergency Access

The subject property benefits from frontage on three public roadways: SR 29/S Main Street, Lincoln Avenue, and Bridge Street, providing multiple access opportunities.

The proposed concept plan improves ingress and egress conditions over existing conditions by formalizing access points and establishing defined internal circulation routes. The existing site currently lacks clearly defined parking areas and organized vehicular circulation. The proposed redevelopment corrects these deficiencies by:

- Establishing defined drive aisles and circulation paths
- Improving separation between customer, employee, and service vehicle movements
- Enhancing pedestrian safety through a dedicated sidewalk system
- Maintaining full emergency access from multiple street frontages

These improvements enhance traffic flow, safety, and emergency access compared to existing site conditions.

(b) Off-Street Parking and Loading; Impacts on Adjacent Properties

The proposed development complies with Section 4-85.10 parking requirements, providing a total of 10 parking spaces, including service bay parking and employee parking.

The improved site layout provides a significant enhancement over existing conditions, where parking is not formally defined. The redevelopment:

- Organizes parking to reduce vehicle conflict points
- Improves circulation and reduces congestion within the site
- Reduces dust impacts through paving of previously unmanaged surfaces
- Minimizes potential glare, noise, and odor impacts through improved site organization

Given the surrounding B-2 and I-1A zoning, the proposed use is compatible and consistent with adjacent land uses.

A trip generation comparison letter/report will be submitted in conjunction with this application to further evaluate traffic impacts.

(c) Refuse and Service Areas

Refuse disposal will be handled through can service (no dumpster enclosure proposed).

The site will include designated service areas consistent with operational needs of an automotive repair facility. Additionally:

- Any outdoor storage areas will be clearly defined on a revised concept plan
- Outdoor storage areas will be screened with opaque fencing to fully shield materials from public view
- The City-required condition for timely removal and disposal of unusable tires will be accepted and implemented

These measures ensure refuse and service areas are orderly, controlled, and visually compatible with surrounding properties.

(d) Utilities

The site will continue to utilize existing utility infrastructure. No adverse impacts to utility capacity are anticipated.

Proposed stormwater improvements include two dry detention areas, designed to manage runoff from existing and proposed impervious surfaces.

Per City staff pre-application comments, the Applicant will coordinate with the South Florida Water Management District (SFWMD) regarding stormwater management improvements. However, based on the nature of the redevelopment and engineering evaluation, the Applicant believes the project qualifies for 10/2 Engineer-of-Record self-certification for stormwater attenuation and water quality treatment in lieu of formal SFWMD review.

(e) Screening and Buffering

No vegetative buffering is required due to the surrounding zoning context, which consists primarily of B-2 zoning on three sides and I-1A zoning on the fourth side.

All outdoor storage areas will be screened with opaque fencing, providing complete visual separation from adjacent roadways and properties.

Fencing standards will include:

- Minimum height: 6 feet
- Maximum height: 10 feet
- All fencing shall be designed to avoid any obstruction of required visibility triangles

These measures ensure appropriate visual screening while maintaining traffic safety.

(f) Signs and Exterior Lighting

No adverse impacts are anticipated from signage or exterior lighting.

- No lighting is proposed that will create off-site glare impacts or impair motorist visibility
- Existing lighting will remain substantially unchanged
- Any future signage will comply with City of LaBelle requirements

The proposed improvements will maintain compatibility with surrounding commercial and light industrial uses.

(g) Required Yards and Open Space

The proposed redevelopment maintains existing structural setbacks and conforms to applicable yard requirements where feasible within the constraints of an existing developed site.

As a redevelopment project, the site represents a constrained infill condition, and improvements are focused on functionality, safety, and stormwater management rather than expansion of building envelope.

(h) Height and Mass of Structures

No increase in building height or building mass is proposed.

- Existing structure height remains unchanged
- No vertical expansion is proposed
- No additional building square footage is contemplated

Accordingly, no adverse impacts related to massing or height will occur.

(i) Impacts on Neighboring Properties (Noise, Glare, Odor, Economic Effects)

The proposed redevelopment is expected to result in net positive impacts to surrounding properties.

- Noise impacts are consistent with existing automotive and light industrial uses in the area
- Dust will be significantly reduced through asphalt improvements
- Odor impacts will not increase beyond existing conditions
- Improved site organization reduces operational disorder

Economically, the project supports increased property utilization and enhances long-term stability of the surrounding commercial corridor.

(j) General Compatibility with Adjacent Properties

The subject property is surrounded predominantly by B-2 zoning, with adjacent I-1A zoning to the east, making the proposed automotive service use fully compatible with surrounding land uses.

The redevelopment:

- Maintains an existing commercial/industrial use pattern
- Eliminates underutilized or deteriorated site conditions
- Improves visual quality and site organization
- Enhances long-term viability of the corridor

The use is consistent with the established character of the area.

(k) Consistency with the Comprehensive Plan

The proposed Special Exception is consistent with the City of LaBelle Comprehensive Plan, particularly policies related to:

- Redevelopment of existing commercial properties
- Efficient use of previously developed land
- Economic development and job retention
- Transportation safety and circulation improvements
- Stormwater management and environmental protection
- Elimination of blight and promotion of corridor revitalization

The project provides a clear public benefit through:

- Improved traffic circulation on a previously undefined site
- Reduction of dust and uncontrolled surface conditions
- Enhanced stormwater treatment via dry detention systems
- Continued economic productivity of a long-standing commercial parcel
- Increased property tax contribution to the City

CONCLUSION

The proposed Special Exception satisfies all criteria set forth in LDC Section 3-21(A–K). The redevelopment enhances an existing automotive service site through meaningful improvements to circulation, stormwater management, safety, and site organization while maintaining compatibility with surrounding zoning districts.

Accordingly, the Applicant respectfully requests approval of the Special Exception as submitted, subject to any reasonable conditions deemed appropriate by the City of LaBelle.

Comprehensive Plan Consistency Analysis

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

682 S Main Street – Special Exception Request

City of LaBelle, Florida

1. Introduction

The Applicant is requesting approval of a Special Exception to allow a vehicle service and repair facility within the B-2 (Business General) zoning district pursuant to Section 4-70.8 of the City of LaBelle Land Development Code.

The subject property is located at 682 S Main Street, LaBelle, Florida, and contains approximately 0.631 acres. The site has historically operated as an automotive service facility and includes an existing 4,300 square foot building and a 50-ton truck scale. The proposed project is a redevelopment effort intended to improve site functionality, circulation, drainage, and overall site appearance without increasing building square footage or building height.

The proposed Special Exception is consistent with the goals, objectives, policies, guiding principles, and programs of the City of LaBelle Comprehensive Plan as discussed below.

2. Redevelopment and Efficient Use of Land

The proposed project supports Comprehensive Plan policies encouraging reinvestment and redevelopment of existing commercial properties within the City.

The subject property represents a previously developed commercial parcel with existing infrastructure, roadway access, utilities, and established commercial use patterns. The project does not propose urban sprawl or expansion into undeveloped areas, but instead promotes efficient reuse of an existing site.

The redevelopment will improve the overall condition and functionality of the property through:

- Improved parking organization and onsite circulation
- Addition of paved parking and drive aisles
- Improved stormwater management facilities
- Enhanced pedestrian circulation
- Improved site aesthetics and operational organization

These improvements support the City's long-term planning objectives related to corridor revitalization and economic reinvestment.

3. Economic Development and Community Benefit

The proposed Special Exception supports continued commercial activity and economic productivity along the SR 29 corridor.

The redevelopment of the site will:

- Return a historically productive commercial property to active use
- Support local employment opportunities
- Increase the long-term taxable value of the property
- Reduce blighting influences associated with underutilized commercial sites
- Promote continued investment within the City limits

The project therefore advances Comprehensive Plan policies supporting economic development, tax base stabilization, and commercial corridor enhancement.

4. Transportation, Access, and Circulation

The subject property is bordered by SR 29/S Main Street, Lincoln Avenue, and Bridge Street, providing multiple points of access.

The proposed redevelopment significantly improves onsite traffic circulation compared to existing conditions. Currently, the site lacks clearly defined parking and circulation patterns. The proposed concept plan formalizes access and parking areas, thereby improving:

- Vehicular circulation
- Pedestrian safety
- Traffic organization
- Emergency access capability
- Site operational efficiency

The project also proposes installation of a sidewalk to better separate pedestrian and vehicular movement onsite.

A trip generation comparison letter/report will be submitted in conjunction with the application materials.

These improvements are consistent with Comprehensive Plan objectives promoting safe and efficient transportation systems.

5. Stormwater Management and Environmental Improvements

Currently, the site does not contain formal stormwater treatment or attenuation facilities.

The proposed redevelopment introduces two dry detention areas intended to provide stormwater treatment and attenuation for runoff associated with the site improvements. These improvements represent a substantial environmental benefit compared to existing conditions.

The project also reduces dust and uncontrolled runoff conditions through paving and grading improvements.

The Applicant will coordinate with the South Florida Water Management District regarding stormwater improvements. However, the Applicant believes the proposed redevelopment may qualify for Engineer-of-Record 10/2 self-certification for stormwater attenuation and water quality treatment.

These improvements are consistent with Comprehensive Plan policies relating to water quality protection, drainage improvements, and environmental stewardship.

6. Floodplain Considerations and Resiliency

The subject property is located within FEMA Flood Zone AH as identified on Flood Insurance Rate Map No. 12051C0039D with an effective date of July 6, 2015.

No increase in building height or building footprint is proposed. Any future vertical construction or substantial improvements will comply with applicable City floodplain management regulations.

The proposed stormwater improvements are expected to improve drainage performance and reduce offsite runoff impacts during storm events.

7. Compatibility with Surrounding Development

The proposed automotive service and repair use is compatible with surrounding land uses and zoning classifications.

The subject property is surrounded primarily by B-2 zoning, with I-1A zoning located to the east. The site has historically operated as an automotive service use and therefore maintains consistency with the established development pattern of the area.

Additional compatibility measures include:

- Opaque fencing around outdoor storage areas
- Improved site organization and circulation
- Reduced dust conditions through paving improvements
- Compliance with visibility triangle requirements

- No increase in building height or mass

No vegetative buffering is required due to the surrounding zoning pattern.

8. Conclusion

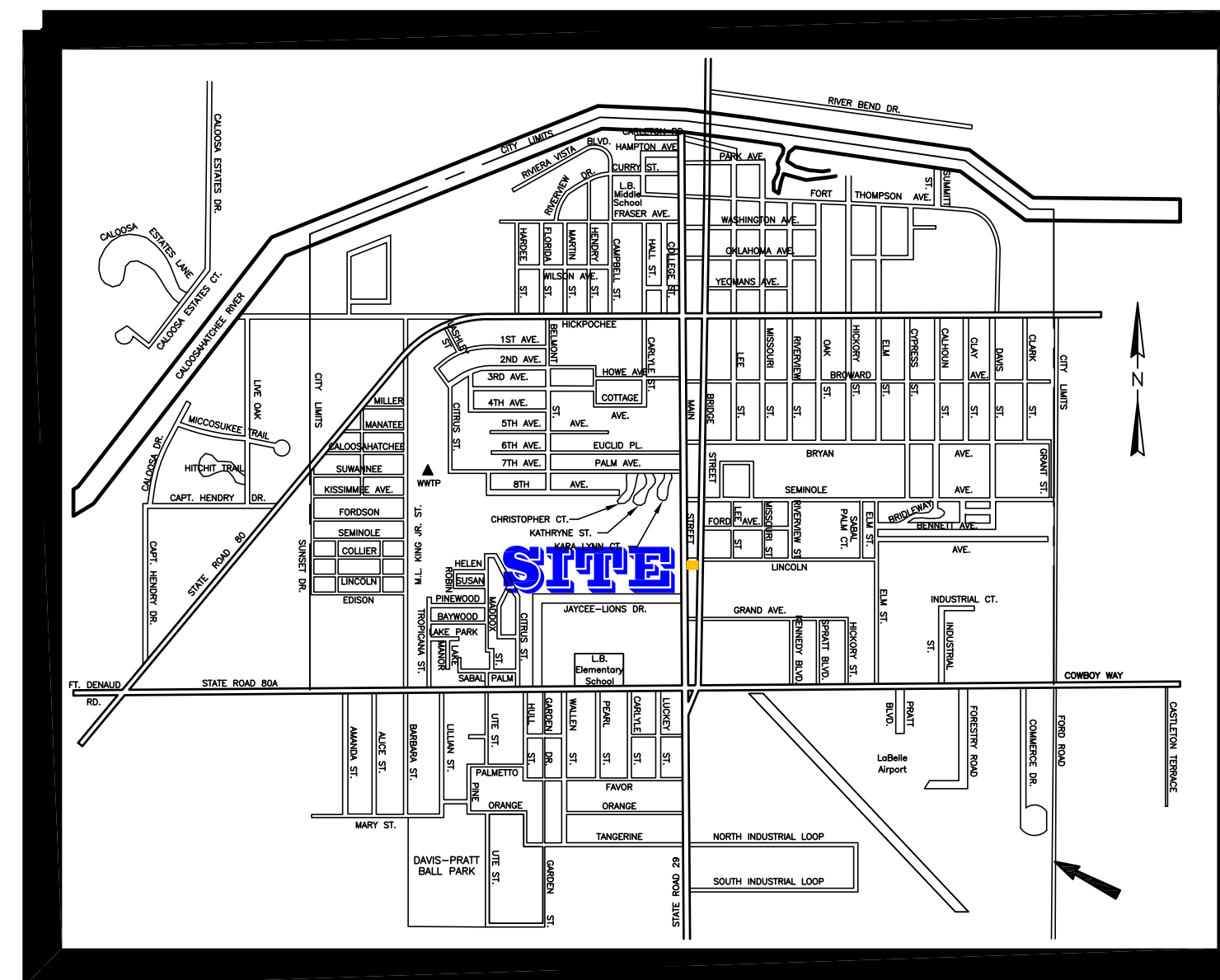
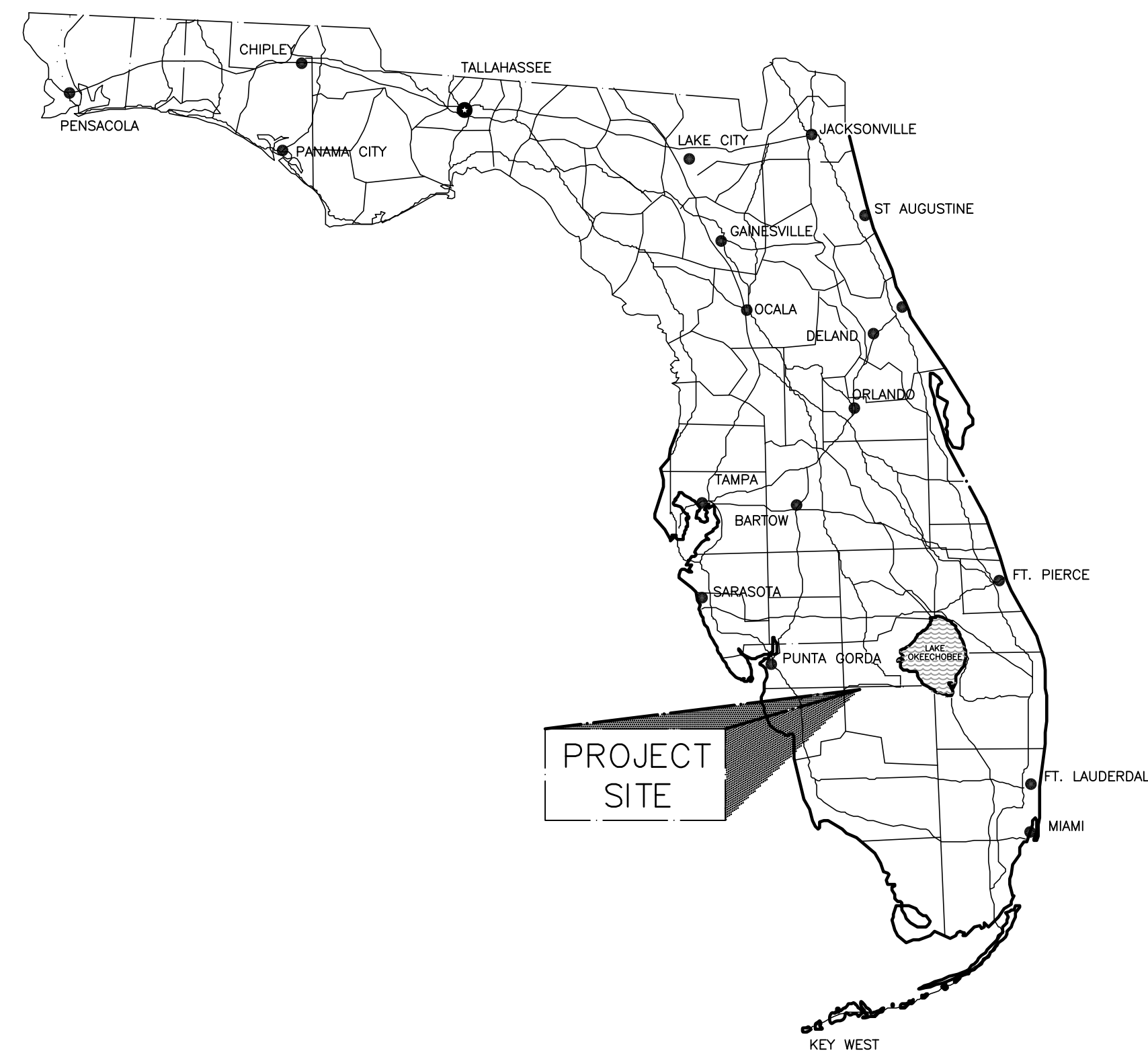
The proposed Special Exception is consistent with the City of LaBelle Comprehensive Plan and supports the City's goals relating to redevelopment, economic investment, transportation safety, environmental improvement, and compatible land use patterns.

The redevelopment of this long-standing commercial automotive site provides meaningful public benefits through improved circulation, stormwater management, reduced dust impacts, enhanced site organization, and continued productive commercial use of the property.

Accordingly, the Applicant respectfully requests approval of the proposed Special Exception.

Conceptual Plan

MADRID VEHICLE SERVICE SHOP SPECIAL EXCEPTION (S.E.) 682 S. MAIN STREET, LABELLE SECTION 9, TOWNSHIP 43 S., RANGE 29 E. CITY OF LABELLE



LOCATION MAP

OWNER/DEVELOPER:
MADRID INVESTMENTS #3, LLC
FELIX MADRID
2003 LIGHTHOUSE CT.
LABELLE, FLORIDA 33935
863-673-2381

INDEX

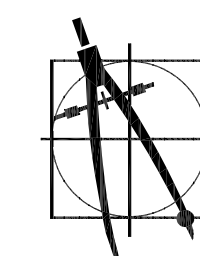
COVER SHEET

1. AERIAL PLAN
2. BOUNDARY & TOPOGRAPHIC SURVEY
3. SITE PLAN

CITY OF LABELLE DEVELOPMENT APPROVAL



PREPARED BY:



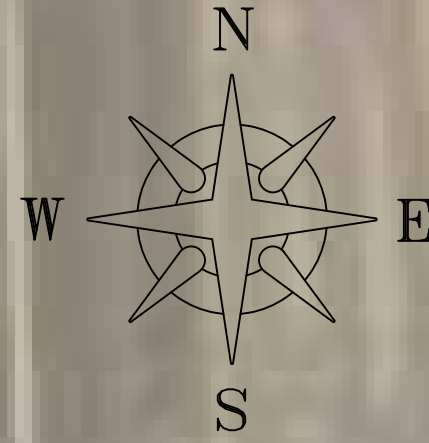
H. L. BENNETT
& ASSOCIATES INC.

241 YEOMANS AVENUE - P.O. DRAWER 2137
LABELLE, FLORIDA 33975 PH. (863) 675-8882
L.B. #27746 FAX (863) 675-1327

26028COV

SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONES "AH" AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120109-039 D, EFFECTIVE DATE, JULY 6, 2015.

DESCRIPTION: (O.R.B. 1067, PG. 252 & 253)
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.



FIELD SURVEY DATE: 2/6/26

REVISIONS

**MADRID VEHICLE
REPAIR SHOP**

682 S MAIN STREET, LABELLE, FL 33935
PH: (863) 673-2381

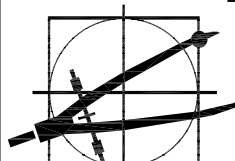
SHEET TITLE

AERIAL PLAN

SEC 9, T1P 43 S, RGE 29 E,
CITY OF LABELLE, FLORIDA

**H. L. BENNETT
& ASSOCIATES INC.**

241 TEOMANS AVENUE - P.O. DRAWER 2137
LABELLE, FLORIDA 33915 PH: (863) 675-8882
L.B. #17146 FAX (863) 675-1321



DRAWN BY:
AFEREZ

CHECKED BY:
HLB

CLIENT:

FELIX MADRID

JOB NO.

26028

FILE NO.

26028MCP

SHEET NO.

2 OF 6

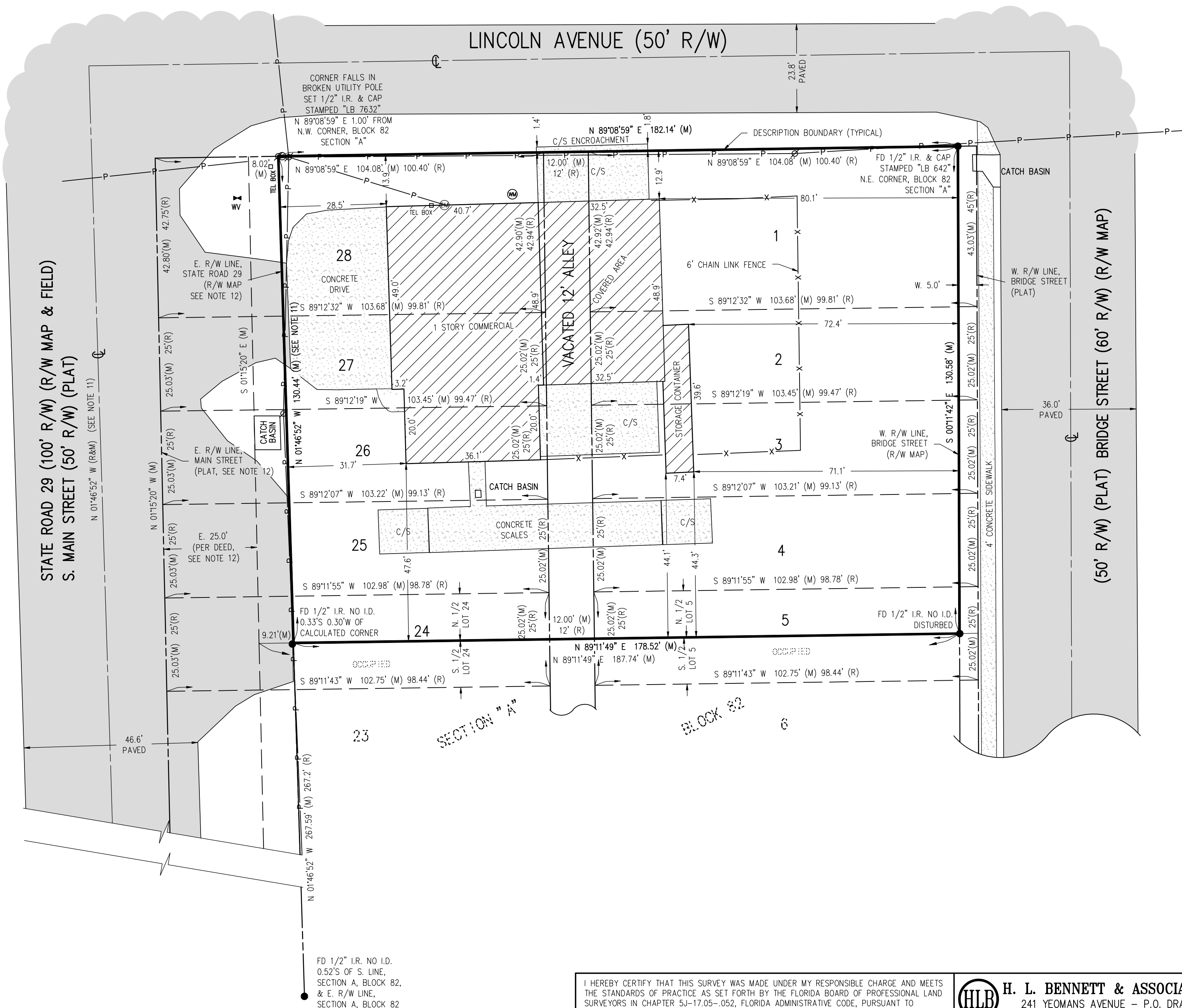


ABBREVIATIONS
D. & P.U.E. = DRAINAGE & UTILITY EASEMENT
M = MEASURED
R = RECORDED
R&M = RECORDED & MEASURED
R/W = RIGHT OF WAY
WM = WATER METER
C/S = CONCRETE SLAB
C/W = CONCRETE WALK
EM = ELECTRIC METER
I.R. = IRON ROD
FD = FOUND
C OR CL = CENTERLINE
CM = CONCRETE MONUMENT
I.D. = IDENTIFICATION
FIP = FOUND IRON PIPE
TEL = TELEPHONE
U.S. = UNDERGROUND ELECTRIC
O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.I.D. = PARCEL IDENTIFICATION
RCP = REINFORCED CONCRETE PIPE

LEGEND

- FOUND CONCRETE MONUMENT
- SET CONCRETE MONUMENT L.B. 7632
- FOUND REBAR AS SHOWN
- SET 1/2" REBAR & CAP L.B. 7632
- ◎ FOUND PERMANENT REFERENCE MONUMENT
- ⊙ FOUND PERMANENT CONTROL POINT
- △ SET PERMANENT CONTROL POINT
- ▲ FOUND NAIL AS SHOWN
- ⊖ FOUND NAIL AND DISK L.B. 7632
- ⊙ POWER POLE
- ⊕ FIRE HYDRANT
- P— OVERHEAD POWER LINES
- X— FENCE
- × ELEVATION
- ♦♦♦— TOP OF BANK

1. UNLESS OTHERWISE NOTED THERE ARE NO VISIBLE IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.
2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
4. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
5. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
6. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE REPORT.
7. THE SURVEY IS CERTIFIED TO THE LAST DATE OF FIELD WORK, NOT THE DATE OF SIGNATURE.
8. UNDERGROUND IMPROVEMENTS, FOUNDATIONS, AND/OR UTILITIES, IF ANY, WERE NOT LOCATED AS PART OF THIS SURVEY.
9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
10. NO ENCROACHMENTS WERE FOUND, ABOVE OR BELOW GROUND, UNLESS INDICATED HEREON.
11. THERE ARE NO BEARINGS SHOWN ON THE RECORDED PLAT. BEARINGS SHOWN AS RECORDED HEREON ARE BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 29 IN HENDRY COUNTY, FL ID "4178783" DATED 04/29/14.
12. THE DEED FOR THE SUBJECT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1067, PAGES 252 AND 253, IS IN CONFLICT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 29 IN HENDRY COUNTY, FL ID "4178783" DATED 04/29/14. NO FIELD MONUMENTATION WAS FOUND TO REFLECT THE RIGHT OF WAY AS DESCRIBED IN THE DEED. THIS SURVEYOR HELD THE POSITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP.



REVISIONS			
DWN BY:	LM	DATE: 02/16/26	CHKD BY: DWG. ID: 26028
F.B. 211	PG. 2	FIELD SURVEY DATE: 02/11/26	SHEET: 1 OF 1
CLIENT: MADDRID INVESTMENTS #1 LLC.			
PROJECT NUMBER: 26028		SECTION 9, TOWNSHIP 43 S, RANGE 29 E.	

H.L. BENNETT, FLORIDA REG. NO. 3403
HAL L. BENNETT FLORIDA REG. NO. 6546



**MADRID VEHICLE
REPAIR SHOP**
682 S MAIN STREET, LABELLE, FL 33935
PH: (863) 673-2381



**H. L. BENNETT
& ASSOCIATES INC.**
241 YEOMANS AVENUE • P.O. DRAWER 2137
LABELLE FLORIDA 33915 PH. (863) 615-8882
FAX (863) 615-1321
L.B. #1146

	
DRAWN BY: AFEREZ	CHECKED BY: HLB
CLIENT: FELIX MADRID	
JOB NO. 26028	
FILE NO. 26028MCP	
SHEET NO. 3 OF 3	

Trip Generation Letter Report

Prepared by: Planning Analytics, LLC
682 S Main Street, LaBelle Special Exception
TRIP GENERATION COMPARISON LETTER REPORT
Submitted May 18, 2026

Narrative

The Applicant has proposed a Special Exception with site plan improvements on the following parcel of land: PID # 29 43 01 010 0082-A05.0. The physical address associated with the parcel is 682 S Main Street, LaBelle, FL 33935. The parcel consists of approximately 0.631 +/- acres of land. This parcel is located in the southeast quadrant of SR 29/S Main Street and Lincoln Avenue within the incorporated boundaries of the City of LaBelle Florida as depicted in Figure 1 below.

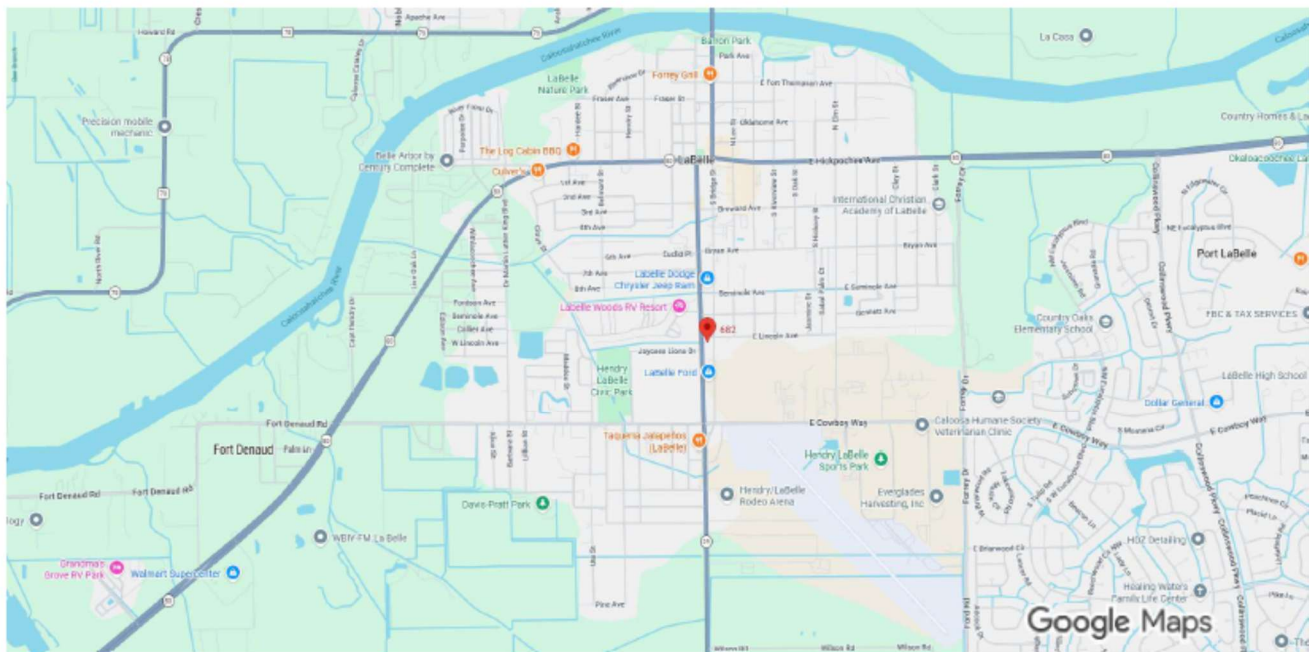
Figure 1. Project Location

682 S Main Street, LaBelle

682 S Main St

Project Location

Google Maps



Imagery ©2026, Map data ©2026 Google 1000 ft

The Applicant is proposing to continue using the site as an Automobile Care Center as depicted on the attached development concept plan. Based upon a review of the Hendry County Property Record card, the total enclosed square footage of the existing building is: 1,920 square feet of shop space and 720 square feet of supporting office space for a total of 2,640 square feet of total enclosed space. The Applicant does not propose any additional enclosed square footage associated with this Special Exception. The purpose of this Trip Generation Comparison Letter Report is to document there is no difference between the existing 1,920 square foot Automobile Care Center and the contemplated 1,920 square foot Automobile Care Center.

For the purposes of this analysis, the Analyst will evaluate the trip generation difference between the previously contemplated land use and the proposed land use.

For this trip generation comparison letter report, ITE Land Use Code 942 was selected in order to evaluate the potential trip generation associated with the previous Automobile Care Center and the potential trip generation associated with the contemplated Automobile Care Center.

Trip Generation

The table that follows indicates the estimated project traffic using ITE Trip Generation 12th Edition.

Table 1 - Daily Trip Generation Estimates

ITE Land-Use Category	ITE Land Use (Code)	Independent Variable	Average Rate	Size	Total Trips	In	Out	Pass-By Capture Rate	Pass-By Trips			Net-New Trips		
									2-Way	In	Out	2-Way	In	Out
Previously Proposed Land Use														
Automobile Care Center	942	KSF	33.89	2.64	89	45	45	0%	0	0	0	89	45	45
Proposed Land Use														
Automobile Care Center	942	KSF	33.89	2.64	89	45	45	0%	0	0	0	89	45	45
Potential Change in Trips					0	0	0				0	0	0	

Table 2 - AM Peak Hour Trip Generation Estimates

ITE Land-Use Category	ITE Land Use (Code)	Independent Variable	Average Rate	Size	Total Trips	In	Out	Pass-By Capture Rate	Pass-By Trips			Net-New Trips		
									2-Way	In	Out	2-Way	In	Out
Previously Proposed Land Use														
Automobile Care Center	942	KSF	3.87	2.64	10	7	3	0%	0	0	0	10	7	3
Proposed Land Use														
Automobile Care Center	942	KSF	3.87	2.64	10	7	3	0%	0	0	0	10	7	3
Potential Change in Trips					0	0	0				0	0	0	

Table 3 - PM Peak Hour Trip Generation Estimates

ITE Land-Use Category	ITE Land Use (Code)	Independent Variable	Average Rate	Size	Total Trips	In	Out	Pass-By Capture Rate	Pass-By Trips			Net-New Trips		
									2-Way	In	Out	2-Way	In	Out
Previously Proposed Land Use														
Automobile Care Center	942	KSF	4.90	2.64	13	6	7	0%	0	0	0	13	6	7
Proposed Land Use														
Automobile Care Center	942	KSF	4.90	2.64	13	6	7	0%	0	0	0	13	6	7
Potential Change in Trips					0	0	0				0	0	0	

Access

The Applicant has previously discussed the future access locations and potential future ROW needs with City of LaBelle staff.

Conclusion

The proposed Automobile Care Center land use produces the same number of trips that the previous Automobile Care Center produced. The proposed project is not anticipated to create any significant and/or adverse impacts on adjacent transportation facilities. It is anticipated that the proposed land use will generate 13 PM Peak-Hour trips which is the same number of trips associated with the previous land use.

Support Documentation

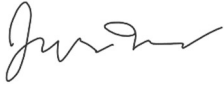
The following is a list of support documentation that has been included as a part of the Trip Generation Letter Report submittal.

1. Aerial of the Project Location
2. Hendry County Property Record Card
3. ITE Daily Trip Generation for LUC 942
4. ITE AM Peak-Hour Trip Generation for LUC 942
5. ITE PM Peak-Hour Trip Generation for LUC 942
6. Proposed Concept Plan

Signature Sheet and Disclaimer

This Trip Generation Letter Report was completed by Planning Analytics, LLC. The trip generation estimates utilized in this report are based upon Trip Generation, 12th Edition published by the Institute of Transportation Engineers. Any driveway connections and/or site-related design features must be accepted and approved by City of LaBelle staff prior to construction.

Respectfully submitted by,



Jason Utley, AICP
Project Manager
Planning Analytics, LLC
richardjasonutley@hotmail.com
941.258.5061

SHEET TITLE		AERIAL PLAN		CITY OF LABELLE, FLORIDA SEC 9, TWP 43 S, RGE 29 E CITY OF LABELLE, FLORIDA		H. L. BENNETT & ASSOCIATES INC. 241 YECOMAS AVENUE - P.O. DRAWER 2131 LABELLE, FLORIDA 33935 PA. (863) 675-8882 FAX (863) 675-1321 LB. 27146		PROJECT NO. 3407 DATE 05/20/17 DRAWN BY CHECKED BY CLIENT RELAY NATION		SHEET NO. 2 OF 4	
MADRID VEHICLE REPAIR SHOP 682 S MAIN STREET, LABELLE, FL. 33935 PH: (863) 673-2381											



Parcel Summary

Parcel ID2 29 43 01 010 0082-A05.0

Prop ID31169

Location Address682 S MAIN ST
LABELLE, FL 33935

Neighborhood/AreaCOMMERCIAL LA BELLE (201000.00)

SubdivisionIMPROVED: COMMERCIAL LABELLE

Brief Legal Description*LA BELLE BLK 82 HAYNES SOUTH CENTRAL S/D SEC A LOTS 1 THRU 4 +
25 THRU 28 + N 1/2 OF LOTS 5 + 24 + VACATED ALLEY BTWN
AFOREMENTIONED LOTS

(Note: *The Description above is not to be used on legal documents.)

Property Use CodeSERVICE SHOP (2500)

Sec/Twp/Rng01-43-29

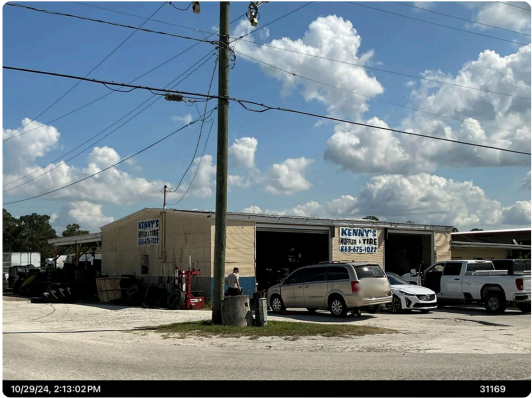
Tax DistrictCity of LaBelle (District 2)

Millage Rate20.8461

Acreage0.631

HomesteadN

[View Map](#)



Internal Info

Market Area 20

Owner Information

MADRID INVESTMENTS #1 LLC
2003 LIGHTHOUSE CT
LABELLE, FL 33935

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values
Just Market Value	\$272,759	\$254,639	\$255,611
Land Value	\$214,256	\$214,256	\$214,256
Agricultural (Market) Value	\$0	\$0	\$0
Agricultural Classified Value	\$0	\$0	\$0
Improvement Value	\$58,503	\$40,383	\$41,355
Non School Assessed Value	\$272,759	\$254,639	\$227,009
School Assessed Value	\$272,759	\$254,639	\$255,611
Exempt Value	\$0	\$0	\$0
Non School Taxable Value	\$272,759	\$254,639	\$227,009
School Taxable Value	\$272,759	\$254,639	\$255,611
Save Our Homes Deferred	\$0	\$0	\$0
Non Save Our Homes Deferred	\$0	\$0	\$28,602

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Trim Notices

[2025 TRIM Notice \(PDF\)](#)

Property Record Cards

[2025 Property Record Card \(PDF\)](#)

Tax Collector

[Link to Tax Collector](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
2500	SERVICE SHOP	0.63	27498.53	0	0	

Building Information

Type Utility Building
Heated Area 1,920
Exterior Walls Concrete Block Plain; Prefinished Metal
Roof Cover Min, Corr or Sheet Metal
Interior Walls
Floor Cover Concrete Finished
Actual Year Built 1960

Heat Index None -- None
Air Conditioning None
Bathrooms
Bedrooms
Stories 1.0
Effective Year Built 1960

Type Office
Heated Area 720
Exterior Walls Concrete Block Plain
Roof Cover Modified Bitumen
Interior Walls Plywood Paneling
Floor Cover Carpet
Actual Year Built 1965

Heat Index None -- None
Air Conditioning None
Bathrooms
Bedrooms
Stories 1.0
Effective Year Built 1965

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BAS Segment	1,920	1960	1960	03	CS 1 STORY	COM STR 1 STORY
CANB	Canopy Bldg Attached W/S	1,440	1960	1960	03	*	ALL
CS	XX_Conc Slab (Display only)	1,746	1960	1960	03	*	ALL
FNCC C	Fence 6 Ft High	54	1984	1984	03	*	ALL
FNCC CC	Fence 6 Ft w/Barbwire	105	1984	1984	03	*	ALL
PAV CON	Paving Concrete	1,296	1978	1978	03	*	ALL
PAV CON	Paving Concrete	450	1980	1980	03	*	ALL
SHED TB	Shed Truck Body	320	2011	2011		*	ALL

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BAS Segment	720	1965	1965	03	CS 1 STORY	COM STR 1 STORY
CS	XX_Conc Slab (Display only)	648	1965	1965	03	*	ALL
PAV CON	Paving Concrete	620	1979	1979	03	*	ALL
PAV CON	Paving Concrete	336	1988	1988	03	*	ALL
SLAB C	Slab Concrete	28	1980	1980	03	*	ALL
SLAB CR	Slab Concrete Raised	600	1984	1984	03	*	ALL
UOP	Open Porch, Unfinished	60	1965	1965	03	*	ALL
UOP	Open Porch, Unfinished	156	1965	1965	03	*	ALL

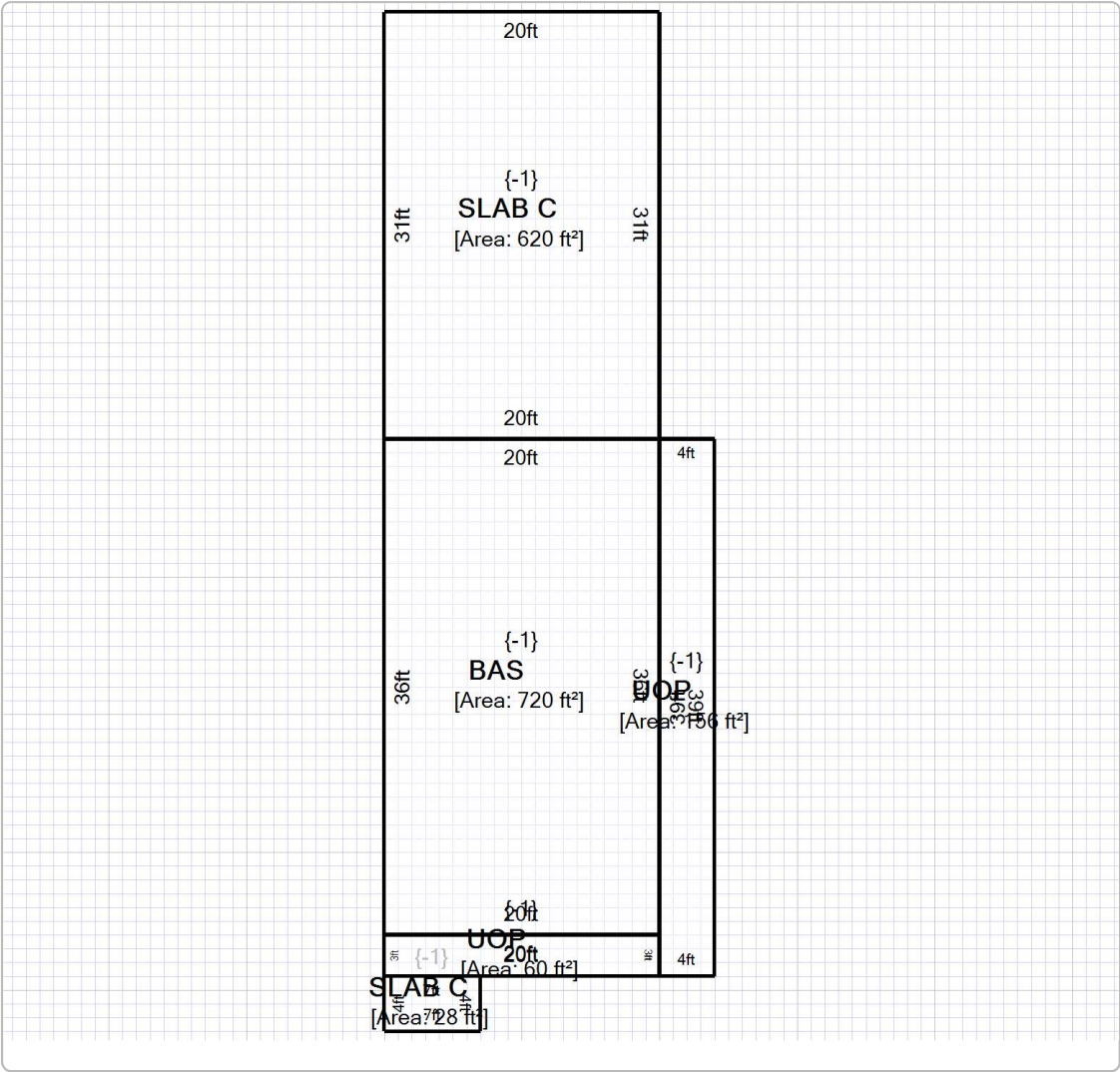
Sales

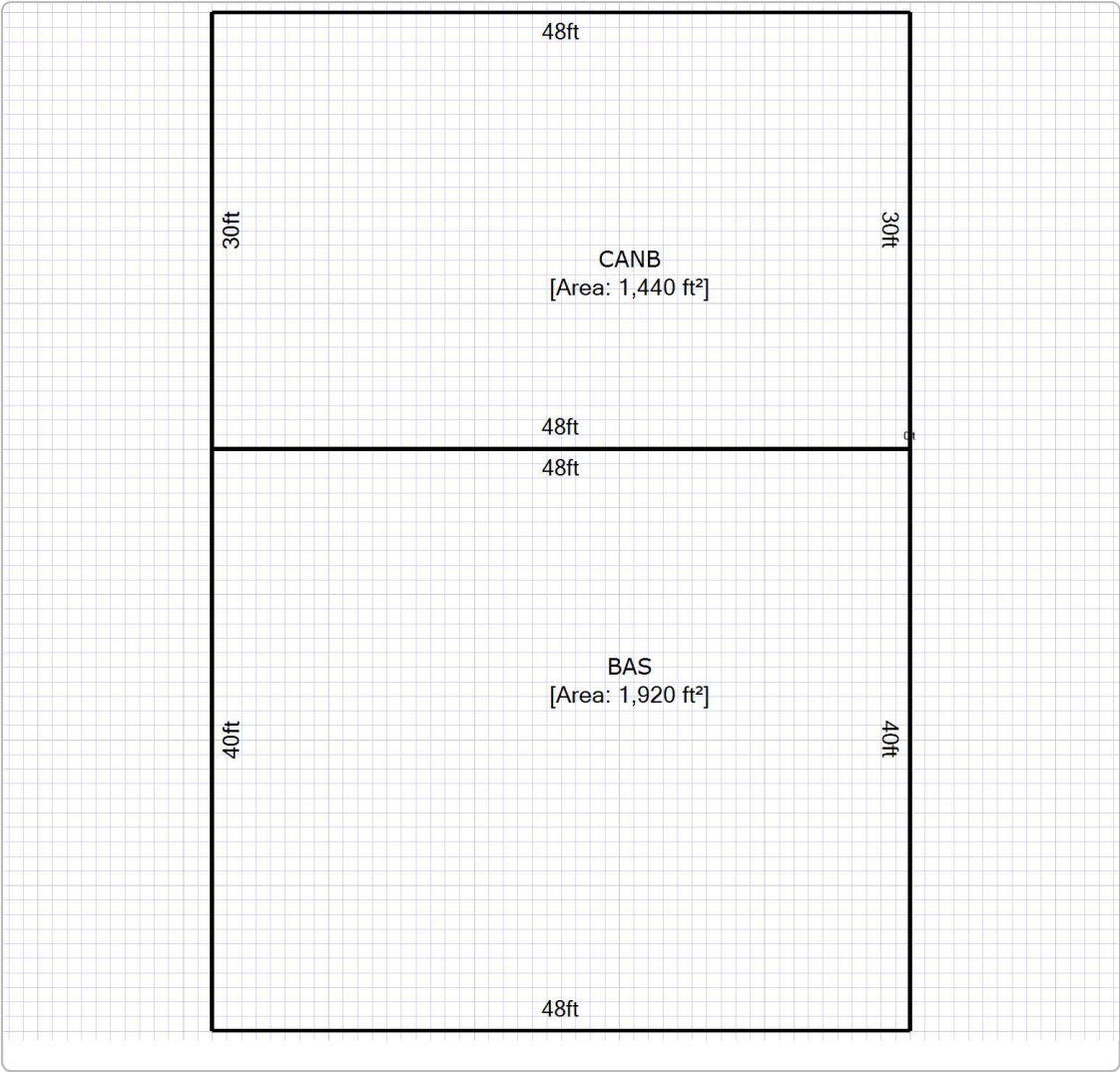
Sales Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
12/15/2023	\$100	QC	1067/0252	Unqualified (U)	Improved	MADRID FELIX & MARIA R	MADRID INVESTMENTS #1 LLC
5/17/2013	\$99,000	WD	0862/1433	Unqualified (U)	Improved	DUKE B BAILEY INC	MADRID FELIX & MARIA R

Photos



Sketches





No data available for the following modules: Extra Features, Permits.

This information was derived from data which was compiled by the Hendry County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation.
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[Last Data Upload: 5/14/2026, 9:00:30 PM](#)

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

Automobile Care Center

(942)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

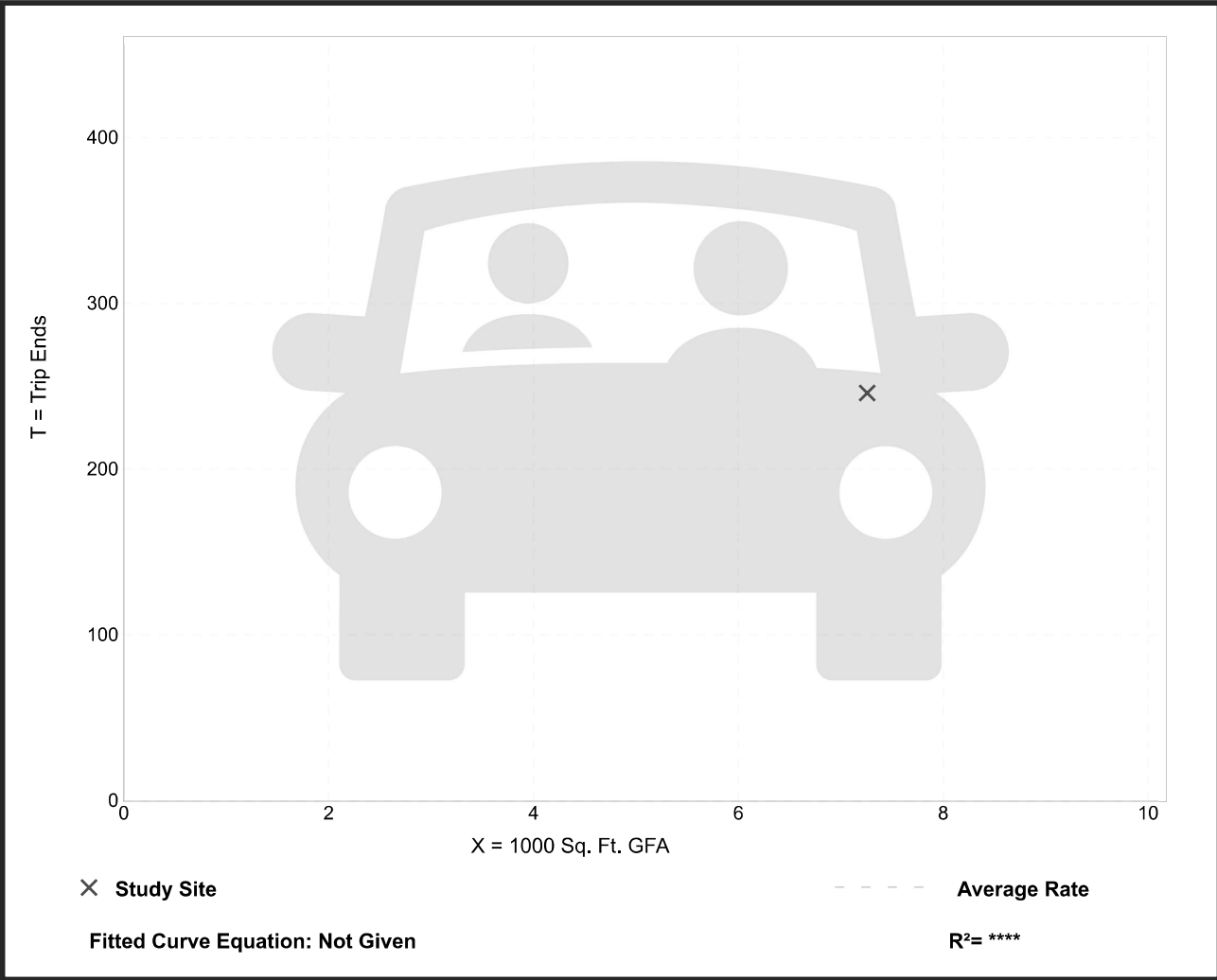
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 7
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.89	33.89 - 33.89	*

Data Plot and Equation

Caution – Small Sample Size



Automobile Care Center

(942)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. 1000 Sq. Ft. GFA: 9

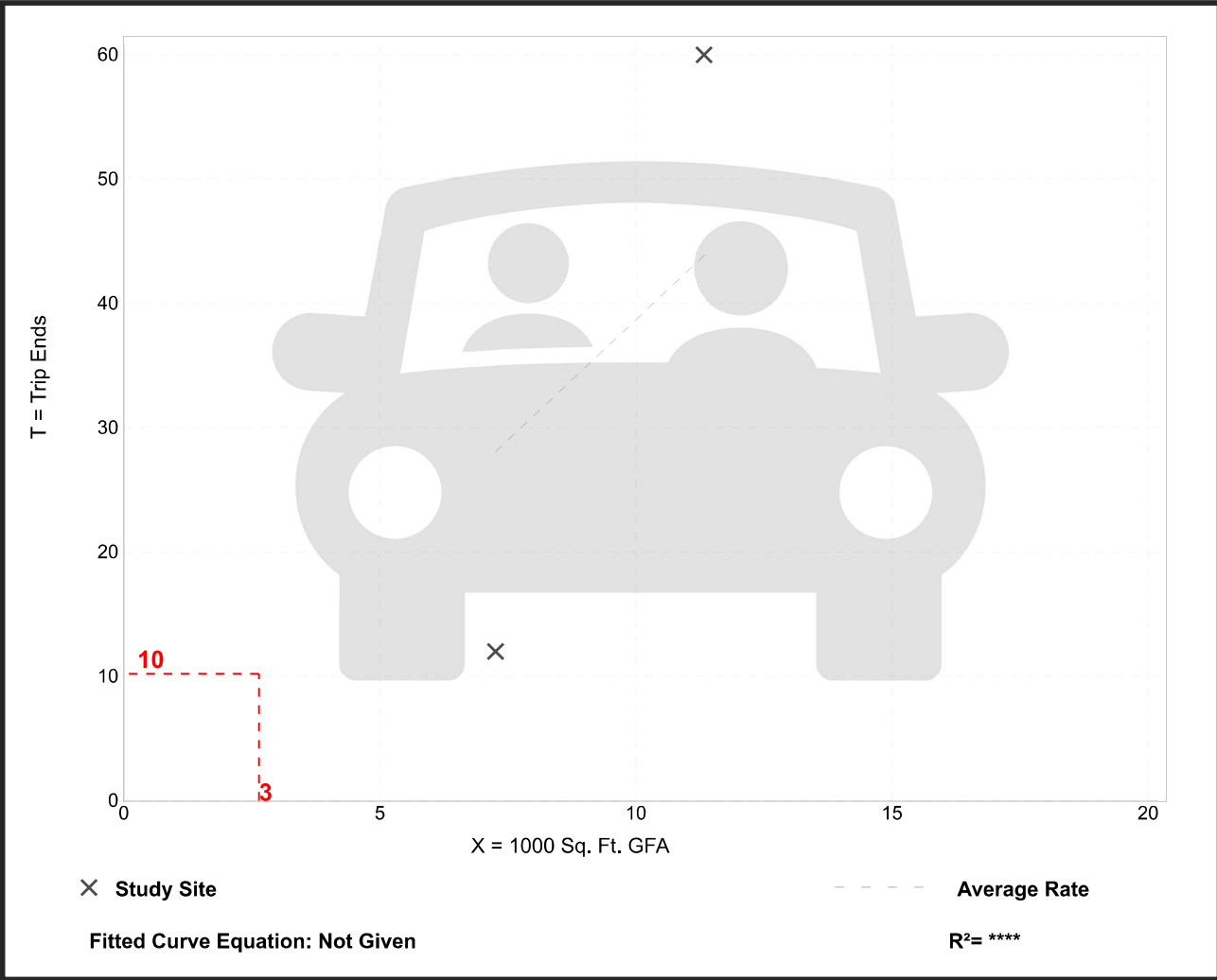
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.87	1.65 - 5.30	*

Data Plot and Equation

Caution – Small Sample Size



Automobile Care Center

(942)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. 1000 Sq. Ft. GFA: 9

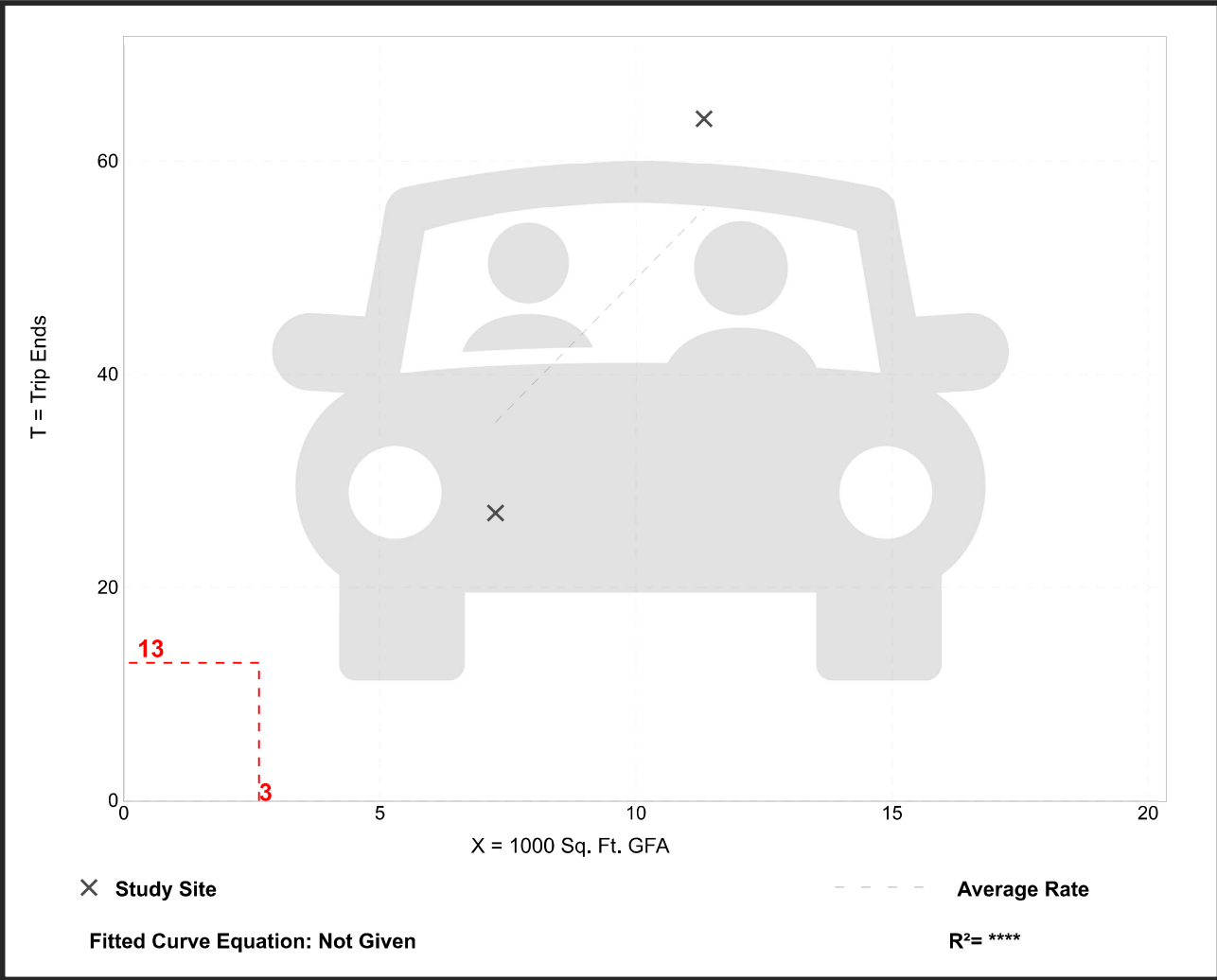
Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.90	3.72 - 5.65	*

Data Plot and Equation

Caution – Small Sample Size

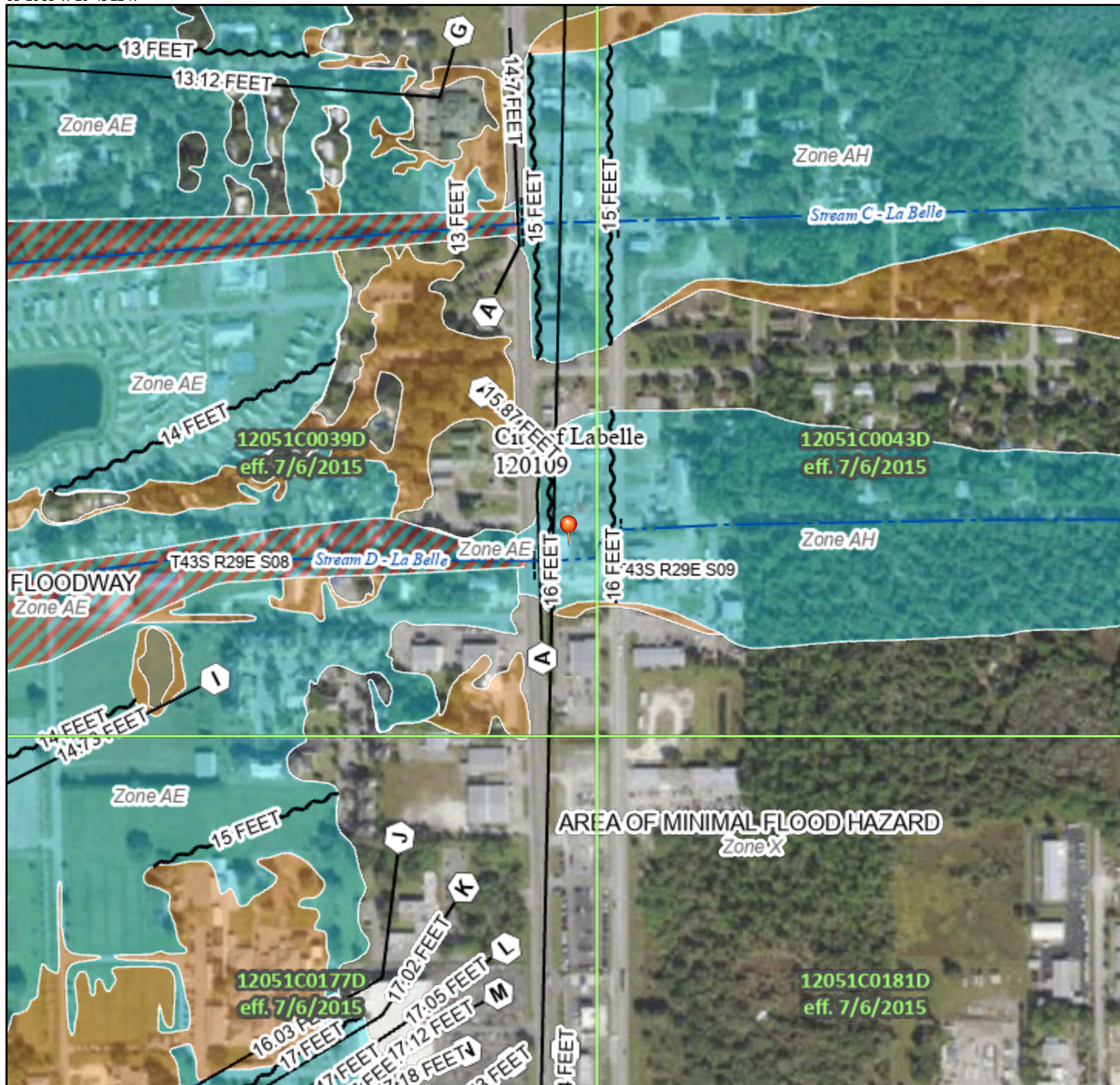


FEMA Flood Zone

National Flood Hazard Layer FIRMette



81°26'35"W 26°45'22"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

81°25'57"W 26°44'50"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/16/2026 at 11:04 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Stormwater / Drainage Information

Stormwater

A Pre-Application Conference was held on May 6, 2026 with City of LaBelle Staff. At the time of the Pre-Application Conference one of the reviewers requested that the Applicant coordinate with SFWMD staff regarding stormwater/drainage.

Consistent with Chapter 403 Section 814 of the Florida Statutes, coordination with the SFWMD does not appear to be required for a project of this magnitude. The Applicant's Engineer will self-certify via an FDEP 10-2 Certification at the time of site permitting.

Draft Resolution

DRAFT RESOLUTION

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, APPROVING A SPECIAL EXCEPTION TO ALLOW AN AUTOMOTIVE SERVICE AND REPAIR FACILITY WITHIN THE B-2 (BUSINESS GENERAL) ZONING DISTRICT FOR PROPERTY LOCATED AT 682 SOUTH MAIN STREET, LABELLE, FLORIDA; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION NO. _____

WHEREAS, the Applicant has submitted a request for a Special Exception pursuant to Section 4-70.8 of the City of LaBelle Land Development Code to allow a vehicle service and repair facility within the B-2 (Business General) zoning district for property located at 682 South Main Street, LaBelle, Florida; and

WHEREAS, the subject property consists of approximately 0.631 acres and is more particularly described in the application materials submitted by the Applicant; and

WHEREAS, the subject property is currently zoned B-2 (Business General) pursuant to the City of LaBelle Official Zoning Map amended July 2023; and

WHEREAS, the subject property has historically operated as an automotive service and repair facility known as Kenny's Muffler & Tire and contains an existing 50-ton truck scale; and

WHEREAS, the proposed redevelopment does not increase building square footage or building height and instead focuses on improving site circulation, stormwater management, parking organization, pedestrian safety, and overall site functionality; and

WHEREAS, the Applicant has requested approval of a deviation from the maximum impervious surface limitation applicable to the B-2 zoning district due to the redevelopment nature of the project and the existing developed condition of the site; and

WHEREAS, the City Commission finds that strict application of the maximum impervious surface requirement is not practical under the circumstances of this redevelopment project because the property has historically functioned as an intensively developed commercial automotive site with existing impervious areas and compacted soils; and

WHEREAS, the City Commission further finds that the proposed redevelopment results in substantial site improvements over existing conditions, including improved stormwater treatment and attenuation facilities, improved traffic circulation, reduced dust impacts, improved pedestrian circulation, and enhanced site organization; and

WHEREAS, the proposed redevelopment does not increase building square footage, building height, or materially intensify the historic use of the property; and

WHEREAS, the City Commission has reviewed the application materials, concept plan, staff report, public testimony, and all evidence presented during the duly advertised public hearing; and

WHEREAS, the City Commission finds that the proposed Special Exception and associated deviation satisfy the applicable review criteria set forth in Section 3-21 of the City of LaBelle Land Development Code; and

WHEREAS, the City Commission finds that approval of the Special Exception and associated deviation are consistent with the goals, objectives, policies, guiding principles, and programs of the City of LaBelle Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS

The foregoing recitals are true and correct and are incorporated herein by reference as findings of the City Commission.

SECTION 2. APPROVAL OF SPECIAL EXCEPTION AND DEVIATION

The City Commission hereby approves:

1. The Special Exception request to allow an automotive service and repair facility within the B-2 (Business General) zoning district; and
2. A deviation from the maximum impervious surface limitation otherwise applicable within the B-2 zoning district;

for the property located at 682 South Main Street, LaBelle, Florida, subject to the conditions set forth herein.

SECTION 3. FINDINGS OF FACT

The City Commission hereby finds:

A. Compatibility

The proposed use is compatible with surrounding properties and zoning classifications, including surrounding B-2 and adjacent I-1A zoning districts.

B. Redevelopment and Site Improvements

The project constitutes redevelopment of an existing commercial automotive site and provides substantial improvements over existing conditions, including:

- Improved internal traffic circulation and defined parking areas

- Reduced dust through asphalt parking and drive aisle improvements
- Addition of stormwater treatment and attenuation facilities
- Improved pedestrian safety through installation of sidewalks
- Enhanced site organization and operational efficiency

The redevelopment improves overall site functionality and appearance without increasing the size of the existing structure.

C. Traffic and Access

The proposed concept plan improves ingress and egress conditions and maintains adequate access from SR 29/S Main Street, Lincoln Avenue, and Bridge Street.

The redevelopment provides safer and more organized onsite circulation than currently exists by establishing defined parking areas, drive aisles, and pedestrian circulation improvements.

D. Stormwater Improvements

The project introduces dry detention treatment areas where no formal stormwater treatment currently exists, resulting in improved stormwater attenuation and water quality treatment compared to existing conditions.

The City Commission finds that the proposed stormwater improvements represent a substantial environmental benefit to the property and surrounding area.

E. Impervious Surface Deviation

The City Commission finds that approval of the requested deviation from the maximum impervious surface limitation is justified due to the redevelopment nature of the project and the long-standing developed condition of the site.

The Commission further finds that:

- The site has historically functioned as an automotive service facility with substantial impervious and compacted surface areas;
- The redevelopment does not increase building square footage or building height;
- The project improves existing conditions through formalized circulation, paved parking, and stormwater management facilities;
- Strict compliance with the impervious surface limitation would create practical redevelopment constraints and could discourage meaningful site improvements; and
- The proposed stormwater treatment and attenuation facilities substantially improve environmental performance compared to existing conditions.

Accordingly, the requested deviation is found to be reasonable and appropriate under the circumstances presented.

F. Comprehensive Plan Consistency

The proposed Special Exception and associated deviation are consistent with the City of LaBelle Comprehensive Plan, including policies encouraging redevelopment, economic reinvestment, transportation safety improvements, environmental enhancement, and continued productive use of commercially designated property.

SECTION 4. CONDITIONS OF APPROVAL

Approval of the Special Exception and deviation is subject to the following conditions:

1. Development of the site shall be substantially consistent with the approved Concept Plan, as may be revised and approved administratively by City staff.
2. A revised Concept Plan shall further define all outdoor storage areas associated with the automotive repair use.
3. All outdoor storage areas shall be screened from public view by opaque fencing.
4. Any fencing installed on the site shall maintain a minimum height of six (6) feet and shall not exceed ten (10) feet in height.
5. No fencing, landscaping, storage, signage, or other site improvements shall obstruct required visibility triangles or otherwise impair vehicular sight distance along adjacent roadways.
6. The Applicant shall maintain the site in a neat and orderly condition, including timely removal and lawful disposal of unusable tires.
7. The Applicant shall coordinate with the South Florida Water Management District regarding stormwater management improvements, as applicable.
8. Stormwater facilities shall comply with applicable City standards and any required Engineer-of-Record certifications.
9. Any future signage or lighting shall comply with the requirements of the City of LaBelle Land Development Code.
10. Any substantial deviation from the approved use or Concept Plan may require additional review and approval by the City.

SECTION 5. CONFLICTS

All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE

This Resolution shall become effective immediately upon adoption.

DULY ADOPTED in regular session this ____ day of _____, 2026.

CITY COMMISSION
CITY OF LABELLE, FLORIDA

By: _____
Mayor

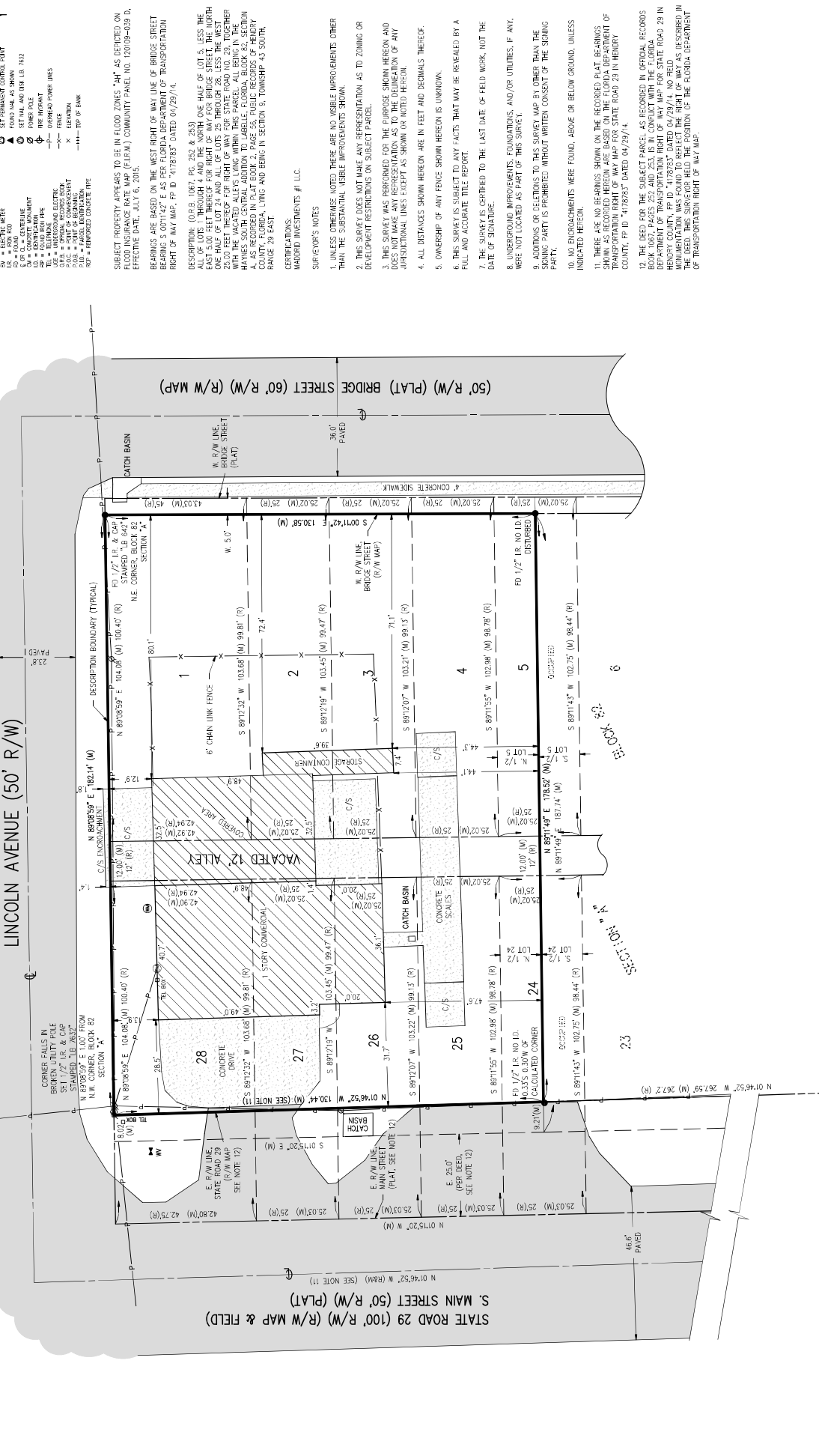
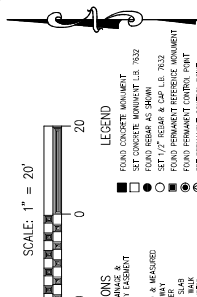
ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

City Attorney

Property Survey



STATE ROAD 29 (100' R/W) (R/W MAP & FIELD)
S. MAIN STREET (50' R/W) (PLAT)
LINCOLN AVENUE (50' R/W)

SECTION 9, TOWNSHIP 43 S, RANGE 29 E.
HENDRY COUNTY, FLORIDA

H. L. BENNETT & ASSOCIATES, INC.
241 YEOMANS AVENUE - P.O. DRAWER 2137
LABELLE, FLORIDA 33975 PH (863) 675-8882

BOUNDARY SURVEY
OF A PARCEL IN
SECTION 9, TOWNSHIP 43 S, RANGE 29 E.
HENDRY COUNTY, FLORIDA

DATE: _____
DRAWN BY: LM DATE: 02/16/26 CHD BY: _____
F.B. 211 PG. 2 FIELD SURVEY DATE: 02/11/26 SHEET: 1 OF 1
CLIENT: MADRID INVESTMENTS #1 LLC.
PROJECT NUMBER: 26028 SECTION 9, TOWNSHIP 43 S, RANGE 29 E.

REVISIONS

NO.	DATE	DESCRIPTION
1	02/16/26	CHD BY: _____

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 1-170-002, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO THE FLORIDA STATUTES, CHAPTER 461, PART 1, F.S., AND THE FLORIDA CONSTITUTION, ARTICLE X, SECTION 11, F.S. FOR: H. L. BENNETT & ASSOCIATES, INC. LB #632

HA L. BENNETT, FLORIDA REG. NO. 5403
HA L. BENNETT, FLORIDA REG. NO. 6546

Authorization / Affidavit

Sunbiz Sheets



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
MADRID INVESTMENTS #1 LLC

Filing Information

Document Number	L22000008506
FEI/EIN Number	APPLIED FOR
Date Filed	01/03/2022
Effective Date	01/01/2022
State	FL
Status	ACTIVE

Principal Address

2003 LIGHTHOUSE CT
LABELLE, FL 33935

Mailing Address

2003 LIGHTHOUSE CT
LABELLE, FL 33935

Registered Agent Name & Address

MADRID, FELIX
2003 LIGHTHOUSE CT
LABELLE, FL 33935

Authorized Person(s) Detail

Name & Address

Title MGR

MADRID, FELIX
2003 LIGHTHOUSE CT
LABELLE, FL 33935

Title MGR

Madrid, Maria R
2003 LIGHTHOUSE CT
LABELLE, FL 33935

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2024	04/29/2024
2025	05/01/2025
2026	04/30/2026

Document Images

04/30/2026 -- ANNUAL REPORT	View image in PDF format
05/01/2025 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
01/03/2022 -- Florida Limited Liability	View image in PDF format

Pre-Application Notes

Hugo Vargas
Commissioner

Kevin Holland
Commissioner



"The City of Oaks"

Julie C. Wilkins
Mayor

Jackie Ratica
Commissioner

Bobbie Spratt
Commissioner

Pre-Application Meeting Notes
682 S. Main Street
Special Exception for Florida Tires & More
May 6, 2026

The following notes are provided as a courtesy and additional information provided at time of application submission may result in modified and/or new comments.

Project: Automotive Repair / Tire Service Facility

Request Type: Special Exception – Automotive Repair Use in B-2 Zoning

Location: Corner parcel at Bridge Street / Main Street intersection

Project Overview

- Applicant proposes reuse of the existing former automotive repair building for a similar automotive service/tire-related use.
- Existing building includes:
 - Office area on south end
 - Covered/open service area at rear
 - Outdoor tire and material storage areas
- Concept plan submitted to address:
 - Parking layout
 - Circulation improvements
 - Outdoor storage screening
 - Potential fenced storage areas

Transportation

- Existing site previously lacked defined parking.
- Staff generally supported the revised parking arrangement.
- Traffic reviewer noted:
 - Potential internal conflict point near Bridge Street/Main Street circulation
 - Vehicles crossing internal circulation routes may create turning conflicts
 - Speeds are expected to remain low, minimizing operational concern

Fire Department Comments

- No objection to proposed use itself.
- Fire expressed concern regarding:
 - Long-term outdoor storage of used tires
 - Historical accumulation issues on prior ownership
- Recommendation:

- Include condition requiring timely removal/disposal of unusable tires
- Additional note:
 - If rear covered area is enclosed in the future, sprinkler requirements may be triggered depending on square footage and storage configuration.

Stormwater / Drainage

- Applicant intends to pursue drainage review through South Florida Water Management District.
- Site concept currently proposes retention treatment areas.
- Staff recommended:
 - Coordinate directly with SFWMD
 - Confirm exemption or permitting pathway in writing
 - Provide pre/post drainage calculations
 - Show discharge locations and retention calculations on grading/drainage plan
- Drainage and grading may be combined onto one engineering sheet for this site.

Code Enforcement

- No active code enforcement cases on the property at this time.

Planning

Outdoor Storage & Screening

- Outdoor tire/material storage will require screening per City Code.
- Applicant indicated willingness to:
 - Install opaque fencing
 - Add vegetative buffering if needed
 - Clean up and formalize outdoor storage areas
- Staff clarified:
 - Outdoor storage screening is required regardless of whether tires/materials are new or used
 - Screening must consist of:
 - 100% opaque fence/wall, or
 - Vegetative hedge
 - Minimum height: 6 feet
 - Maximum height: 10 feet

Landscaping

- No additional landscaping requirements triggered due to surrounding B-2 zoning.
- Formal landscape plan not required.

Special Exception

- Applicant will be required to submit:
 - Full Special Exception application
 - Narrative responses to review criteria (LDC 3-21(A-K))
 - Site plan and supporting materials
 - Outdoor storage screening details
 - Optional building renderings, including one that shows the outdoor storage screening
- Once application is deemed complete:
 - Staff review will occur internally

- Property will be noticed for public hearing
- Adjacent property owners will receive mailed notice
- Request will proceed to City Commission for consideration

Next Steps

- Applicant to prepare and submit:
 - Special Exception application
 - Narrative justification responses
 - Finalized site/circulation plan
 - Outdoor storage screening details
 - Drainage/stormwater documentation
- Planning staff will provide:
 - Meeting recap notes
 - Application materials
 - Relevant code sections and review criteria
 - Outdoor storage screening requirements

Payment – Copy of Check

1158

MADRID HOUSING, INC.

PO BOX 2822
LABELLE, FL 33975

FIRST BANK
CLEWISTON
LA BELLE, FLORIDA 33935
63-377-670

5/26/2026

PAY
TO THE
ORDER OF

CITY OF LABELLE

\$ **1,500.00

One Thousand Five Hundred and 00/100

DOLLARS

CITY OF LABELLE
PO BOX 458
LABELLE, FL 33975

Felix Madrid

AUTHORIZED SIGNATURE

MEMO

Security features. Details on back.

⑈001158⑈ ⑆067003778⑆ 2014 3265⑈06