



CITY OF LABELLE, FLORIDA

Planning Staff Report

For

682 S Main Street Vehicle Service & Repair Facility Special Exception

TYPE OF CASE: Special Exception

STAFF REVIEWER: Patty Kulak

DATE: July 9, 2026

APPLICANT: Madrid Investments #1 LLC

AGENT: Jason Utley, AICP

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.

LOCATION: 682 S Main Street

PROPERTY SIZE: 0.63+/-acres

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

Existing Future Land Use Designation: Commercial

Existing Zoning: B-2 (Business General)

Land Use: Commercial (Former Automotive Repair Facility)

SURROUNDING LAND USE:

North: FLU – Commercial
Zoning – Business General (B-2)
Land Use – Car Dealer/Livestock Feed & Supply Store

South: FLU – Commercial
Zoning - Business General (B-2)
Land Use – Retail

East: FLU – Commercial
Zoning – Light Industrial (I-1A)
Land Use – Auto Service

West: FLU – Commercial
Zoning – Business General (B-2)
Land Use – Residential Housing

STAFF NARRATIVE:

Madrid Investments #1 LLC has submitted a Special Exception application requesting approval to allow a Vehicle Service and Repair Facility at 682 S. Main Street within the B-2 (Business General) zoning district. Pursuant to Section 4-70.8 of the City of LaBelle Land Development Code, Vehicle Service and Repair is permitted within the B-2 zoning district only upon approval of a Special Exception.

The Land Development Code defines a Automobile Service Station as:

“Any building, structure or land used for the dispensing, sale or offering for sale at retail of automobile fuel, oils or accessories, and in connection with which is performed general servicing”.

The subject property consists of approximately 0.63 acres and is developed with an existing 4,300-square-foot commercial building and associated site improvements. Property records indicate the site has historically operated as an automotive repair facility. The request would allow the continued operation of a vehicle service and repair use while redeveloping the site to improve circulation, parking, stormwater management, and overall site functionality.

The B-2 (Business General) zoning district is intended to accommodate a wide variety of commercial establishments that provide retail goods, professional services, and personal services with limited assembly, fabrication, or storage of commodities. Due to the higher traffic volumes associated with these uses, the district is intended to be located along or near major roadways where access minimizes impacts to local streets, businesses, and residential neighborhoods. Outdoor storage accessory to the principal use is permitted within the district, provided it is screened in accordance with the Land Development Code.

The proposed redevelopment does not include an expansion of the existing building footprint or an increase in building height. Site improvements include defined parking areas, internal circulation, paved drive aisles, stormwater treatment facilities, and screened outdoor storage areas. The application also includes a request for relief from the maximum impervious surface requirement of the B-2 zoning district of 40% due to the site's existing developed condition and proposed enhancements with the impervious surfaces being requested at 68.51%. That request is being reviewed within this Special Exception application and criteria.

The subject property is located along South Main Street (SR 29), a principal commercial corridor within the City, and is surrounded primarily by commercial and industrial zoning districts. As part of the Special Exception review, staff has evaluated the request against the criteria contained in

Section 3-21 of the Land Development Code to determine whether the proposed use is compatible with surrounding development and consistent with the intent of the B-2 zoning district.

SPECIAL EXCEPTION REQUEST:

The applicant is requesting approval of a Special Exception to allow a Vehicle Service and Repair Facility to operate within the existing commercial building located at 682 S. Main Street. Proposed hours of operation are 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. The proposal includes site improvements consisting of paved access points, internal drive aisles, parking areas, stormwater improvements, and screened outdoor storage areas.

The applicant is also requesting approval to exceed the 40% maximum impervious surface ratio permitted within the B-2 zoning district due to the site's existing developed condition and redevelopment constraints. The requested maximum impervious space is being requested at 68.51%. If approved, the applicant will be required to obtain a Site Construction Permit, Certificate of Occupancy, and Business Tax License prior to commencement of the proposed use.

COMPREHENSIVE PLAN COMPLIANCE:

The Subject Property's underlying future land use designation is "Commercial" per City of Labelle Future Land Use Map.

Policy 1.3.4 of the City's Comprehensive Plan states *"The Commercial Land Use Category applies predominantly to lands located along the street frontages of State Roads 80 and 29 South. This land use category accommodates commercial, retail and office uses that are more auto oriented due to scale and typology, while respecting the pedestrian and alternative transportation modes through land development code design standards."*

The subject property is designated Commercial on the City of LaBelle Future Land Use Map. Policy 1.3.4 states that the Commercial Future Land Use Category is intended to accommodate commercial, retail, and office uses that are more auto-oriented due to their scale and typology, particularly along the State Road 80 and South State Road 29 corridors. The proposed Vehicle Service and Repair Facility is consistent with the intent of this designation, as it represents an auto-oriented commercial use located along South Main Street (SR 29), a principal commercial corridor within the City. The request facilitates the continued use and redevelopment of an existing commercial property while improving site circulation, parking, and stormwater management, consistent with the objectives of the Commercial Future Land Use Category.

SPECIAL EXCEPTION REVIEW CRITERIA:

The following is Staff's analysis of the Applicant's request in relation to LDC Section 4-41(5), which sets forth the review criteria for special exceptions.

- 1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;***

The proposed site plan provides access from South Main Street (SR 29), Bridge Street,

and Lincoln Avenue, with defined internal drive aisles, parking areas, and pedestrian sidewalks that improve circulation and site organization. The proposed improvements are expected to enhance vehicular and pedestrian safety while maintaining adequate access for emergency vehicles. Staff finds the request satisfies this criterion, subject to final review and approval through the Site Construction Permit process.

2. *Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;*

The proposed site plan provides ten off-street parking spaces and designated internal circulation to accommodate customers and employees. Outdoor storage areas are proposed to be screened in accordance with the Land Development Code, and no expansion of the existing building or intensification beyond the proposed vehicle service and repair use is requested. Staff finds the proposed parking and site improvements are compatible with the surrounding commercial and industrial area and are not expected to create adverse noise, glare, odor, or other impacts beyond those typically associated with a vehicle service station.

3. *Refuse and service areas, with particular reference to the items preceding;*

Refuse collection is proposed through can service, and the applicant has identified screened outdoor storage areas for materials associated with the use. Staff recommends a condition of approval requiring all refuse, outdoor storage, and unusable tires to be maintained in an orderly manner and screened in accordance with the Land Development Code.

4. *Utilities, with reference to locations, availability, and compatibility;*

The subject property is served by existing public utilities, and the proposed redevelopment does not require any significant utility extensions. Stormwater improvements, including a proposed dry detention area, will be reviewed through the Site Construction Permit process to ensure compliance with applicable City and South Florida Water Management District requirements.

5. *Screening and buffering with reference to type, dimensions, and character;*

No vegetative buffers are required due to the surrounding commercial and industrial zoning. The site plan provides screened outdoor storage areas enclosed by opaque fencing in accordance with the Land Development Code which is compatible with the character of the surrounding area.

6. *Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;*

All signs will comply with the LDC sign code. Signs will be required to obtain a building permit.

7. *Required yards and other open space;*

The proposed redevelopment maintains the existing building footprint and generally conforms to the required yard setbacks. The site is designed to maximize functionality while accommodating parking, circulation, and stormwater improvements within the constraints of the existing developed property.

As part of the request, the applicant is seeking approval to exceed the maximum impervious surface ratio of 40% permitted within the B-2 zoning district to be 68.51%. Staff notes that the additional impervious area is associated with paving existing access drives, parking, and circulation areas to improve site functionality and stormwater management. Subject to approval of the requested impervious surface deviation, staff finds the proposal satisfies the required yard and open space criteria.

8. *General compatibility with adjacent properties and other property in the district.*

The subject property is surrounded primarily by commercial and industrial zoning districts and has historically operated as an automotive repair facility. The proposed use is consistent with the character of the surrounding area and does not include an expansion of the existing building or a significant increase in operational intensity.

CONCLUSION

Based on the application materials submitted and staff's review of the Special Exception criteria contained in Section 3-21 of the Land Development Code, staff finds the proposed Vehicle Service and Repair Facility is compatible with the surrounding commercial and industrial area and consistent with the intent of the B-2 (Business General) zoning district. The proposal represents the continued use and redevelopment of an existing commercial site with improvements to parking, circulation, stormwater management, and site organization. Subject to the recommended conditions of approval, staff finds the request meets the applicable review criteria and is consistent with the City's Comprehensive Plan. Accordingly, staff recommends approval of the Special Exception.

STAFF RECOMMENDATION

Staff recommends APPROVAL 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.

SUGGESTED MOTION(S):

APPROVAL:

I make a motion to approve the 682 South Main Street Vehicle Service & Repair Facility Special Exception.

APPROVAL WITH CONDITIONS:

I make a motion to approve the 682 South Main Street Vehicle Service & Repair Facility Special Exception, with the following condition(s):

1) as outlined in the staff report;

OR

2) as outlined in the staff report and amended as follows;

OR

3) with the following conditions:

DENIAL:

I make a motion to deny the 682 South Main Street Vehicle Service & Repair Facility Special Exception. The request does not meet the Special Exception criteria:

LOCATION MAP

