

**CITY OF LABELLE
RESOLUTION 2026-29
100 NORTH LEE STREET
VARIANCE AND TREE REMOVAL**

A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR A VARIANCE FROM THE DOWNTOWN CENTER ZONING DISTRICT DEVELOPMENT REGULATIONS ESTABLISHED IN LAND DEVELOPMENT CODE FOR BUILD-TO LINE AND FRONTAGE PERCENTAGE REQUIREMENTS AT THE SUBJECT PROPERTY LOCATED AT 100 N. LEE STREET, IN THE CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Matthew Velentine on behalf of N Lee ST Holding LLC , the Applicant, has filed a Variance application to allow for relief on the build-to line and frontage percentage requirements within the Downtown Business District on the subject property located at 100 North Lee Street; and,

WHEREAS, a duly advertised public hearing was held on September 10, 2026 before the City of LaBelle City Commission; and,

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

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

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

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

Section 2. The above-mentioned request is hereby granted to allow for relief on the build-to line and frontage percentage requirements within the Downtown Business District on the subject property located at 100 North Lee Street, City of LaBelle, Florida, subject to the following conditions:

1. The variance and Significant Oak Tree removal approval shall apply only to the subject property described in Exhibit "A."
2. Development of the property shall be substantially consistent with the site plan and tree removal/mitigation plan approved as part of this petition.

- 45 3. The principal building may be located outside the build-to line and frontage percentage
46 requirements of LDC, as generally depicted on the approved site plan. No additional relief
47 from the Downtown Business District development standards is granted by this approval.
48 4. Parking may be located between the principal building and North Lee Street as generally
49 depicted on the approved site plan.
50 5. Approval is granted for the removal of no more than sixteen (16) Significant Oak Trees.
51 All existing trees identified for preservation on the approved site plan shall be retained and
52 protected during site development and construction.
53 6. The Applicant shall provide 152 DBH inches of tree mitigation on-site through the planting
54 of nineteen (19) eight-inch DBH Live Oak trees in accordance with the Tree Mitigation
55 Analysis provided with the application
56 7. The remaining 180 DBH inches of required tree mitigation shall be satisfied through
57 payment of a fee in lieu of planting at the rate established by the Land Development Code,
58 totaling \$27,000. The fee shall be paid to the City prior to issuance of the applicable Site
59 Construction Permit or Building Permit.
60 8. Any proposed modification to the approved site plan that results in the removal of an
61 additional Significant Oak Tree, reduction in the number or size of required mitigation
62 trees, or additional relief from the build-to line or frontage percentage requirements shall
63 require further review and approval in accordance with the Land Development Code.
64 9. All remaining provisions of the City of LaBelle Land Development Code, Building Code,
65 and other applicable local, state, and federal requirements shall be met.
66

67 **Section 3. Severability.** In the event that any portion of this resolution is for any reason held
68 invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a
69 separate, distinct and independent provision, and such holding shall not affect the validity of the
70 remaining portions of this resolution.
71

72 **Section 4. Effective Date.** This Resolution shall become effective immediately upon its
73 adoption.
74

75 **PASSED AND ADOPTED** in regular session this ____ day of _____,
76 2026.
77

78 **THE CITY OF LABELLE, FLORIDA**
79

80
81 By: _____
82 Vince Ross, Mayor

83 Attest: _____
84 Tijauna Warner, Deputy City Clerk
85
86

87 **APPROVED AS TO FORM AND**
88 **LEGAL SUFFICIENCY:**
89

90
91
92
93
94
95
96
97
98
99
100
101

By: _____
Derek Rooney, City Attorney

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

EXHIBIT A
LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 43, LABELLE SUBDIVISION IN SECTION 4, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 47, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 0°21'34" WEST ALONG THE EAST LINE OF BLOCK 43, A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF TRACT AND NORTH LINE OF YEOMANS AVENUE FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°21'34" WEST, A DISTANCE OF 272.35 FEET; THENCE SOUTH 88°41'00" WEST, A DISTANCE OF 185.00 FEET; THENCE SOUTH 0°21'34" EAST, A DISTANCE OF 111.84 FEET; THENCE SOUTH 88°41'00" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 0°21'34" EAST, A DISTANCE OF 160.51 FEET TO THE NORTH RIGHT OF WAY OF YEOMANS AVENUE; THENCE NORTH 88°41'00" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 0°21'34" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 88°41'00" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 0°21'34" EAST, A DISTANCE OF 70.00 FEET TO THE NORTH RIGHT OF WAY OF YEOMANS AVENUE; THENCE NORTH 88°41'00" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

