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**CITY OF LABELLE
RESOLUTION 2026-05
DEREK’S DETAILING
SPECIAL EXCEPTION**

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A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR AN EXTENSION OF A SPECIAL EXCEPTION IN THE CITY OF LABELLE; TO ALLOW FOR A CAR WASH IN THE STATE ROAD 80 OVERLAY DISTRICT AT THE SUBJECT PROPERTY LOCATED AT 240 & 250 SELMA DANIELS AVENUE, CITY OF LABELLE, FLORIDA; PROVIDING FOR IDENTIFICATION OF THE SUBJECT PROPERTY; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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WHEREAS, Derek’s Detailing & Pressure Cleaning, LLC, the Applicant, has filed Special Exception to allow for an extension of the car wash in the State Road 80 Overlay District at the subject property located at 240 & 250 Selma Daniels Avenue in the City of LaBelle; and,

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WHEREAS, a duly advertised public hearing was held on February 12, 2026 before the City of LaBelle City Commission; and,

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

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WHEREAS, the City Commission for the City of LaBelle has determined that the requested Special Exception meets the criteria for approval in accordance with Chapter 4, Section 4-41, of the Land Development Code; and,

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

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

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Section 2. The above-mentioned Special Exception application is hereby granted to allow for a car wash in the SR 80 Overlay District on the subject property located at 240 & 250 Selma Daniels Avenue, City of LaBelle, Florida, subject to the following conditions:

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1. The special exception is limited to a 3,000 SF car wash, office and three (3) car wash bays.
 2. Auto repair or maintenance and repair service shall be prohibited.
 3. Development must be in accordance with the Special Exception Site Plan, Exhibit ‘A’.
 4. Prior to site construction plan submittal, the developer shall obtain building elevation approval by the City Commission principal structures/buildings to be

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- developed. Any substantive changes to building elevations from what was approved by the City Commission must be reviewed and approved by the City Commission.
5. A consistent Old Florida architectural vernacular must be applied to non-residential buildings. All commercial buildings shall adhere to the following design standards:
 - a. Old Florida vernacular to be displayed through inclusion of elements including but not limited to: front porches, covered corridors, walkways, pitched and/ or metal roofs, shutters, and paneled siding.
 - b. Roof overhangs are required on all commercial buildings.
 - c. If flat roofs are used, they are to be enclosed from SR80 view by parapets, mansards or a combination of the two.
 - d. Facade treatments are to be provided in accordance with LDC 4-91(b)(2).
 - e. Exterior building colors to be derived from earth tones with subtle hues of primary building color.
 - f. Structures shall reflect similar architectural features such as style, materials, details, and color.
 6. The signage, dumpster enclosures and accessory structures must demonstrate a common design and architectural theme and color palette at the time of building permit review.
 7. Dumpster facilities shall be fully enclosed by a masonry wall that is complimentary to the principal structure and located away from/or hidden from view of the SR 80 right-of-way.
 8. Access to dumpster facilities is limited to internal to the site and prohibited along rights-of-way.
 9. Car wash bays shall be located so that they are not visible from the SR 80 right of way.
 10. No outdoor piped/amplified music or speaker system is permitted.
 11. The State Road 80 right-of-way buffers must be a minimum of 15-foot wide and contain six (6) large trees per 100 linear feet, two (2) medium trees per 100 linear feet, a double hedgerow installed at 24 inches and maintained at a minimum of 36 inches, and planted on a 2-foot tall berm.
 12. The northern and eastern buffers must be a minimum of 10-foot wide planted on a 2-foot tall berm and containing a double hedgerow installed at 24 inches and maintained at a minimum of 36 inches, and (1) large tree every fifty (50) linear feet or one (1) medium tree per 30 linear feet.
 13. Site construction plans must demonstrate an internal sidewalk system that connects the proposed buildings to the external sidewalk network.
 14. Site construction plans must demonstrate a minimum 5-foot sidewalk where the property abuts Selma Daniels Avenue and Miller Avenue.
 15. Any modifications to the site plan, conditions, or change in vendor will require a new Special Exception permit.
 16. This Special Exception approval is valid for a period of two (2) years from the date of the resolution. By which time of construction must commence pursuant to appropriate City permits. Any modifications to the site plan, conditions, or building elevations will require a new Special Exception permit.

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

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96 **Section 4. Effective Date.** This Resolution shall become effective immediately upon its
97 adoption.

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99 **PASSED AND ADOPTED** in regular session this _____ day of _____,
100 2026.

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105 **THE CITY OF LABELLE, FLORIDA**

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108 By: _____

109 Julie C. Wilkins, Mayor

110 Attest: _____
111 Tijauna Warner, Deputy City Clerk

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

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118 By: _____
119 Derek Rooney, City Attorney

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122 **Vote:** **AYE** **NAY**
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124 Mayor Wilkins _____ _____
125 Commissioner Vargas _____ _____
126 Commissioner Spratt _____ _____
127 Commissioner Holland _____ _____
128 Commissioner Ratica _____ _____

LEGAL DESCRIPTION

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Parcel 1:

136 Lot 28, MILLER'S SUBDIVISION, according to the map or plat thereof as recorded in Plat
137 Book 2, Page 88, of the Public Records of Hendry County, Florida.

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139 Less and Except that portion as described in the Order of Taking recorded in Official
140 Records Book 496, Page 1260, Public Records of Hendry County, Florida.

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142 Parcel 2:

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144 Lots 29 and 30, MILLER'S SUBDIVISION, according to the map or plat thereof as recorded in
145 Plat Book 2, Page 88, Public Records of Hendry County, Florida.

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147 LESS AND EXCEPT the following as described in Order of Taking recorded in Official Records
148 Book 496, Page 1260 of the Public Records of Hendry County, Florida:

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150 Begin at the Southwest corner of said Lot 30; thence North 33°14'46" East, 65.47 feet along
151 the West line of said Lots 29 and 30 to the beginning of a curve to the right; thence continuing
152 along said West line, the arc of said curve having a radius of 2,814.79 feet, a central angle of
153 00°38'55", an arc length of 31.87 feet, the chord for which bears North 33°12'21" East to the
154 Northwest corner of said Lot 29 and to the end of said curve; thence North 89°27'49" East,
155 9.66 feet along the North line of said Lot 29 to the beginning of a curve to the left; thence along
156 the arc of said curve having a radius of 2,806.79 feet, a central angle of 00°45'32", an arc length
157 of 37.18 feet, the chord for which bears South 33° 15'39" West to the end of said curve; thence
158 South 32°52'53" West, 59.90 feet to the South line of said Lot 30; thence South 89°24'40" West,
159 10.09 feet along said South line to the Point of Beginning.

PROJECT DATA:
 GENERAL USE: Commercial
 ZONING: B-2
 FALL: Existing Mixed Use
 LOT SIZE: 1.038 Acres

LEGEND

- PROPOSED ASPHALT DRIVEWAY
- CONCRETE DRIVEWAY

PARKING CALCULATIONS

NEW CITY OF LABELLE LANE DEVELOPMENT CODE SECTION 4-05.10.02
 OFFICE AND SERVICE BUILDING MINIMUM
 1 SPACE PER 100 SQ FT OF GROSS FLOOR AREA
 200 GROSS SQ. FT. = 1 SPACE REQUIRED
 MANUFACTURING AND INDUSTRIAL
 1 SPACE PER 1,000 SQ. FT. OF GROSS FLOOR AREA
 21,000 GROSS SQ. FT. = 21 SPACES REQUIRED
 4 TOTAL SPACES REQUIRED
 7 SPACES PROVIDED INCLUDING 1 HANDICAP

LAND USE TABLE

DESCRIPTION	AREA (SQ. FT.)
BUILDING	21,000
ASPHALT	5,300
CONCRETE	1,300
OPEN SPACE	4,948
TOTAL	33,548

MINIMUM SETBACKS

FRONT	20'
REAR	5'
STREET SIDE	20'
SEAR	14'

