



**CITY OF LABELLE, FLORIDA**

**Planning Staff Report  
For  
Derek's Detailing Special Exception**

**TYPE OF CASE:** Special Exception (Extension)

**STAFF REVIEWER:** Alexis Crespo, AICP

**DATE:** February 12, 2026

**APPLICANT:** Derek's Detailing & Pressure Cleaning, LLC

**AGENT:** Karla Timms

**REQUEST:** Allow for an extension of the Special Exception allowing for development of a 3,000 SF car wash facility within the State Road 80 Overlay District on a 0.33-acre property located at 240 & 250 Selma Daniels Way

**LOCATION:** 240 & 250 Selma Daniels Way on the southeast intersection of State Road 80, and Miller Ave (See Location Map)

**PROPERTY SIZE:** 0.33+/-acres

**FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:**

Existing Future Land Use Designation: Outlying Mixed Use  
Existing Zoning: Business General (B-2) within the SR 80 Overlay  
Land Use: Commercial (Vacant)

**SURROUNDING LAND USE:**

**North:** FLU - Outlying Mixed Use  
Zoning – Business General (B-2)  
Land Use – Right-of-Way (Miller Avenue); Vacant, Billboard

**South:** FLU – Residential  
Zoning – Business General (B-2)  
Land Use – Church

**East:** FLU – Residential  
Zoning – DAV PUD  
Land Use – Right-of-Way (Selma Daniels Way); Flea Market Parking

**West:** FLU – Outlying Mixed Use  
Zoning – Business General (B-2)  
Land Use – Right-of-Way (SR 80); Vacant Commercial

**STAFF NARRATIVE:**

Derek’s Detailing & Pressure Cleaning, LLC (“Applicant”) is requesting approval to extend the Special Exception permit to allow for a car wash on the 0.33+/-acre subject property generally located on the southeast intersection of State Road 80, and Miller Avenue. The development will consist of a 3,000 SF car wash with 3-bays.

The subject property is within the Outlying Mixed Use future land use designation and is zoned Business general (B-2). The property is currently vacant and undeveloped.

To the north of the subject property is Miller Avenue, two-lane local roadway. Further north of Miller Avenue are several vacant commercial lots. To the south of the property is a church and further south is vacant commercial. To the east is Selma Daniels Avenue, two lane local roadway. Further east of Selma Daniels Avenue are six (6) parcels within the DAV PUD reserved for Flea Market parking. To the west of the site is State Road 80 (SR 80), a four-lane arterial roadway. Further west of SR 80 is a mobile home, shed, and trailer sales business.

The request was approved in March 2024 and has an expiration date of March 14, 2026. The Applicant is requesting an extension to this approval to afford additional time to obtain a site construction permit and building permit.

**SPECIAL EXCEPTION REQUEST:**

The Applicant’s Site Plan is attached as Exhibit A. The plan depicts a 3,000 SF building containing three (3) car wash bays and office. The principal building is located along the southern property boundary and fully enclosed along the southern property boundary adjacent to an existing church. The car wash bays face Miller Avenue, however, are separated from the Miller Avenue right-of-way by vehicular accessway and parking.

Two (2) points of access are provided from Selma Daniels Way to facilitate vehicle ingress/egress and provide access to dumpster facilities.

There is an existing sidewalk located along SR 80. And no pedestrian connection is being proposed internally or along Miller Avenue or Selma Daniels Avenue.

The Applicant is proposing 7 (seven) on-site parking spaces exceeding the minimum four (4) on-site parking spaces required by the LDC (including 1 handicap space). Six (6) parking spaces are located along the Miller Avenue frontage with the remaining handicap space located adjacent to the building along SR 80.

The site plan demonstrates the following buffers:

- State Road 80 Buffer/Western Buffer: Streetscape buffer containing 1 tree per 30 linear feet; Required 15-foot wide buffer containing six (6) large trees per 100 linear feet, a double hedgerow, and 2-foot tall berm;

- Eastern Buffer: Streetscape buffer containing 1 tree per 40 linear feet provided;
- Northern Buffer (Miller Avenue): Streetscape buffer containing 1 tree per 30 linear feet; and
- Southern Buffer: No buffer provided/No buffer required.

**COMPREHENSIVE PLAN COMPLIANCE:**

The Subject Property’s underlying future land use designation is “Outlying Mixed Use” per City of LaBelle Future Land Use Map.

Policy 1.3.2 of the City’s Comprehensive Plan states *“The Allowable uses in this land use category include residential, office, commercial, artist studios, personal services, transient accommodations, institutional, and recreation and parks. Uses will be integral to, oriented within and function as part of a mixed-use project. Free-standing, unrelated out-parcel type uses or strip commercial development is strongly discouraged.”*

Additionally, Policy 1.3.2 states *“Project design should include uninterrupted pedestrian connections, internal roadway systems to reduce impacts to offsite areas, open space and recreation facilities, public/common spaces in relationship to key project uses, bicycle facilities, and an overall pedestrian friendly environment. Vehicular, pedestrian, park and open space connectivity within and with adjacent developments is considered essential in the effort of avoiding development of isolated areas of the City. Such integration will be designed so as to increase the interaction between uses, to reduce the need for automobile use within the development, as well as the reduction of off-site automobile trips attributable to the development, and to encourage the provision of shared infrastructure. Parking areas should be located internal to the development, rather than along the street frontages. Site design will discourage increased traffic through established residential neighborhoods”.*

The Outlying Mixed Use future land use category allows commercial development and is one of the few categories that is appropriate for the proposed car wash, other than Commercial. Therefore, the proposed Special Exception is generally consistent with the City’s Comprehensive Plan.

**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.

- a. 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 site has ingress/egress from Selma Daniels Way. The project will require review and approval of a site construction plan permit, which will be reviewed by the City, its civil engineering/transportation consultant (AIM Engineering).

- b. 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 majority of parking is located along the Miller Avenue frontage. Staff is recommending an enhanced streetscape perimeter buffer to screen the parking area along the right-of-way.

The dumpster is located along the Selma Daniels Way right-of-way where screening would not be possible. Staff is recommending that the dumpster enclosures be sited to be accessed internally from the site and away from/not visible from the SR 80 right-of-way.

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

Refuse service is provided by City of LaBelle waste services. The dumpster will be fully enclosed by a masonry wall that is complimentary to the principal structure. The dumpster facilities have been located along the Selma Daniels Way street frontage away from the street frontage the SR 80 frontage/viewshed.

To address any compatibility or safety concerns with garbage trucks accessing dumpster facilities from any rights-of-way the Staff conditions for access to dumpster facilities to be limited to the interior of the site and prohibited along right-of-ways. Furthermore, the Staff conditions dumpster facilities to 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.

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

The site is served by City of LaBelle for both potable water and sanitary sewer services.

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

As outlined above, the Staff is recommending streetscape buffers along all adjacent public rights-of-way, including an enhanced buffer along SR 80 to protect view sheds of the proposed car wash bays.

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

Signs must adhere to the general City of Labelle LDC signage requirements as well as the SR 80 Overlay supplemental LDC signage requirements.

**g. Required yards and other open space;**

The site plan demonstrates setbacks and open space in meet the required standards for the B-2 zoning district. The B-2 zoning district requires 30% open space, whereas the Applicant has proposed 30.5 % open space.

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

The site abuts SR 80 the east. Auto-oriented commercial uses such as car washes are generally appropriate on this type of transportation corridor. Surrounding properties within the City limits are in the B-2 zoning district and also intended for general commercial uses. There are no abutting residential properties that would be negatively impacted by the proposed use. The existing church to the south is protected from noise, glare, and pollution by the enclosed car wash building orientation.

No architectural elevations have been provided for the development to assure consistency with Old Florida architectural vernacular preferred by the City.

The Staff conditions for enhanced buffering, prohibition of auto repair or maintenance and repair service, and restrictions on piped music and pedestrian connectivity will uphold the intent for an attractive and cohesive land use pattern along SR 80.

## **CONCLUSION**

Staff recommends approval of the extension request, subject to the conditions of approval in the original Special Exception (Resolution 2024-03).

## **STAFF RECOMMENDATION**

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 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.

**SUGGESTED MOTION(S):**

**APPROVAL:**

I make a motion to approve the Derek's Detailing Special Exception.

**APPROVAL WITH CONDITIONS:**

I make a motion to approve the Derek's Detailing 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 Derek's Detailing Special Exception. The request does not meet the Special Exception criteria: