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**CITY OF LABELLE
RESOLUTION 2026-02
950 W. LINCOLN AVENUE VARIANCE**

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A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR A VARIANCE FROM THE RESIDENTIAL NEIGHBORHOOD URBAN (RNU) ZONING DISTRICT DEVELOPMENT REGULATIONS ESTABLISHED IN THE LAND DEVELOPMENT CODE SECTION 4-76(A) THAT REQUIRES AN ACCESSORY REAR SETBACK OF 5 FEET AND SIDE SETBACK OF 10 FEET; ; TO ALLOW FOR A 3-FOOT REAR YARD SETBACK AND A 5-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE AT THE SUBJECT PROPERTY LOCATED AT 950 W. LINCOLN AVENUE; IN THE CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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WHEREAS, Lockheart Marie Est. C/O Vivian Holland, the Applicant, has filed a Variance application to allow reduced side and rear yard accessory setbacks on the subject property located at 950 W. Lincoln Avenue; and,

WHEREAS, a duly advertised public hearing was held on January 8, 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 a variance for reduced rear and side yard setbacks for an accessory structure, located within the rear yard of the subject property at 950 W. Lincoln Avenue, City of LaBelle, Florida, subject to the following conditions:

1. The variance request applies to the subject property described in Exhibit “A”.
2. The accessory structure, limited to 400 SF, shall be sited as shown on Exhibit “B”.
3. The minimum setbacks for the proposed accessory structure shall be approximately 5 feet measured to the western side property line and 3 feet measured to the rear property line, whereas the remaining setbacks exceed the minimum requirements of the Land Development Code as demonstrated on the approved site plan.

- 45 4. All other standards for residential accessory structures on the property must comply
46 with LDC Section 4-60 and 4-76(a).
47 5. The accessory structure must be enclosed on three (3) sides. Decorative lattice may
48 be used to meet this requirement.
49 6. A building permit must be obtained prior to construction.

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

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56 **Section 4. Effective Date.** This Resolution shall become effective immediately upon its
57 adoption.
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PASSED AND ADOPTED in regular session this _____ day of _____,
2026.

THE CITY OF LABELLE, FLORIDA

By: _____
Julie C. Wilkins, Mayor

Attest: _____
Tijauna Warner, MPA, MMC, Deputy City Clerk

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

By: _____
Derek Rooney, City Attorney

| Vote: | AYE | NAY |
|----------------------|-------|-------|
| Mayor Wilkins | _____ | _____ |
| Commissioner Vargas | _____ | _____ |
| Commissioner Spratt | _____ | _____ |
| Commissioner Holland | _____ | _____ |
| Commissioner Ratica | _____ | _____ |

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EXHIBIT A
LEGAL DESCRIPTION

LOTS 35 AND 36, BLOCK D, SUNSET PARK, AS PER PLAT BOOK 2, PAGE 1 OF THE
PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.

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EXHIBIT B



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