CITY OF LABELLE

AGENDA

Regular Commission Meeting
Thursday, July 09, 2026, at 5:30 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

Julie C. Wilkins, Mayor
Jackie Ratica, Vice Mayor
Kevin Holland, Commissioner
Bobbie Spratt, Commissioner
Hugo Vargas, Commissioner

ADMINISTRATION:

Tijauna Warner, MPA, MMC, Deputy City Clerk
Derek Rooney, Esq., City Attorney
Mitchell Wills, Superintendent PW

Agenda

1. **Call to Order**
2. **Invocation and Pledge of Allegiance**
3. **Roll Call**
4. **Additions of Emergency Basis From Mayor, Deletions and Approval of Agenda Items**
5. **Presentations**
   - **A.** Firehouse Community Theater - Michael Shough
6. **Consent Agenda Items for Consideration**

   (Any commissioner or citizen may request to have an item removed from the consent agenda and placed on the regular agenda for further discussion.)

   - **A.** **Approval of *June* Check Register**
   - **B.** **Approval of *June* Minutes:**

     June 11, 2026 LPA Meeting Minutes

     June 11, 2026 City Commission Meeting Minutes
   - **C.** **Approval of Staff Reports:**

     -HCSO- Lt. Allen Hudson

     -Fire Department- Chief Brent Stevens

     -Building Department- Mark Lynch

     -Code Enforcement- Zane Mungillo
   - **D.** RFQ/RFP 2025-01 Design-Build Services for the LaBelle Animal Control Shelter Recommended Notice of Award
   - **E.** Notice of Award/Recommendation CMAR Drinking Water Improvement Project
   - **F.** Notice of Award/Recommendation CMAR Services for LaBelle Wastewater Treatment Plant Upgrades Project
   - **G.** RESOLUTION 2026-18 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, APPROVING A TRANSPORTATION OFF-SYSTEM POST PROJECT MAINTENANCE AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR FINANCIAL PROJECT NO. 438067-1-52-01; AUTHORIZING THE MAYOR OR DESIGNEE TO EXECUTE THE AGREEMENT; PROVIDING FOR MAINTENANCE OF PROJECT IMPROVEMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.
   - **H.** LPA0020 - Zone B Proposal (Placeholder)
   - **I.** PRM Insurance Renewal Proposal
7. **Non-Public Hearing Items for Consideration**

(Limited to 15 minutes per item: 3-5 minutes optional presentation time with the remaining time for discussion by the Commission)

8. Public Hearings and/or Ordinances

A. RESOLUTION 2026-13 A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR A VARIANCE FROM THE SINGLE FAMILY ESTATES RESIDENTIAL (R-1AA) ZONING DISTRICT DEVELOPMENT REGULATIONS ESTABLISHED IN THE LAND DEVELOPMENT CODE SECTION 4-76(A) THAT REQUIRES A MINIMUM LIVING AREA OF 2,500 SQUARE FEET; TO ALLOW FOR A MINIMUM LIVING AREA OF 1,800 SQUARE FEET AT THE SUBJECT PROPERTY LOCATED AT 230 RIVIERA VISTA BOULEVARD ; IN THE CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

B. RESOLUTION 2026-14 A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, GRANTING A SPECIAL EXCEPTION FROM THE ALCOHOLIC BEVERAGE ESTABLISHMENT REGULATIONS SET FORTH IN SECTION 3-4 OF THE LAND DEVELOPMENT CODE, WHICH REQUIRE A MINIMUM SEPARATION DISTANCE OF 750 FEET FROM ANY CHURCH OR SCHOOL FOR THE SALE OF ALCOHOLIC BEVERAGES; TO ALLOW A RESTAURANT LOCATED WITHIN 750 FEET OF A SCHOOL TO SELL ALCOHOLIC BEVERAGES AT THE SUBJECT PROPERTY LOCATED AT 139 E. HICKPOCHEE AVENUE, CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

C. RESOLUTION 2026-15 A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, GRANTING A SPECIAL EXCEPTION FROM THE BUSINESS GENERAL (B-2) ZONING DISTRICT FOR A VEHICLE SERVICE STATION TO BE LOCATED AT 682 S. MAIN STREET CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

D. RESOLUTION 2026-16 A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR A VARIANCE FROM THE STATE ROAD 80 OVERLAY DISTRICT REGULATIONS ESTABLISHED IN THE LAND DEVELOPMENT CODE SECTION 4-87 THAT PROHIBITS POLE SIGNS; TO ALLOW FOR A POLE SIGN AT THE SUBJECT PROPERTY LOCATED AT 1860 W. HICKPOCHEE AVE ; IN THE CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

E. RESOLUTION 2026-17 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, VACATING A PARCEL OF LAND LYING IN SECTIONS 18 TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA, BEING A PORTION OF A 50 FOOT RIGHTS-OF-WAY KNOWN AS A AVENUE AND FORD AND HENDRY STREETS AS SHOWN ON THE PLAT OF EVELYN TERRACE SUBDIVISION AS PER THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 46 OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

9. Public Comment on Non-Agenda Items

(Limited to 3 minutes per person)

10. City Related Business by Commissioners

11. Adjournment

Upcoming Meetings:

July 23, 2026 City Commission Budget Workshop

August 13, 2026 Budget Workshop, LPA, & City Commission Meeting

*Be advised that the Commission may take action on items not listed on the agenda.

City of Labelle Office Closures:

September 7, 2026 Labor Day

Meeting Records Request

Any person requesting the appeal of a decision of the City Commission will require a verbatim record of the proceedings and for that purpose will need to ensure that such verbatim record is made. Pursuant to FS. 286.0105, the record must include the testimony and evidence upon which the appeal is to be based. The City of LaBelle does not prepare or provide such verbatim record.

Notice of Commission Meetings and Agendas

The second Thursday of each month are regular meeting dates for the City Commission; special or workshop meetings may be called, whenever necessary. Commission Agendas are posted on the City's website on the Friday prior to each Commission meeting. A copy of the meeting audio and the complete agenda may be requested at tiawarner@citylabelle.com or 863-675-2872.

Americans with Disabilities Act

In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format upon request. Special accommodations can be provided upon request with five (5) days advance notice of any meeting, by contacting Deputy City Clerk Tijauna Warner at LaBelle City Hall, 481 W. Hickpochee Avenue, LaBelle, Florida. Phone No. 863-675-2872. Hearing Assistance: If hearing impaired, contact Florida Relay at 800-955-8771 (TDD) or 800-955-8770 (Voice), for assistance. (Reference: Florida Statute 286.26)

Range of Checking Accts: First to Last Range of Check Dates: 06/01/26 to 06/30/26
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num	
GEN FUND POOLED GENERAL FUND POOLED CASH							
260741	06/01/26	ABP	ACCENT BUSINESS PRODUCTS	110.57		9940	
260742	06/01/26	AFL	AMERICAN FAMILY LIFE ASSR CO.	2,569.51		9940	
260743	06/01/26	BESPO005	Bespoke Unlimited LLC DBA	150.00		9940	
260744	06/01/26	BOHLE005	BOHLER ENGINEERING	1,000.00		9940	
260745	06/01/26	BSA	BRIDGE STREET AUTO PARTS, INC.	637.52		9940	
260746	06/01/26	CII	COMMUNICATIONS INTERNATIONAL	3,836.20		9940	
260747	06/01/26	CITYE005	City Electric Supply Company	534.72		9940	
260748	06/01/26	ESTIRE	ES TIRE CENTER, LLC	45.00		9940	
260749	06/01/26	HO	HOMERO OLIVAREZ, JR	225.00		9940	
260750	06/01/26	JENHUB	JENNIFER HUBBARD	137.32		9940	
260751	06/01/26	LEGALSH	LEGAL SHIELD	73.75		9940	
260752	06/01/26	PBBI	PITNEY BOWES BANK INC	448.56		9940	
260753	06/01/26	PBGFS	PITNEY BOWES GLOBAL FINANCIAL	368.10		9940	
260754	06/01/26	PHILLIPS	PHILLIPS A/C & HEATING SERVICE	939.00		9940	
260755	06/01/26	SUNCREST	SUNCREST SHEDS, INC	4,808.22		9940	
260756	06/01/26	UNWAYLEE	UNITED WAY OF LEE COUNTY	26.00		9940	
260757	06/01/26	WLMINC	WOLFF'S LAWN MACHINES INC	1,773.51		9940	
260758	06/02/26	AESTF005	AEST FIRE & SAFETY	250.00		9943	Direct Deposit
260759	06/02/26	BSS	BUSINESS SERVICES & SOLUTIONS	118.00		9943	Direct Deposit
260760	06/02/26	CIVIC	CIVICPLUS LLC	7,498.00		9943	Direct Deposit
260761	06/02/26	JLRFI005	JLR FIRE INSPECTIONS LLC	3,166.00		9943	Direct Deposit
260762	06/02/26	LNATL	GLOBE LIFE	558.60		9943	Direct Deposit
260763	06/02/26	LWS	LIGHTNING WIRELESS SOLUTIONS	29,980.00		9943	Direct Deposit
260764	06/02/26	MAUJEN	MAULDIN & JENKINS LLC	1,500.00		9943	Direct Deposit
260765	06/02/26	MUNES	MES SERVICE COMPANY LLC	1,905.00		9943	Direct Deposit
260766	06/02/26	PTLLC	PROTECTED TRUST LLC	4,020.63		9943	Direct Deposit
260767	06/02/26	RVE	RVE, INC. D/B/A RVI	2,302.50		9943	Direct Deposit
260768	06/02/26	SFEV	SOUTH FL EMERGENCY VEHICLES	18,244.50		9943	Direct Deposit
260769	06/02/26	SSW	SHARON SANDERS WHITE	165.00		9943	Direct Deposit
260795	06/02/26	FBC	FIRST BANK OF CLEWISTON	51,226.06		9958	
260771	06/03/26	KIMBE005	KIMBERLY BARSELOU	298.33		9946	
260772	06/03/26	LISAA	LISA AWBREY	134.46		9946	
260773	06/03/26	TIJUA005	TIJAUNA WARNER	350.53		9947	
260775	06/04/26	ZANEM	ZANE MUNGILLO	495.20		9950	
260776	06/04/26	ZORAIDAA	ZORAIDA AGUIRRE	495.20		9950	
260792	06/04/26	JEREM005	JEREMIA MUDGE	750.00		9955	
260866	06/04/26	VISA	VISA	1,230.00		9986	
260867	06/04/26	VISA	VISA	1,015.07		9987	
260868	06/04/26	VISA	VISA	1,017.08		9988	
260770	06/05/26	SOFDU	ST OF FL. DISBURSEMENT UNIT	127.34		9945	
260774	06/05/26	FRS	FLORIDA RETIREMENT SYSTEM	33,389.12		9948	
260777	06/05/26	AMARINES	A.MARINES ROAD SERV & TIRE INC	202.00		9951	
260778	06/05/26	BSA	BRIDGE STREET AUTO PARTS, INC.	6,933.27		9951	
260779	06/05/26	COMCAST	COMCAST	793.97		9951	
260780	06/05/26	FPL	FLORIDA POWER & LIGHT	0.00	06/05/26 VOID	0	
260781	06/05/26	FPL	FLORIDA POWER & LIGHT	19,350.59		9951	
260782	06/05/26	GRAYROB	GrayRobinson Attorneys At Law	8,460.00		9951	
260783	06/05/26	HARDY005	HARDY CHEVROLET GMC, INC	56,945.00		9951	
260784	06/05/26	POL	POSTMASTER - LABELLE, FL.	125.00		9951	

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num	
GEN FUND POOLED	GENERAL FUND POOLED CASH		Continued				
260785	06/05/26	SAFEL005	SAFELITE FULFILLMENT, LLC	636.57		9951	
260786	06/05/26	STREA005	Streamline LLC	269.32		9951	
260787	06/05/26	TMOBI005	T-MOBILE USA INC.	1,878.15		9951	
260788	06/05/26	WSC	WINDMILL SPRINKLER CO., INC.	141.41		9951	
260789	06/05/26	LABEL005	LaBelle Garden Club Inc	4,878.30		9953	Direct Deposit
260790	06/05/26	RVE	RVE, INC. D/B/A RVI	4,552.50		9953	Direct Deposit
260791	06/05/26	THEMA005	THE MAKER'S MOTIF INC.	80.00		9953	Direct Deposit
260796	06/09/26	CAC	COX AIR CONDITIONING INC	606.00		9959	
260797	06/09/26	CENTLINK	CENTURYLINK	384.09		9959	
260798	06/09/26	CLINK	CENTURYLINK	456.91		9959	
260799	06/09/26	FMPT2	FLORIDA MUNICIPAL PENSION TRST	26,499.82		9959	
260800	06/09/26	GAFS	GREAT AMERICA FINANCIAL SVCS	345.96		9959	
260801	06/09/26	HRCH	HENDRY REGIONAL CORP. HEALTH	430.00		9959	
260802	06/09/26	KURBSIDE	KURBSIDE TREATS	575.00		9959	
260803	06/09/26	MCS	MONRO COMMERCIAL SOLUTIONS	4,663.60		9959	
260804	06/09/26	SOUTH020	SOUTHWEST FLORIDA SPAY NEUTER	117.88		9959	
260805	06/09/26	SWCO	SHERWIN WILLIAMS CO.	459.70		9959	
260806	06/09/26	LDRC	LABELLE DOWNTOWN	1,741.00		9961	Direct Deposit
260807	06/09/26	LWS	LIGHTNING WIRELESS SOLUTIONS	9,480.00		9961	Direct Deposit
260808	06/09/26	MSSPR005	M&S SPRAY FOAM INSULATION LLC	7,168.00		9961	Direct Deposit
260809	06/09/26	ORKINPC	ORKIN, LLC	65.00		9961	Direct Deposit
260810	06/09/26	PRM	PUBLIC RISK MANAGEMENT	65,496.00		9961	Direct Deposit
260811	06/09/26	QUALITY	QUALITY 1 AUTO CARE INC	1,029.45		9961	Direct Deposit
260812	06/09/26	TFSLLC	TEN-8 FIRE & SAFETY, LLC	10,700.73		9961	Direct Deposit
260814	06/09/26	CC-C	CRACKER COOKIN' & CATERIN'	6,521.04		9745	
260813	06/12/26	SOFDU	ST OF FL. DISBURSEMENT UNIT	127.34		9963	
260836	06/15/26	AMACS	AMAZON CAPITAL SERVICES	0.00	06/15/26 VOID	0	
260837	06/15/26	AMACS	AMAZON CAPITAL SERVICES	9,154.51		9973	
260815	06/17/26	ALLSTATE	AMERICAN HERITAGE LIFE INS CO	2,336.60		9965	
260816	06/17/26	ALLSTATE	AMERICAN HERITAGE LIFE INS CO	660.84		9965	
260817	06/17/26	C-000018	JASMIN LEON ORTIZ	500.00		9965	
260818	06/17/26	C-000019	MARIA J GONZALEZ	500.00		9965	
260819	06/17/26	COLW2	CITY OF LABELLE WATER AND SANI	3,841.88		9965	
260820	06/17/26	FPL	FLORIDA POWER & LIGHT	160.59		9965	
260821	06/17/26	FROGS005	FROGS AUTO REPAIR DBA	1,495.00		9965	
260822	06/17/26	ISBC	IPITOMY SMARTER BUSINESS COMMU	74.05		9965	
260823	06/17/26	LCBOCC	LEE COUNTY SOLID WASTE	87.65		9965	
260824	06/17/26	PBBI	PITNEY BOWES BANK INC	205.00		9965	
260825	06/17/26	SHRED	SHRED-IT USA	160.74		9965	
260826	06/17/26	AES	AIM ENGINEERING & SURVEYING	11,930.42		9968	Direct Deposit
260827	06/17/26	BSS	BUSINESS SERVICES & SOLUTIONS	59.00		9968	Direct Deposit
260828	06/17/26	CQL	CAPTAINS QUICK LUBE	100.00		9968	Direct Deposit
260829	06/17/26	CULL	CULLIGAN WATER	184.50		9968	Direct Deposit
260830	06/17/26	EVERG005	EVERGLADES EQUIPMENT GROUP	1,664.08		9968	Direct Deposit
260831	06/17/26	INM	INDEPENDENT NEWSMEDIA INC USA	417.38		9968	Direct Deposit
260832	06/17/26	MJW	MARY JO WILSON	285.00		9968	Direct Deposit
260833	06/17/26	SSW	SHARON SANDERS WHITE	165.00		9968	Direct Deposit
260834	06/17/26	GCRMI	GUARDIAN COMMUNITY RESOURCE MG	15,474.55		9970	Direct Deposit
260835	06/18/26	SOFDU	ST OF FL. DISBURSEMENT UNIT	127.34		9971	
260840	06/18/26	FDOR	FLORIDA DEPT OF REVENUE	0.00		9977	
260838	06/19/26	AMACS	AMAZON CAPITAL SERVICES	0.00	06/19/26 VOID	0	
260839	06/19/26	AMACS	AMAZON CAPITAL SERVICES	10,702.89		9975	

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num	
GEN FUND POOLED	GENERAL FUND POOLED CASH	Continued					
260841	06/22/26	AAP	ADVANCE AUTO PARTS	423.46		9978	
260842	06/22/26	ABP	ACCENT BUSINESS PRODUCTS	97.06		9978	
260843	06/22/26	CHS	CALOOSA HUMANE SOCIETY	379.00		9978	
260844	06/22/26	CITYE005	City Electric Supply Company	923.19		9978	
260845	06/22/26	FERG	FERGUSON ENT-DBA POLLARDWATER	1,326.22		9978	
260846	06/22/26	HCBOCC	HENDRY CO BOARD COUNTY COMM	652.50		9978	
260847	06/22/26	HO	HOMERO OLIVAREZ, JR	225.00		9978	
260848	06/22/26	LRS	LABELLE RANCH SUPPLY	47.96		9978	
260849	06/22/26	PBBI	PITNEY BOWES BANK INC	200.00		9978	
260850	06/22/26	SWCO	SHERWIN WILLIAMS CO.	184.35		9978	
260851	06/22/26	VAH	VISION ACE HARDWARE-LABELLE	703.80		9978	
260852	06/22/26	CHPCO005	CPH CONSULTING, LLC	5,954.15		9980	Direct Deposit
260853	06/22/26	FASTA005	FAST ACTION FENCING, LLC	7,600.00		9980	Direct Deposit
260854	06/22/26	FITCH005	FITCH & ASSOCIATES	3,250.00		9980	Direct Deposit
260855	06/22/26	JLRFI005	JLR FIRE INSPECTIONS LLC	3,166.00		9980	Direct Deposit
260856	06/22/26	ORKINPC	ORKIN, LLC	65.00		9980	Direct Deposit
260857	06/22/26	QUALITY	QUALITY 1 AUTO CARE INC	459.99		9980	Direct Deposit
260858	06/22/26	RVE	RVE, INC. D/B/A RVI	7,801.25		9980	Direct Deposit
260859	06/22/26	SFEV	SOUTH FL EMERGENCY VEHICLES	1,065.41		9980	Direct Deposit
260860	06/22/26	SUPPLYL	SUPPLYLINE	3,272.67		9980	Direct Deposit
260861	06/22/26	TEMPC005	TEMPCO PEST CONTROL	500.00		9980	Direct Deposit
260862	06/22/26	TFSLLC	TEN-8 FIRE & SAFETY, LLC	168.35		9980	Direct Deposit
260863	06/26/26	SOFDU	ST OF FL. DISBURSEMENT UNIT	127.34		9982	

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	79	3	280,430.96	0.00
Direct Deposit:	42	0	238,481.96	0.00
Total:	121	3	518,912.92	0.00

UTILITY DEPOSIT	Water Revenue Deposit						
2729	06/01/26	U-000373	NATIONAL WATER MAIN CLEANING	1,098.95		9941	
2730	06/01/26	U-000380	BELL, IONIE	111.12		9941	
2731	06/01/26	U-000381	WILLS, EMMA LEA	7.18		9941	
2732	06/01/26	U-000382	ROJAS HUETO, JOSMERY LUCIA	76.22		9941	
2733	06/01/26	U-000383	ZALDIVAR, REBECCA CLAUDIA	84.37		9941	
2734	06/17/26	U-000384	CHAVARRIA, MARICELA	221.66		9966	
2735	06/17/26	U-000385	SHORT, REBECCA ANN	31.35		9966	
2736	06/17/26	U-000386	ARDON, LUIS SAMUEL	59.42		9966	
2737	06/17/26	U-000387	GLENN, NATHAN LEON III	83.10		9966	

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	9	0	1,773.37	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	9	0	1,773.37	0.00

UTILITY POOLED	UTILITY FUND POOLED CASH						
1413	06/01/26	ABP	ACCENT BUSINESS PRODUCTS	129.71		9942	
1414	06/01/26	CORE	CORE & MAIN LP	8,040.38		9942	
1415	06/01/26	POL	POSTMASTER - LABELLE, FL.	1,500.00		9942	
1416	06/02/26	BSS	BUSINESS SERVICES & SOLUTIONS	25.00		9944	Direct Deposit
1417	06/02/26	KGAUSE	KATHARINA GAUSE	150.00		9944	Direct Deposit
1418	06/02/26	PTLLC	PROTECTED TRUST LLC	502.57		9944	Direct Deposit
1419	06/02/26	UTISOL	UTILITY SOLUTIONS & AUTOMATION	32,175.67		9944	Direct Deposit

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num	
UTILITY POOLED	UTILITY FUND POOLED CASH	Continued					
1420	06/05/26	FRS	FLORIDA RETIREMENT SYSTEM	7,507.87		9949	
1421	06/05/26	CORE	CORE & MAIN LP	9,620.00		9952	
1422	06/05/26	FPL	FLORIDA POWER & LIGHT	24,813.80		9952	
1423	06/05/26	GRAYROB	GrayRobinson Attorneys At Law	2,580.00		9952	
1424	06/05/26	POL	POSTMASTER - LABELLE, FL.	125.00		9952	
1425	06/05/26	USAB	USA BLUEBOOK	1,896.76		9954	Direct Deposit
1426	06/05/26	WOODARD	WOODARD & CURRAN INC	151,552.42		9954	Direct Deposit
1427	06/09/26	CENTLINK	CENTURYLINK	128.03		9960	
1428	06/09/26	CENTR005	CENTRAL FL EXPRESSWAY AUTH	13.42		9960	
1429	06/09/26	CLINK	CENTURYLINK	284.92		9960	
1430	06/09/26	FDOT	FDOT	4.82		9960	
1431	06/09/26	HCBOCC	HENDRY CO BOARD COUNTY COMM	943.37		9960	
1432	06/09/26	EVERG005	EVERGLADES EQUIPMENT GROUP	364.12		9962	Direct Deposit
1433	06/09/26	PRM	PUBLIC RISK MANAGEMENT	11,008.80		9962	Direct Deposit
1434	06/09/26	TETRA005	TETRA TECH, INC	2,500.00		9962	Direct Deposit
1435	06/10/26	WOODARD	WOODARD & CURRAN INC	605,690.00		9964	Direct Deposit
1451	06/15/26	AMACS	AMAZON CAPITAL SERVICES	379.12		9974	
1436	06/17/26	COLW2	CITY OF LABELLE WATER AND SANI	2,477.15		9967	
1437	06/17/26	FPL	FLORIDA POWER & LIGHT	1,519.57		9967	
1438	06/17/26	ISBC	IPITOMY SMARTER BUSINESS COMMU	24.69		9967	
1439	06/17/26	LUMEN	LUMEN	559.25		9967	
1440	06/17/26	SHRED	SHRED-IT USA	53.58		9967	
1441	06/17/26	TRIPP005	TRIPP ELECTRIC MOTORS, INC.	11,470.78		9967	
1442	06/17/26	ADS	ACCURATE DRILLING SYSTEMS, INC	183,233.62	06/17/26 VOID	9969	Direct Deposit (Reason: ACH ACCT DISCREPENCY)
1443	06/17/26	BMI	BADGER METER INC.	744.00		9969	Direct Deposit
1444	06/17/26	CULL	CULLIGAN WATER	50.00		9969	Direct Deposit
1445	06/17/26	EDMUNDS	EDMUNDS GOVTECH	4,800.00		9969	Direct Deposit
1446	06/17/26	EVERG005	EVERGLADES EQUIPMENT GROUP	42.81		9969	Direct Deposit
1447	06/17/26	JJBSO005	JJB SOUTH LLC	20,000.00		9969	Direct Deposit
1448	06/17/26	KBPI	K&B PUMP & ELECTRICAL, LLC	35,596.20		9969	Direct Deposit
1449	06/17/26	UTISOL	UTILITY SOLUTIONS & AUTOMATION	7,107.00		9969	Direct Deposit
1450	06/17/26	ADS	ACCURATE DRILLING SYSTEMS, INC	183,233.62		9972	
1452	06/19/26	AMACS	AMAZON CAPITAL SERVICES	1,263.46		9976	
1453	06/22/26	ABP	ACCENT BUSINESS PRODUCTS	171.12		9979	
1454	06/22/26	CORE	CORE & MAIN LP	11,793.13		9979	
1455	06/22/26	RCMUT005	RCM UTILITIES, LLC	233,510.00		9979	
1456	06/22/26	VAH	VISION ACE HARDWARE-LABELLE	242.43		9979	
1457	06/22/26	WASTEC	WASTE CONNECTIONS INC	105,012.60		9979	
1458	06/22/26	TETRA005	TETRA TECH, INC	12,768.15		9981	Direct Deposit

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	27	0	607,401.82	0.00
Direct Deposit:	18	1	886,973.50	183,233.62
Total:	45	1	1,494,375.32	183,233.62

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	115	3	889,606.15	0.00
Direct Deposit:	60	1	1,125,455.46	183,233.62
Total:	175	4	2,015,061.61	183,233.62

Totals by Year-Fund

Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND	6-001	493,932.67	1,000.00	23,980.25	518,912.92
WATER FUND	6-041	1,044,692.34	0.00	0.00	1,044,692.34
SEWER FUND	6-042	343,727.01	0.00	0.00	343,727.01
SANITATION OPERATION FUND	6-043	105,955.97	0.00	0.00	105,955.97
Year Total:		1,988,307.99	1,000.00	23,980.25	2,013,288.24
WATER FUND	X-041	1,225.64	0.00	0.00	1,225.64
SEWER FUND	X-042	347.73	0.00	0.00	347.73
SANITATION OPERATION FUND	X-043	200.00	0.00	0.00	200.00
Year Total:		1,773.37	0.00	0.00	1,773.37
Total Of All Funds:		1,990,081.36	1,000.00	23,980.25	2,015,061.61

Totals by Fund

Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND	001	493,932.67	1,000.00	23,980.25	518,912.92
WATER FUND	041	1,045,917.98	0.00	0.00	1,045,917.98
SEWER FUND	042	344,074.74	0.00	0.00	344,074.74
SANITATION OPERATION FUND	043	106,155.97	0.00	0.00	106,155.97
Total Of All Funds:		1,990,081.36	1,000.00	23,980.25	2,015,061.61

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND	6-001	493,932.67	0.00	0.00	0.00	493,932.67
WATER FUND	6-041	1,044,692.34	0.00	0.00	0.00	1,044,692.34
SEWER FUND	6-042	343,727.01	0.00	0.00	0.00	343,727.01
SANITATION OPERATION FUND	6-043	105,955.97	0.00	0.00	0.00	105,955.97
Year Total:		1,988,307.99	0.00	0.00	0.00	1,988,307.99
WATER FUND	X-041	1,225.64	0.00	0.00	0.00	1,225.64
SEWER FUND	X-042	347.73	0.00	0.00	0.00	347.73
SANITATION OPERATION FUND	X-043	200.00	0.00	0.00	0.00	200.00
Year Total:		1,773.37	0.00	0.00	0.00	1,773.37
Total Of All Funds:		1,990,081.36	0.00	0.00	0.00	1,990,081.36

CITY OF LABELLE

MINUTES

Local Planning Agency Meeting
Thursday, June 11, 2026, at 5:30 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

Julie C. Wilkins, Mayor
Jackie Ratica, Vice Mayor
Kevin Holland, Commissioner
Bobbie Spratt, Commissioner
Hugo Vargas, Commissioner

ADMINISTRATION:

Tijauna Warner, MPA, MMC, Deputy City Clerk
Derek Rooney, Esq., City Attorney
Mitchell Wills, Superintendent PW

Minutes

1. Call to Order

The meeting was called to order by Mayor Wilkins at 5:30 PM.

2. Invocation and Pledge of Allegiance

Waived.

3. Roll Call

PRESENT
Mayor Julie C. Wilkins
Vice Mayor Jackie Ratica
Commissioner Bobbie Spratt
Commissioner Hugo Vargas
Commissioner Kevin Holland
City Attorney Derek Rooney
Deputy City Clerk Tijauna Warner

4. New Business

Patty Kulak requested a continuance on behalf of the applicant for Ordinance 2026-01 and Ordinance 2026-02.

Motion made by Commissioner Spratt to approve the continuance on behalf of the applicant for Ordinance 2026-01 and Ordinance 2026-02 to the July 9, 2026, Local Planning Agency Meeting, Seconded by Vice Mayor Ratica. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

A. ORDINANCE 2026-01 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FOR A 1.58+/-ACRE TRACT GENERALLY LOCATED NORTH AND SOUTH OF WEST YEOMANS AVENUE, NORTH OF WEST HICKPOCHEE AVENUE, AND WEST OF NORTH MAIN STREET; AMENDING THE COMPREHENSIVE PLAN DESIGNATION FOR THE PROPERTIES FROM “DOWNTOWN DISTRICT” DESIGNATION TO “COMMERCIAL” DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

B. ORDINANCE 2026-02 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING THE CITY OF LABELLE ZONING MAP FOR A 1.58+/-ACRE TRACT GENERALLY LOCATED NORTH AND SOUTH OF WEST YEOMANS AVENUE, NORTH OF WEST HICKPOCHEE AVENUE, AND WEST OF NORTH MAIN STREET, AMENDING THE ZONING DESIGNATION FROM PLANNED UNIT DEVELOPMENT (PUD) AND DOWNTOWN BUSINESS DISTRICT (DBD) ZONING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT, PROVIDING FOR IDENTIFICATION OF THE SUBJECT

PROPERTY; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

5. Adjournment

Motion made by Commissioner Vargas to adjourn the meeting, Seconded by Commissioner Spratt. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

There being no further business to discuss, Mayor Wilkins adjourned the meeting at 5:32 PM.

_____
Julie C. Wilkins, Mayor

_____
ATTEST: Tijauna Warner, MPA, MMC, City Clerk

CITY OF LABELLE

MINUTES

Regular Commission Meeting
Thursday, June 11, 2026, at 5:30 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

Julie C. Wilkins, Mayor
Jackie Ratica, Vice Mayor
Kevin Holland, Commissioner
Bobbie Spratt, Commissioner
Hugo Vargas, Commissioner

ADMINISTRATION:

Tijauna Warner, MPA, MMC, Deputy City Clerk
Derek Rooney, Esq., City Attorney
Mitchell Wills, Superintendent PW

Minutes

1. Call to Order

The meeting was called to order by Mayor Wilkins at 5:33 PM.

2. Invocation and Pledge of Allegiance

Invocation by Commissioner Holland and Pledge of Allegiance lead by Vice Mayor Ratica.

3. Roll Call

PRESENT
Mayor Julie C. Wilkins
Vice Mayor Jackie Ratica
Commissioner Bobbie Spratt
Commissioner Hugo Vargas
Commissioner Kevin Holland
City Attorney Derek Rooney via Teams
Deputy City Clerk Tijauna Warner

4. Additions of Emergency Basis From Mayor, Deletions and Approval of Agenda Items

5. Presentations

A. National League of Cities Prenatal to 3 Initiative - Keitha Daniels, Hendry County Director of Economic Development

Keitha Daniels presented an overview of the National League of Cities Prenatal to 3 Initiative, which focuses on identifying and addressing the needs of young children, families, and childcare providers in the LaBelle area.

Ms. Daniels outlined the initiative's process, including community surveys, provider focus groups, review of responses, development of an implementation plan, and evaluation of outcomes. She requested the City's support through a resolution recognizing childcare efforts, permission to distribute survey information at City facilities, and review of the final recommendations.

A discussion ensued among the Commission regarding childcare needs, community engagement, and potential ways the City can support families and early childhood development initiatives. No formal action was taken.

Motion made by Vice Mayor Ratica to approve pulling Resolution 2026-12 from Consent Agenda to Presentation, Seconded by Commissioner Vargas. Mayor Wilkins called for the questions. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

B. RESOLUTION 2026-12 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, APPROVING ASSESS TO CHILDCARE PROGRAMS, ISSUES, AND BARRIERS TO ASSIST FAMILIES AND PROVIDERS; PROVIDING AN EFFECTIVE DATE.

Motion made by Vice Mayor Ratica to approve Resolution 2026-12, Seconded by Commissioner Spratt. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

Motion made by Commissioner Vargas to approve the addition of Duplex Development Rights in R-2T and R-3 Zoned Areas, Seconded by Vice Mayor Ratica. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

Patty Kulak gave a brief explanation of Duplex Development Rights in R-2T and R-3 Zoned Areas.

Commission gave directions for Patty Kulak to proceed to review Duplex Development Rights in R-2T and R-3 Zoned Areas.

Motion made by Commissioner Spratt to approve the addition of Matt Howard to the agenda, Seconded by Vice Mayor Ratica. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

Matt Howard appeared before the Commission to provide an update on Extra Art Education, formerly Extra Art Theater LLC, which will transition to nonprofit status effective July 1. He presented a proposal to lease a city-owned facility specifically referencing the old DMV building on J.C. Lyons Drive as a permanent operating space for the organization's arts programming for children, including after-school classes, homeschool electives, prop and set construction, and office operations. He indicated the organization has the capacity to operate five to seven days per week and could pay approximately $500 per month in rent.

Mayor Wilkins clarified that she was under the impression that Extra Art Theater LLC and the Firehouse Community Theater had reached a mutual arrangement following last month's meeting, and that this appearance was related to a resolved matter. Mr. Howard corrected this, stating that no formal agreement with the Firehouse had been reached, though no ill will existed. He confirmed that the organization plans to attend the Firehouse's next board meeting.

Mayor Wilkins encouraged Mr. Howard to continue pursuing a collaborative relationship with the Firehouse, noting that as a small community, shared use of the theater for performances could be a practical solution. Mr. Howard explained that while the organization would be willing to use the Civic Center or Firehouse for performances on a rental basis, their day-to-day programming requires a dedicated space they can use consistently, which the Firehouse cannot provide given its full production schedule.

Mayor Wilins acknowledged the value of the organization's programming for children and directed Mr. Howard to work with city staff, specifically Superintendent Mitchell Wills, to identify what city-owned space, if any, might be available, and to return to the Commission with viable options.

6. Consent Agenda Items for Consideration

(Any commissioner or citizen may request to have an item removed from the consent agenda and placed on the regular agenda for further discussion.)

A. Approval of May Check Register

B. Approval of Minutes:

May 14, 2026, City Commission Meeting Minutes

C. Approval of Staff Reports:

-HCSO- Lt. Allen Hudson

-Fire Department- Chief Brent Stevens

-Building Department- Mark Lynch

-Code Enforcement- Zane Mungillo

D. ITB 2026-01 LaBelle Fire Department - Hardening and Addition Contract - DEC Contracting Group Inc

Motion made by Commissioner Vargas to approve Consent Agenda Items, Seconded by Commissioner Holland. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

7. Non-Public Hearing Items for Consideration

(Limited to 15 minutes per item: 3-5 minutes optional presentation time with the remaining time for discussion by the Commission)

A. LaBelle Drinking Water System Improvements Change Order No. 1

Motion made by Vice Mayor Ratica to approve LaBelle Drinking Water System Improvements Change Order No. 01, Seconded by Commissioner Spratt. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

B. Civic Center Conversion Discussion

Mayor Wilkins introduced a discussion regarding the potential conversion of the Civic Center into a permanent Commission meeting room and city office space. She noted that the Civic Center generates approximately $69,000 in gross revenue annually, but that when labor, materials, and ongoing repair costs are factored in, the facility does not pay for itself.

Superintendent of Public Works Mitchell Wills presented a general concept developed by city staff. The proposal envisions segregating the building: the front half would be converted into

office space, and the rear half would be retained as a large meeting room capable of accommodating 150–200 people, suitable for Commission meetings and public gatherings. The existing stage area could potentially be retained for small performances. Mr. Wills noted that the planned demolition of the old water tower and construction at the maintenance facility site would necessitate relocating the maintenance department, likely to the LaBelle Development building, and consolidating remaining staff in the current City Hall or Civic Center.

Vice Mayor Ratica requested that a floor plan be developed for the Commission's review before a decision is made. Mr. Wills indicated a drawing already exists and that cost estimates could be provided within a week. No formal action was taken; the item was presented for discussion and direction only.

C. CMAR DW & WWTP Update

Deputy City Clerk Tijauna Warner advised that formal recommendations would be brought before the City Commission at the July 9, 2026, Meeting.

D. Animal Control Update

Superintendent Wills reported significant progress on the animal control facility. The pole barn, fencing, and kennel cages are approximately 95 percent complete, with full operation expected by the end of the following week. Four large fans have been installed for temperature control, and a screen enclosure wrap similar to that used at the 4-H Rodeo Grounds is being installed to serve as a wind and sun break. The facility now operates six days per week with animal control officers and a kennel technician, and on-call coverage is maintained on Sundays.

Mr. Wills also reported that the PetConnect software system is near completion. The digital platform will allow residents to report and locate lost pets within a five-mile radius, and will be accessible county-wide, not limited to the city.

8. Public Hearings and/or Ordinances

A. ORDINANCE 2026-05 *(second reading)* AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, ANNEXING A 74+/-ACRE PROPERTY LOCATED SOUTH OF W SR 80 ROAD AND NORTH OF HELMS ROAD, INTO THE CORPORATE LIMITS OF THE CITY OF LABELLE, FLORIDA; IN ACCORDANCE WITH THE ANNEXATION PROVISIONS OF CHAPTER 171, PART II, FLORIDA STATUTES; REDEFINING THE BOUNDARY LINES OF SAID CITY IN CONFORMANCE THEREWITH; AMENDING THE OFFICIAL BOUNDARY MAP OF THE CITY OF LABELLE, FLORIDA, PROVIDING THAT EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS REMAIN UNTIL CHANGED BY THE CITY ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Nathan read Ordinance 2026-05 and Ordinance 2026-06 title into the record.

Patty Kulak gave a brief explanation of Ordinance 2026-05 and 2026-06.

Public Hearing Opened 6:42pm

No Comments

Public Hearing Closed 6:44pm

Motion made by Vice Mayor Ratica to approve Ordinance 2026-05, Seconded by Commissioner Spratt. Mayor Wilkins called for the question. Motion passed unanimously.

Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

B. ORDINANCE 2026-06 (second reading) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FOR A 84.04+/-ACRE PROPERTY LOCATED SOUTH OF W SR 80 ROAD AND NORTH OF HELMS ROAD; AMENDING THE COMPREHENSIVE PLAN DESIGNATION FOR THE PROPERTY FROM UNINCORPORATED HENDRY COUNTY COMPREHENSIVE PLAN "MULTI-USE" DESIGNATION TO THE CITY OF LABELLE "OUTLYING MIXED USE" DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Motion made by Commissioner Spratt to approve Ordinance 2026-06, Seconded by Commissioner Vargas. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

9. Public Comment on Non-Agenda Items

(Limited to 3 minutes per person)

Gail Perry addressed the Commission with a suggestion that the city's online agendas include direct hyperlinks to supporting documents and backup materials for each agenda item, to improve public accessibility.

Deputy City Clerk Tijauna Warner advised that the City of LaBelle's website already provides direct hyperlinks to agenda materials and is ADA accessible. She further explained that the website complies with the Web Content Accessibility Guidelines (WCAG) 2.1 Level AA standards and offers translation capabilities in more than 250 languages, ensuring greater accessibility for residents and visitors.

10. City Related Business by Commissioners

11. Adjournment

Motion made by Vice Mayor Ratica to adjourn the meeting, Seconded by Commissioner Vargas. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

There being no further business to discuss, Mayor Wilkins adjourned the meeting at 7:14 PM.

_____
Julie C. Wilkins, Mayor

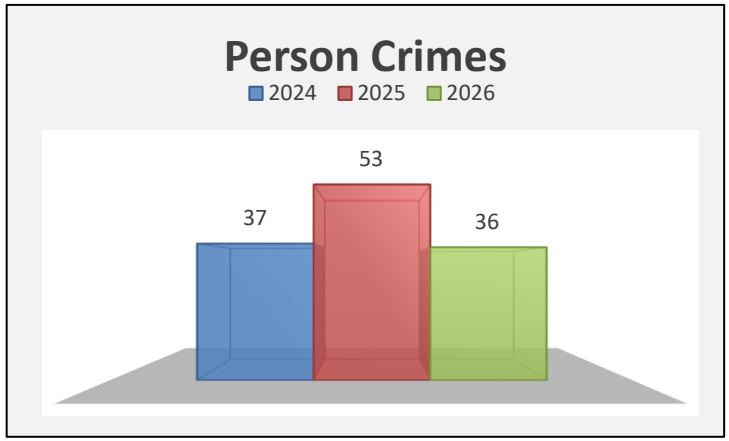
_____
ATTEST: Tijauna Warner, MPA, MMC, City Clerk

Hendry County Sheriff's Office

City of LaBelle Crime Report for July 2026 Meeting
Dates: 06/01/2026-06/25/2026

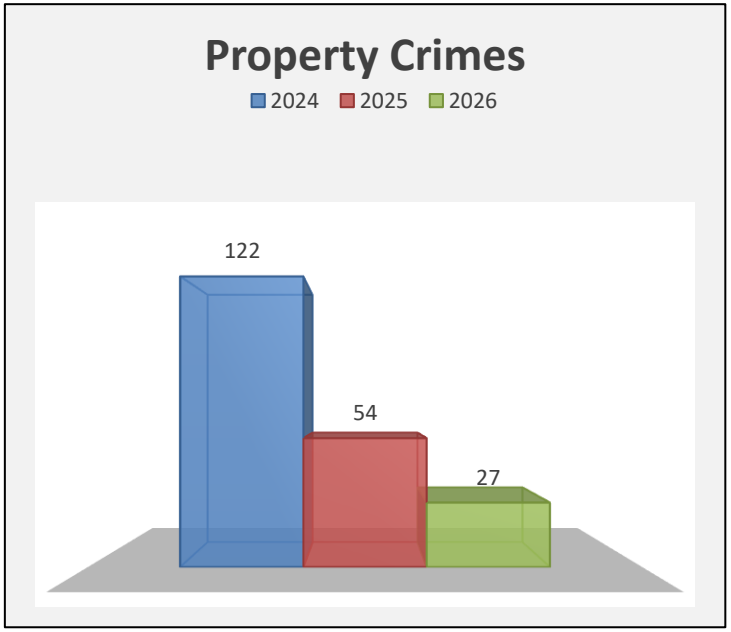
Person Crimes	June	May	Apr	Mar
Homicide	0	0	0	0
Robbery	0	0	0	0
Sex Crime	0	0	1	1
Assault	1	0	1	1
Battery - Simple	1	2	1	0
Domestic	1	2	1	2
TOTAL	**3**	**4**	**4**	**4**

YTD 2026	YTD 2025	YTD 2024
0	1	0
0	0	2
4	4	7
5	12	2
8	17	14
19	19	12
36	**53**	**37**

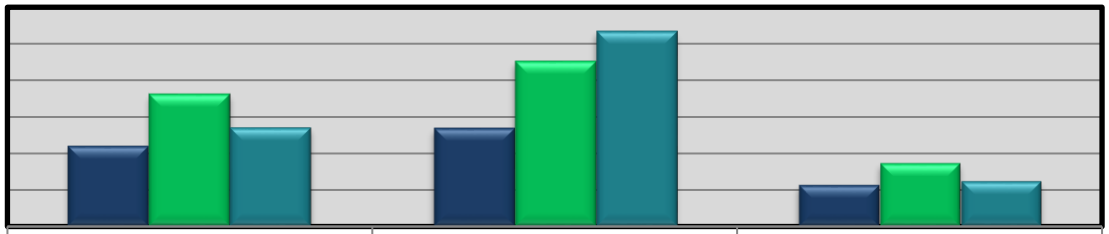


Property Crimes	June	May	Apr	Mar
Stolen Vehicle	1	1	0	0
Theft				
- Construction	0	0	0	0
- Residential	2	0	1	1
- Retail	0	0	1	1
Burglary				
- Residential	0	2	0	1
- Business	0	0	0	0
- Vehicle	0	0	1	1
Criminal Mischief	0	4	0	1
TOTAL	**3**	**7**	**3**	**5**

YTD 2026	YTD 2025	YTD 2024
3	8	9
1	0	2
8	13	44
2	4	15
5	6	10
1	2	5
3	2	18
4	19	19
27	**54**	**122**

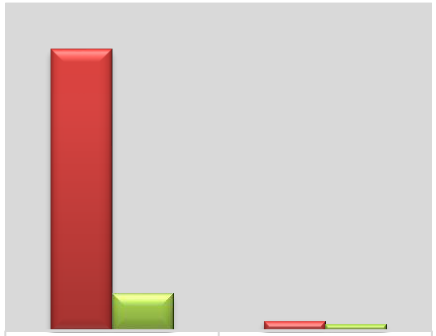


Year-to-Date Call Summary, by District



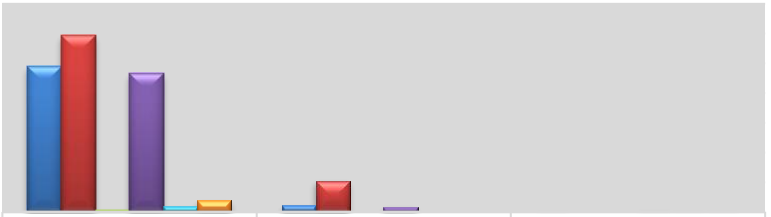
	District 1	District 2	City of LaBelle
2024	21,992	26,887	11,351
2025	36,080	45,044	17,165
2026	27,089	53,300	12,376

City Units



	CAD Calls	Offense Reports
D/S Hull	172	6
D/S Bell	23	4

City of LaBelle



	D1 Deputies	D/S Hull	D/S Bell
Business Checks	489	21	2
Residential Checks	594	104	1
Security Checks	7	0	0
Traffic Stops	466	17	3
Warrants	19	1	2
Arrests	38	1	2

LABELLE FIRE DEPARTMENT
CHIEF BRENT R. STEVENS
863-675-1537
bstevens@citylabelle.com
jhubbard@citylabelle.com
280 S Main St LaBelle, FL 33935

Agenda Items

LaBelle Fire Department Response:

- June Calls- 67
- Public Relation Events-7

Engine Status

- All Engines are in working order

Truck Repairs

- All trucks are in working order.

County Response

- LaBelle Fire Department has responded 71 times for mutual aid to outlining areas since 10/1/2025.

Station

- Station Hardening- getting permits & issuing notice to proceed to the contractor.

Thank You,

Chief Brent Stevens
LaBelle Fire Department
863-234-8639

Range: First to Last Issue Date Range: 06/01/26 to 06/29/26 **Indicates payment is in batch

NOTE: Too many Building Codes included in this report. The totals are correct, but please print to Excel to see the complete detail.

	Alteration Cost	New Volume		BP D2Y BUILDING MECHANICAL PLAN REVIEW	BP D2Z CONTRACTOR RSRC PL ROW PLANNING	TOTAL ELECTRICAL PL UA LT PLUMBING
Grand Totals:	742,588.00	0	PAID:	0.00	0.00	5,849.17
		0.00		3,132.60	0.00	256.00
				176.00	0.00	0.00
				0.00	2,082.85	64.00
			PERMIT COUNT:	0	0	31
				21	0	7
				6	0	0
				0	4	4

BP SURC2 - Bldg Code Admin & Inspect Brd

1. Number of permits issued at the minimum surcharge rate 20 x $2	$ 40.00
2. Permit fees collected at other than minimum surcharge	$ 2,240.84
3. Surcharge amount due (1.5% of line 2 or line 2 x 1.5)	$ 33.61
4. Total of Lines 1 & 3	$ 73.61
5. Less surcharge amount retained (10% of line 4 or line 4 x 0.10)	$ 7.36
6. Surcharge amount due (line 4 less line 5)	$ 66.25

BP SURCH - FL Building Commission Surchar

1. Number of permits issued at the minimum surcharge rate 24 x $2	$ 48.00
2. Permit fees collected at other than minimum surcharge	$ 1,610.60
3. Surcharge amount due (1.0% of line 2 or line 2 x 0.010)	$ 16.11
4. Total of Lines 1 & 3	$ 64.11
5. Less surcharge amount retained (10% of line 4 or line 4 x 0.10)	$ 6.41
6. Surcharge amount due (line 4 less line 5)	$ 57.70

*NOTE: This report contains only PAID & WAIVED fees.

Range: PID: First to Last Range of Util Accounts: First to Last
: Range of Customers: First to Last
:
Range of Codes: BUI to BUI Range of Years: First to 2027 Range of Periods: 1 to 12
Range of Batch Ids: First to Last Range of Dates: 06/01/26 to 06/29/26
Range of Reference #s: First to Last Range of Sections: First to Last Name to Print: Bill To
Print Ref Num: N
Payment Type Includes: Sp Charges: Y Prop Lien: N Sp Assmnt: Y Water: Y Sewer: Y
Voucher Agency: Y Garbage: Y Invoice: Y
Misc: Y
Payment Method Includes: Cash: N Check: Y Credit: Y Voucher: N VT: Y
Range of Installment Due Dates: First to Last
Print Only Miscellaneous w/Parcel Id: N Sort Miscellaneous Payments by Utility Account: N
Print Only Miscellaneous w/Utility Id: N

Code	Description	Count	Principal				Interest	Total
			Arrears/Other	Fiscal 2025	Fiscal 2026	Fiscal 2027		
BUI	BUILDING DEPT PYMTS	43	1,881.17	0.00	0.00	0.00	0.00	1,881.17
	Invoice Payments	43	1,881.17	0.00	0.00	0.00	0.00	1,881.17
	Payments Total:	43	1,881.17	0.00	0.00	0.00	0.00	1,881.17
	Cash O/S Total:	0	0.00	0.00	0.00	0.00	0.00	0.00
	NSF Reversals Total:	0	0.00	0.00	0.00	0.00	0.00	0.00
	Total:	43	1,881.17	0.00	0.00	0.00	0.00	1,881.17

Total Check: 411.76
Total Credit: 112.00
Total V Term: 1,357.41

Hugo Vargas
Commissioner

Kevin Holland
Commissioner

Jackie Ratica
Commissioner

Bobbie Spratt
Commissioner

"The City of Oaks"

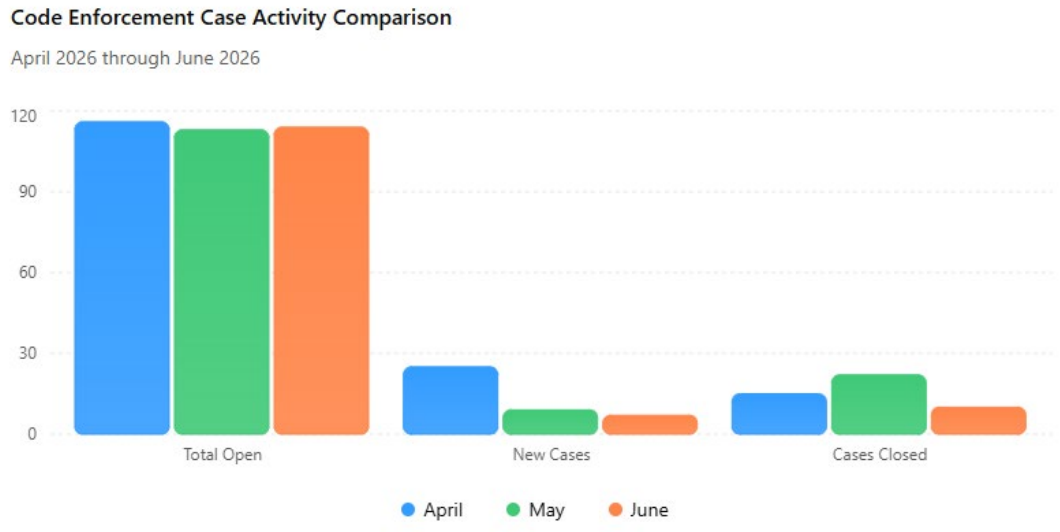
Julie C. Wilkins
Mayor

Monthly Staff Report
Department: Code Enforcement
Reporting Period: JUNE 2026

Code Enforcement Activity

During the reporting period, Code Enforcement staff continued enforcement, inspection, and compliance activities throughout the City.

- **Total Open Cases at Month End:** 114
- **New Cases Opened:** 7
- **Cases Closed:** 10
- **Court Cases:** 10



Enforcement actions taken during the month included:

- Courtesy Notices Issued: 3
- Notices of Compliance Issued: 6
- Delinquent Lien Notices: 0

Hugo Vargas
Commissioner

Kevin Holland
Commissioner

Jackie Ratica
Commissioner

Bobbie Spratt
Commissioner

"The City of Oaks"

Julie C. Wilkins
Mayor

- Notices of Violation / Notices of Hearing (NOV/NOH): 1
- A.N.C. Notices: 0
- Findings of Fact Issued: 8

Additional enforcement and administrative actions:

- Properties Posted (Legal Information & Zoning Posting): 5
- Lien Searches Conducted: 4
- Liens Recorded: 2
- Liens Released: 2
- Paid Liens: 0

Professional Development: Code Enforcement staff attended a week-long professional conference and successfully completed required continuing education necessary to maintain applicable certifications.

Staff continued to emphasize voluntary compliance while pursuing formal enforcement where necessary.

Inspections & Enforcement Activity

Inspection activity remained steady during the reporting period.

- **Total Site Inspections Conducted:** 84

Inspections included follow-up inspections on open cases, complaint-based inspections, proactive enforcement activities, and site walk-throughs with property owners.

Violation Breakdown – Total Open Violations

The following breakdown reflects the current distribution of all open code enforcement violations citywide, not solely those initiated during the reporting period.

Hugo Vargas
Commissioner

Kevin Holland
Commissioner

Jackie Ratica
Commissioner

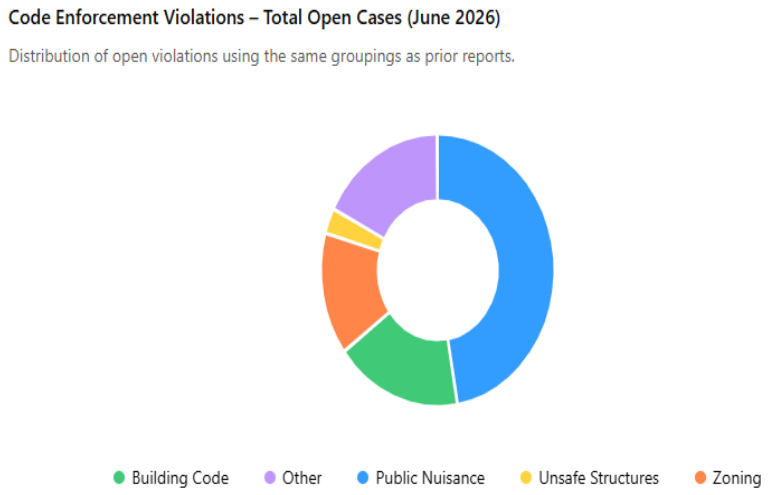
Bobbie Spratt
Commissioner

"The City of Oaks"

Julie C. Wilkins
Mayor

- **Public Nuisance:** 49
  Includes inoperable vehicles, parking or storage of accessory or commercial vehicles, junk and debris, accumulation of rubbish, noise disturbances, and related nuisance conditions.
- **Florida Building Code Violations:** 18
- **Zoning Violations:** 15
- **Unsafe Structures:** 3

All remaining violation categories, including permitting, licensing, right-of-way regulations, operational standards, and miscellaneous code requirements, collectively account for **18 open violations** and are grouped as **Other**.



Reporting Methodology Update

To provide more accurate reporting and improve tracking of enforcement activity, violations continue to be counted individually rather than by property. As a result, properties with multiple violations are reflected separately for each violation. This methodology provides a more accurate representation of the City's active enforcement workload.

Hugo Vargas
Commissioner

Kevin Holland
Commissioner

Jackie Ratica
Commissioner

Bobbie Spratt
Commissioner

"The City of Oaks"

Julie C. Wilkins
Mayor

City Dock Activity

- **Total Reservations:** 6
- **Total Revenue Collected:** $574.39

Revenue reflects monies deposited during the reporting period.

Safety & Emergency Management

Safety and emergency management efforts continued during the reporting period. City employees were issued new photo identification badges to improve employee identification, security, and accountability while performing official duties.

Summary

Overall enforcement activity remained steady during the reporting period. Staff continued to manage an active caseload while emphasizing voluntary compliance, protecting public health and safety, and achieving timely resolution of code violations. Follow-up inspections and enforcement efforts remain focused on maintaining compliance and improving the quality of life throughout the City.

Zane Mungillo
Code Enforcement Officer

Hugo Vargas
Commissioner

Jackie Ratica
Vice Mayor

Kevin Holland
Commissioner

Bobbie Spratt
Commissioner

"The City of Oaks"

Julie C. Wilkins
Mayor

Notice of Award
RFQ/RFP 2025-01
Design-Build Services for the LaBelle Animal Control Shelter

July 1, 2026

The City of LaBelle issued a Request for Qualifications/Request for Proposals for Design-Build Services for the LaBelle Animal Control Shelter project on October 29, 2025. A total of two (2) firms submitted proposals in response to this solicitation.

Following a thorough evaluation process, the City of LaBelle hereby awards ITB 2025-01 to **Heatherwood Construction.** The evaluation and ranking of proposals are included as *Exhibit "A"*.

The City of LaBelle City Commission has approved this Notice of Award and has authorized staff to negotiate and execute all necessary agreements with Heatherwood Construction.

CITY OF LABELLE, FLORIDA

Attest:

By:_____
Tijauna Warner, Deputy City Clerk

By: _____
Julie C. Wilkins, Mayor

Hugo Vargas
Commissioner

Jackie Ratica
Vice Mayor

Kevin Holland
Commissioner

Bobbie Spratt
Commissioner

"The City of Oaks"

Julie C. Wilkins
Mayor

"Exhibit A"
RRQ/RFP 2025-01 Tabulation Sheet

RFQ/RFP 2025-01 Phase Two Bid Tabulation

Heatherwood Construction

		ML	JR	DM	
Criteria	Total Points	Points Scored	Points Scored	Points Scored	
Team merit of concept and design approach	30	29	30	28	
Project schedule and management plan	25	24	25	24	
Price Proposal/GMP	25	24	25	24	
Grant compliance plan	15	15	15	15	
Minority and Disabled Veteran Business	5	5	5	5	
					Total
Total	100	97	100	96	**293**

RFQ/RFP 2025-01 Phase Bid Tabulation

Waypoint Contracting

		ML	JR	DM	
Criteria	Total Points	Points Scored	Points Scored	Points Scored	
Team merit of concept and design approach	30	29	25	20	
Project schedule and management plan	25	24	20	24	
Price Proposal/GMP	25	0	15	5	
Grant compliance plan	15	15	10	15	
Minority and Disabled Veteran Business	5	5	3	5	
					Total
Total	100	73	73	69	**215**

Hugo Vargas
Commissioner

Jackie Ratica
Vice Mayor

Kevin Holland
Commissioner

Bobbie Spratt
Commissioner

"The City of Oaks"

Julie C. Wilkins
Mayor

Notice of Award
Request for Qualifications
CMAR Services for LaBelle Drinking Water Improvement Project

July 9, 2026

The City of LaBelle issued a Request for Qualifications (RFQ) for CMAR Services for LaBelle Drinking Water Improvement Project on April 15, 2026. A total of three (3) firms submitted statements of qualifications in response to this solicitation.

Following a thorough evaluation process, the City of LaBelle hereby awards CMAR Services for LaBelle Drinking Water Improvement Project to **MWH Contractors, Inc.** The evaluation and ranking of proposals are included as *Exhibit "A"*.

The City of LaBelle City Commission has approved this Notice of Award and has authorized staff to negotiate and execute all necessary agreements with MWH Contractors, Inc.

CITY OF LABELLE, FLORIDA

Attest:

By:_____
Tijauna Warner, Deputy City Clerk

By: _____
Julie C. Wilkins, Mayor

Hugo Vargas
Commissioner

Jackie Ratica
Vice Mayor

Kevin Holland
Commissioner

Bobbie Spratt
Commissioner



"The City of Oaks"

Julie C. Wilkins
Mayor

"Exhibit A"

1511 N Westshore Boulevard
Suite 420
Tampa, Florida 33607
www.woodardcurran.com

T 800.426.4262

Via Electronic Mail

June 15, 2026

Julie C. Wilkins, Mayor
City of LaBelle
481 West Hickpochee Avenue
LaBelle, FL 33935

Re: Review of Statements of Qualifications and Interview Evaluations
CMAR Services for LaBelle Drinking Water Improvements Project

Honorable Mayor Wilkins:

Woodard & Curran has reviewed the Statements of Qualifications (SOQs) received for the Construction Manager At-Risk (CMAR) Services for the LaBelle Drinking Water Improvements Project (the Project). SOQs were opened on Tuesday, May 19, 2026, at 3:00 p.m. by the Deputy City Clerk at 481 W. Hickpochee Ave., LaBelle, FL 33935.

SOQs were received from the following Respondents for the Project.

1. Gulfpoint Construction Company, Inc.
2. MWH Constructors, Inc.
3. Wharton-Smith, Inc.

SOQs were checked for completeness and were found to be complete. All SOQs were accompanied by the required Transmittal Letter, Executive Summary, CMAR Profile, Project Team Structure and Key Personnel, Relevant Project Experience, Project Approach, and supporting documentation including Forms for Affirmation of Compliance, Financial and Company Documentation, Resumes, and Draft CMAR Contract Comments. Reference checks were conducted for each of the Respondents and were generally favorable.

All three Respondents were selected to provide the opportunity to further explain their written SOQ and present their Project approach during formal interviews. Interviews with each Respondent were conducted on Friday, June 5, 2026. Interview Evaluation Criteria and Scoring included the following categories, scored on a 0-10 scale, with weighting factors in parentheses.

1. Team Qualifications and Criteria (20%)
2. Technical Approach to Construction (20%)
3. Understanding of Project Goals and Challenges (15%)
4. Cost Management and Guaranteed Maximum Price (GMP) Development Approach (25%)
5. Schedule Management and Phasing Strategy (10%)
6. Collaboration, Communication and CMAR Philosophy (10%)

The Selection Committee included five members who individually evaluated and scored each Respondent's performance. Following is a summary of the final, total weighted scores by category for each Respondent.

CMAR Interview Evaluation – Drinking Water Improvements Summary Table				
	Category	**Wharton-Smith, Inc.**	**MWH Constructors, Inc.**	**Gulfpoint Construction Company, Inc.**
1	Team Qualifications and Experience	18	19	12
2	Technical Approach to Construction	18	19	12
3	Understanding of Project Goals and Challenges	13	14	10
4	Cost Management and GMP Development Approach	21	24	16
5	Schedule Management and Phasing Strategy	9	10	7
6	Collaboration, Communication and CMAR Philosophy	9	9	7
	Total Score	**87**	**95**	**65**

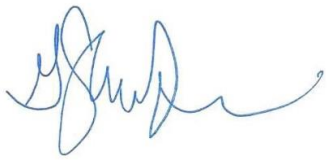
The Selection Committee ranked MWH highest based on their clear, project-specific understanding of the Drinking Water Improvements Project and their proactive, solutions-oriented approach. They identified value engineering opportunities and proposed strategies to reduce overall project costs. Drawing on their expertise in reverse osmosis, they recommended cost-saving measures, including assessing the current condition of the membranes to determine their remaining lifespan before proceeding with replacement.

MWH further distinguished themselves by including a dedicated commissioning and start-up specialist who would be engaged early in preconstruction. This team member will play an integral role during the project to ensure a seamless and efficient startup and system integration, which set MWH apart from the other Respondents.

MWH's references were contacted and provided consistently positive and favorable feedback, providing further confidence in their ability to successfully deliver the Project.

Based on the Selection Committee's evaluation and review, we recommend that MWH Constructors, Inc., be offered the opportunity to negotiate the final terms of the CMAR Contract for the LaBelle Drinking Water Improvements Project.

Sincerely,



Woodard & Curran, Inc.

Shawn Brown
Senior Project Manager

Hugo Vargas
Commissioner

Jackie Ratica
Vice Mayor

Kevin Holland
Commissioner

Bobbie Spratt
Commissioner

"The City of Oaks"

Julie C. Wilkins
Mayor

Notice of Award
Request for Qualifications
CMAR Services for LaBelle Wastewater Treatment Plant Upgrades

July 9, 2026

The City of LaBelle issued a Request for Qualifications (RFQ) for CMAR Services for LaBelle Wastewater Treatment Plant Upgrades Project on April 15, 2026. A total of three (3) firms submitted statements of qualifications in response to this solicitation.

Following a thorough evaluation process, the City of LaBelle hereby awards CMAR Services for LaBelle Wastewater Treatment Plant Upgrades Project to **MWH Contractors, Inc.** The evaluation and ranking of proposals are included as *Exhibit "A"*.

The City of LaBelle City Commission has approved this Notice of Award and has authorized staff to negotiate and execute all necessary agreements with MWH Contractors, Inc.

CITY OF LABELLE, FLORIDA

Attest:

By:_____
Tijauna Warner, Deputy City Clerk

By: _____
Julie C. Wilkins, Mayor

Hugo Vargas
Commissioner

Jackie Ratica
Vice Mayor

Kevin Holland
Commissioner

Bobbie Spratt
Commissioner

"The City of Oaks"

Julie C. Wilkins
Mayor

"Exhibit A"

1511 N Westshore Boulevard
Suite 420
Tampa, Florida 33607
www.woodardcurran.com

T 800.426.4262

Via Electronic Mail

June 15, 2026

Julie C. Wilkins, Mayor
City of LaBelle
481 West Hickpochee Avenue
LaBelle, FL 33935

Re: Review of Statements of Qualifications and Interview Evaluations
CMAR Services for LaBelle Wastewater Treatment Plant Upgrades

Honorable Mayor Wilkins:

Woodard & Curran has reviewed the Statements of Qualifications (SOQs) received for the Construction Manager At-Risk (CMAR) Services for the LaBelle Wastewater Treatment Plant Upgrades Project (the Project). SOQs were opened on Tuesday, May 19, 2026, at 3:00 p.m. by the Deputy City Clerk at 481 W. Hickpochee Ave., LaBelle, FL 33935.

SOQs were received from the following Respondents for the Project.

1. Gulfpoint Construction Company, Inc.
2. MWH Constructors, Inc.
3. Wharton-Smith, Inc.

SOQs were checked for completeness and were found to be complete. All SOQs were accompanied by the required Transmittal Letter, Executive Summary, CMAR Profile, Project Team Structure and Key Personnel, Relevant Project Experience, Project Approach, and supporting documentation including Forms for Affirmation of Compliance, Financial and Company Documentation, Resumes, and Draft CMAR Contract Comments. Reference checks were conducted for each of the Respondents and were generally favorable.

All three Respondents were selected to provide the opportunity to further explain their written SOQ and present their Project approach during formal interviews. Interviews with each Respondent were conducted on Friday, June 5, 2026. Interview Evaluation Criteria and Scoring included the following categories, scored on a 0-10 scale, with weighting factors in parentheses.

1. Team Qualifications and Criteria (20%)
2. Technical Approach to WWTP Construction (20%)
3. Understanding of Project Goals and Challenges (15%)
4. Cost Management and Guaranteed Maximum Price (GMP) Development Approach (25%)
5. Schedule Management and Phasing Strategy (10%)
6. Collaboration, Communication and CMAR Philosophy (10%)

The Selection Committee included five members who individually evaluated and scored each Respondent's performance. Following is a summary of the final, total weighted scores by category for each Respondent.

CMAR Interview Evaluation – WWTP Upgrades Summary Table				
	Category	**Wharton-Smith, Inc.**	**MWH Constructors, Inc.**	**Gulfpoint Construction Company, Inc.**
1	Team Qualifications and Experience	18	19	12
2	Technical Approach to WWTP Construction	16	20	11
3	Understanding of Project Goals and Challenges	13	14	10
4	Cost Management and GMP Development Approach	22	23	16
5	Schedule Management and Phasing Strategy	9	10	6
6	Collaboration, Communication and CMAR Philosophy	9	9	6
	Total Score	**86**	**95**	**61**

The Selection Committee ranked MWH highest based on their clear, Project-specific understanding of the WWTP Project and their proactive, solutions-oriented approach. They were the only Respondent to present detailed, actionable ideas addressing maintenance of plant operations during construction, value engineering opportunities, and strategies to reduce overall Project costs.

MWH further distinguished themselves by including a dedicated commissioning and start-up specialist who would be engaged early in preconstruction. This team member will play an integral role in coordinating vendor package systems and collaborating closely with the SCADA team to ensure a seamless and efficient startup and system integration, which set MWH apart from the other Respondents.

MWH's references were contacted and provided consistently positive and favorable feedback, providing further confidence in their ability to successfully deliver the Project.

Based on the Selection Committee's evaluation and review, we recommend that MWH Constructors, Inc., be offered the opportunity to negotiate the final terms of the CMAR Contract for the Wastewater Treatment Plant Upgrades Project.

Sincerely,

Woodard & Curran, Inc.



Krista L. Forti, PE
Senior Project Manager

RESOLUTION NO. 2026 - 18

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, APPROVING A TRANSPORTATION OFF-SYSTEM POST PROJECT MAINTENANCE AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR FINANCIAL PROJECT NO. 438067-1-52-01; AUTHORIZING THE MAYOR OR DESIGNEE TO EXECUTE THE AGREEMENT; PROVIDING FOR MAINTENANCE OF PROJECT IMPROVEMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Transportation ("FDOT") has undertaken Financial Project No. 438067-1-52-01 for transportation enhancements within the City of LaBelle; and

WHEREAS, the project consists of the construction of a sidewalk along the north, south, and west sides of Fort Thompson Avenue from State Road 29/Bridge Street to State Road 80/Hickpochee Avenue; and

WHEREAS, pursuant to Title 23, United States Code, Section 116, and Federal Highway Administration regulations, the City of LaBelle must agree to maintain the improvements upon completion of the project; and

WHEREAS, the City Commission finds that entering into the Transportation Off-System Post Project Maintenance Agreement is in the best interest of the City and its residents and will enhance pedestrian safety and accessibility within the City; and

WHEREAS, the City Commission desires to approve the Agreement and authorize the Mayor or designee to execute all documents necessary to effectuate the Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, AS FOLLOWS:

Section 1. Adoption of Representations. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. Authorization and Approval. The City Commission of the City of LaBelle hereby authorizes and approves the Mayor, or designee, to execute the Agreement and any ancillary documents necessary to implement the Agreement, subject to legal review as to form.

Section 3. Authority of the Mayor. The Mayor is hereby authorized to take all necessary and expedient action to effectuate the intent of this Resolution.

Section 4. Effective Date. This Resolution shall be effective immediately upon its passage and adoption.

PASSED and **ADOPTED** this 9th day of July, 2026.

(INTENTIONALLY LEFT BLANK)

_____
Julie C. Wilkins, Mayor

ATTEST:

_____
Tijauna Warner, MPA, MMC, Deputy City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Derek Rooney, Esq.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Holland	_____ (Yes)	_____ (No)
Vice Mayor Ratica	_____ (Yes)	_____ (No)
Commissioner Spratt	_____ (Yes)	_____ (No)
Commissioner Vargas	_____ (Yes)	_____ (No)
Mayor Wilkins	_____ (Yes)	_____ (No)

Exhibit "A"

FDOT Transportation Off-System Post Project Maintenance Agreement

(ATTACHED)

Docusign Envelope ID: D1948A13-3AFF-801E-8334-ACC0F885F8E2

TRANSPORTATION OFF SYSTEM POST PROJECT MAINTENANCE AGREEMENT BETWEEN FLORIDA DEPARTMENT OF TRANSPORTATION AND CITY OF LABELLE

This is an Agreement, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (hereinafter, the "DEPARTMENT") and City of LaBelle (hereinafter, "LOCAL AGENCY") for the maintenance of off system post-project transportation enhancements described below.

W I T N E S S E T H

WHEREAS, pursuant to Fla. Stat. §339.08, and the Moving Ahead for Progress in the 21st Century (MAP-21), the DEPARTMENT is authorized to undertake a project within the LOCAL AGENCY geographical limits; and

WHEREAS, said project is identified and known to the parties as Financial Project # **438067-1-52-01** which will benefit the LOCAL AGENCY; and

WHEREAS, in accordance with Title 23, U.S. Code, Section 116 and Federal Highway Administration regulations issued pursuant thereto, there must be an agreement from the LOCAL AGENCY to maintain the project; and

WHEREAS, the LOCAL AGENCY by Resolution No. _____, dated _____, a copy of which is attached hereto and made a part hereof as **Exhibit A**, has consented to and approved the Agreement and has authorized its Mayor or designee to execute said Agreement.

NOW, THEREFORE, in consideration of the premises, the parties agree as follows:

1. The DEPARTMENT has undertaken the project and obtained approval for federal participation for the improvements at the locations shown in **Exhibit "B",** (attached and incorporated by reference).
    - The scope of the project consists of constructing a six-foot (five-foot at pinch points) sidewalk along the north, south, and west side of Fort Thompson Avenue from State Road 29/ Bridge Street to State Road 80/Hickpochee Avenue.
2. It is understood and agreed by the parties that upon completion of the project, the LOCAL AGENCY shall be responsible, at its costs, for maintenance of said project in accordance with the following federally accepted state standards: the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (2018), as amended, and as to any future amendments and/or updates to said Manual.

3. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements or understanding concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no

Docusign Envelope ID: D1948A13-3AFF-801E-8334-ACC0F885F8E2

deviation from the terms hereof shall be predicated upon any prior representation or agreements whether oral or written. This Agreement shall be governed, interpreted and construed according to the laws of the State of Florida.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

Docusign Envelope ID: D1948A13-3AFF-801E-8334-ACC0F885F8E2

IN WITNESS WHEREOF, the City of LaBelle has caused this Agreement to be executed in its behalf through its Mayor or designee, and THE FLORIDA DEPARTMENT OF TRANSPORTATION has caused this Agreement to be executed in its behalf through its District Secretary for District One, as indicated below. This Agreement shall become effective on:

_____
Department to enter date.

CITY OF LABELLE, FLORIDA

ATTEST

BY: _____

PRINT NAME

TITLE DATE

BY: _____
MAYOR, OR DESIGNEE

PRINT NAME

DATE

CITY OF LABELLE LEGAL REVIEW:

BY: _____
DATE

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

ATTEST

BY: _____

PRINT NAME

TITLE DATE

BY: _____
DISTRICT ONE SECRETARY
OR DESIGNEE

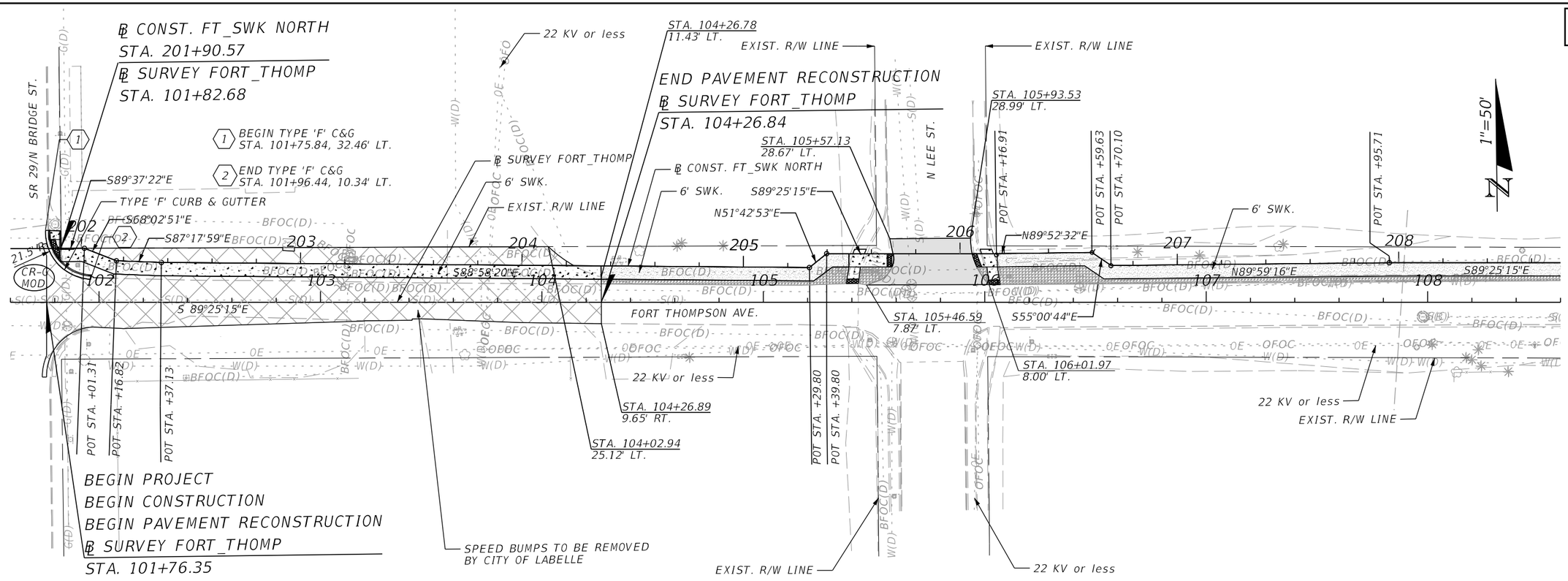
PRINT NAME

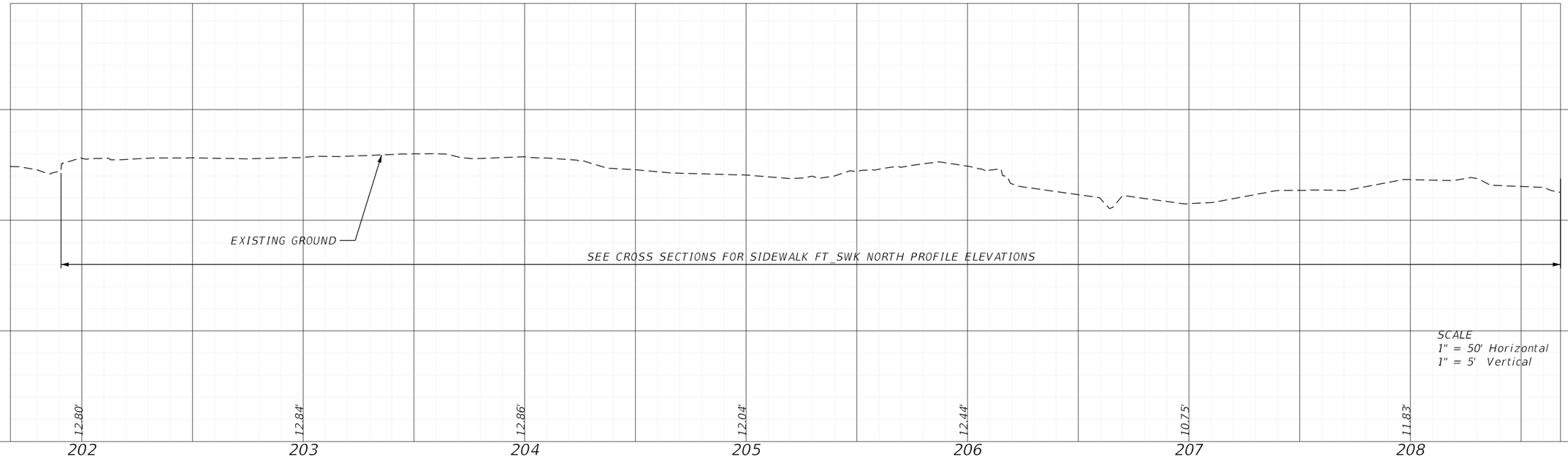
TITLE DATE

FLA. DEPT. OF TRANS. LEGAL REVIEW:

BY: _____

DS

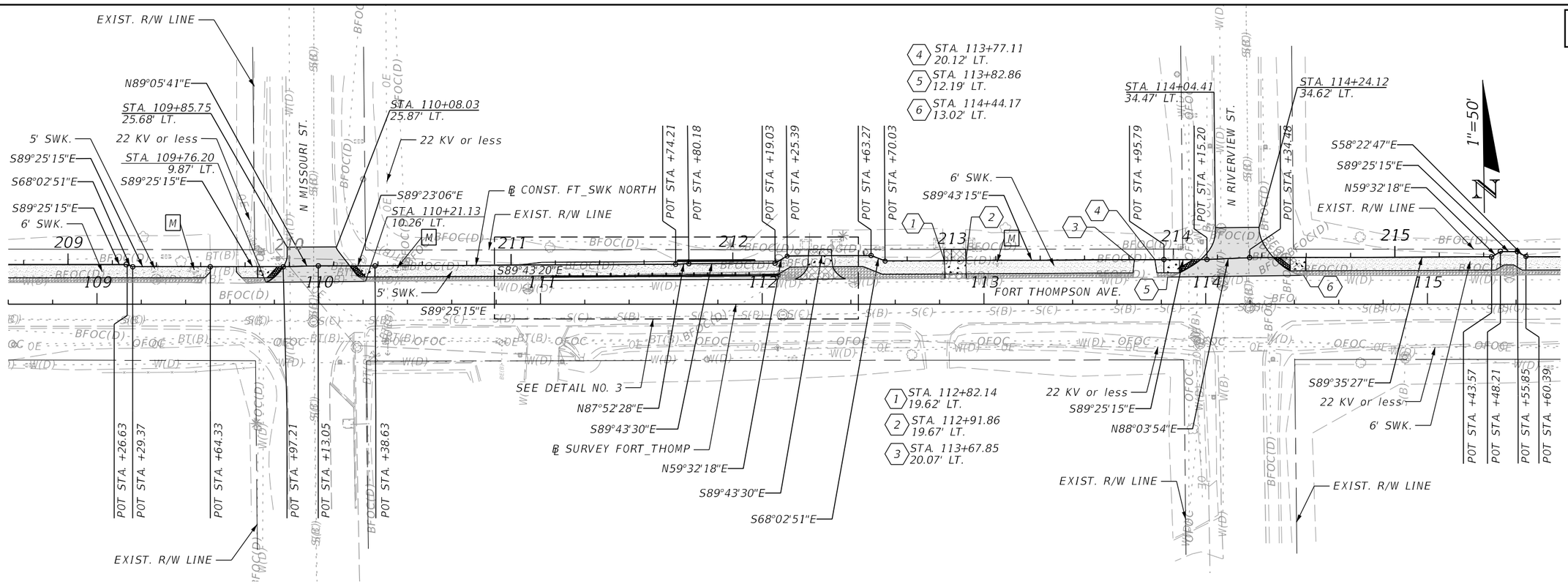




REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN-PROFILE	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	JOHAN ARANDA, P.E LICENSE NUMBER: 69800 JOHNSON, MIRMIRAN & THOMPSON, INC. 3250 W COMMERCIAL BLVD., SUITE 360 FORT LAUDERDALE, FL 33309	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		11
						HENDRY	438067-1-52-01		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

JOHAN ARANDA, P.E
LICENSE NUMBER: 69800
JOHNSON, MIRMIRAN & THOMPSON, INC.
3250 W COMMERCIAL BLVD., SUITE 360
FORT LAUDERDALE, FL 33309

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

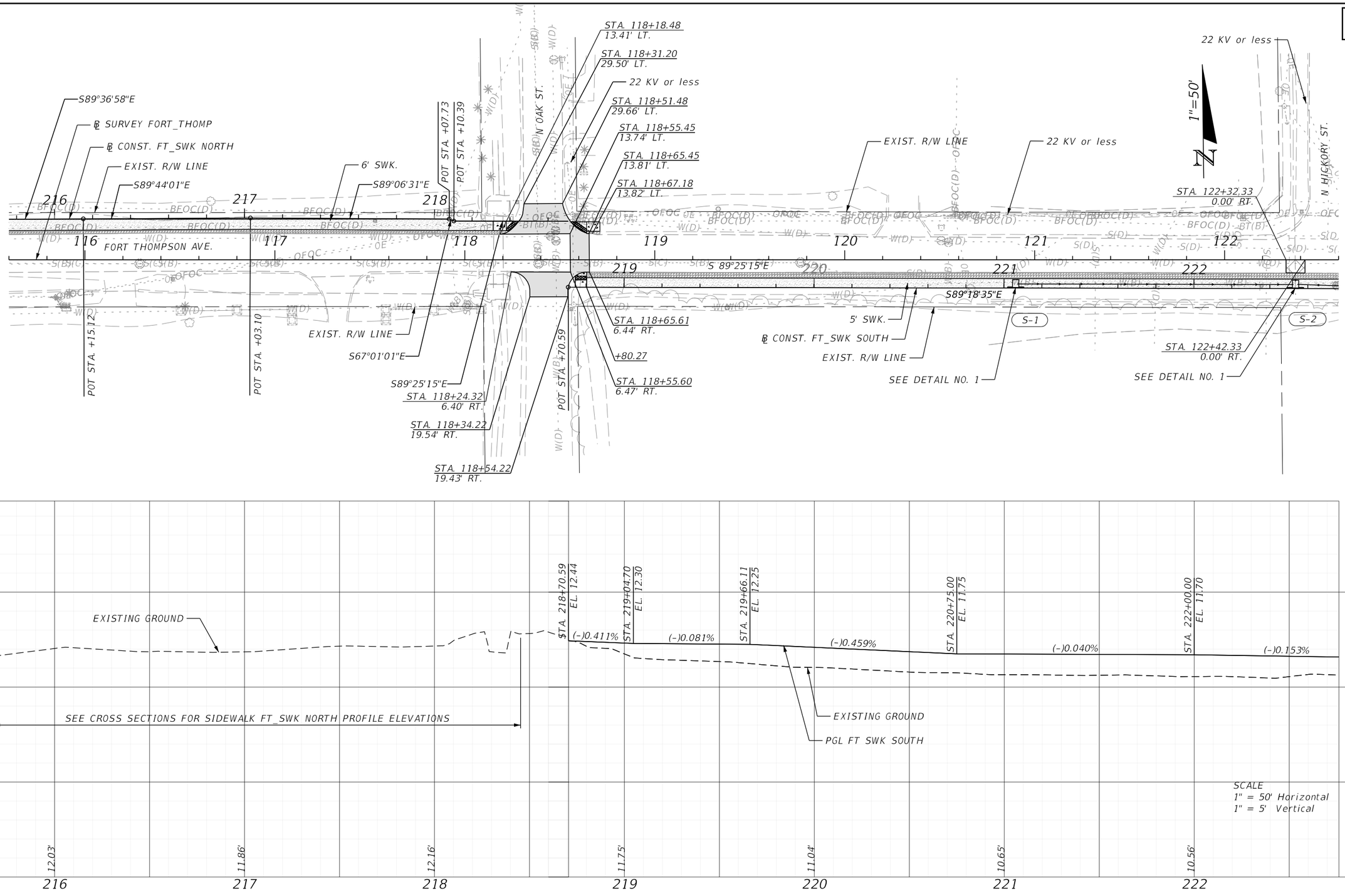
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	HENDRY	438067-1-52-01

ROADWAY PLAN-PROFILE

SHEET NO. 12

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

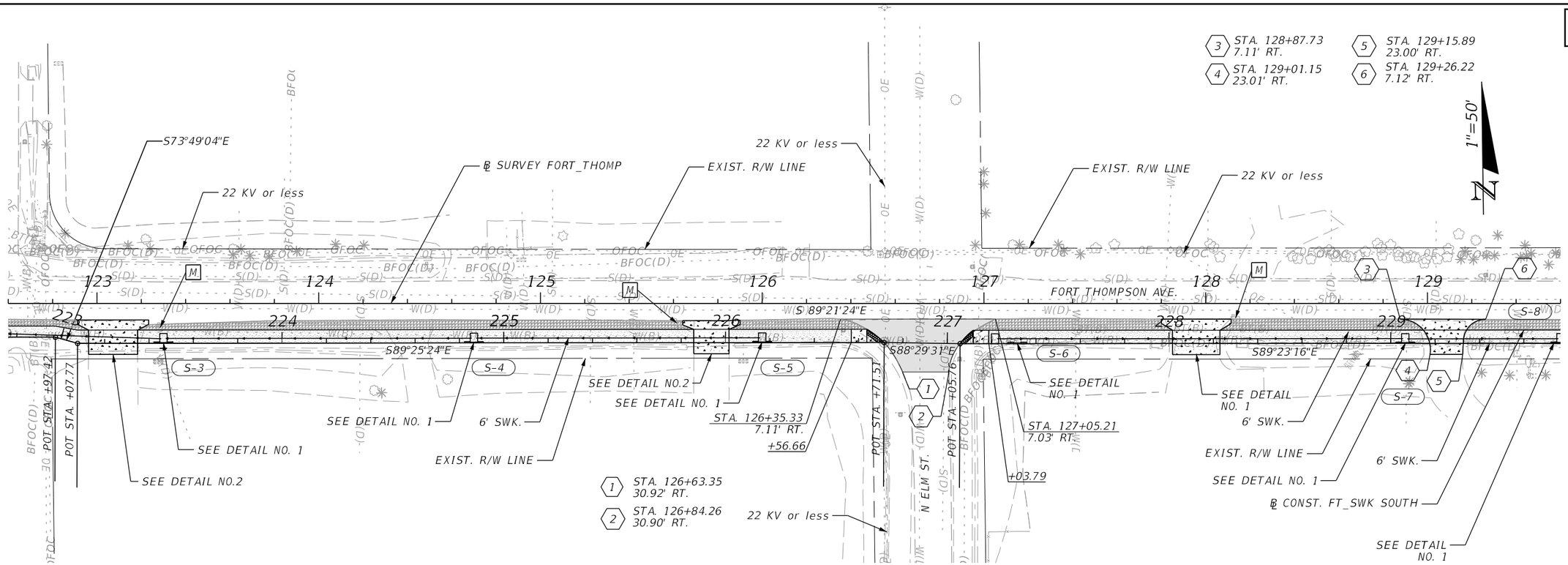
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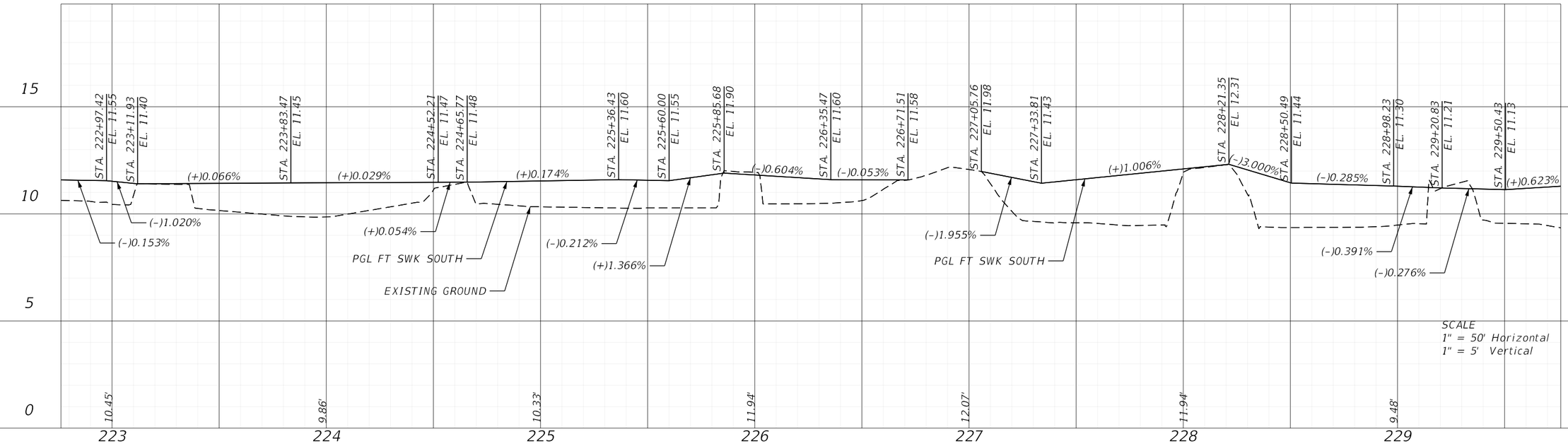


REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN-PROFILE	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	JOHAN ARANDA, P.E LICENSE NUMBER: 69800 JOHNSON, MIRMIRAN & THOMPSON, INC. 3250 W COMMERCIAL BLVD., SUITE 360 FORT LAUDERDALE, FL 33309	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		13
						HENDRY	438067-1-52-01		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

JOHAN ARANDA, P.E
LICENSE NUMBER: 69800
JOHNSON, MIRMIRAN & THOMPSON, INC.
3250 W COMMERCIAL BLVD., SUITE 360
FORT LAUDERDALE, FL 33309

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

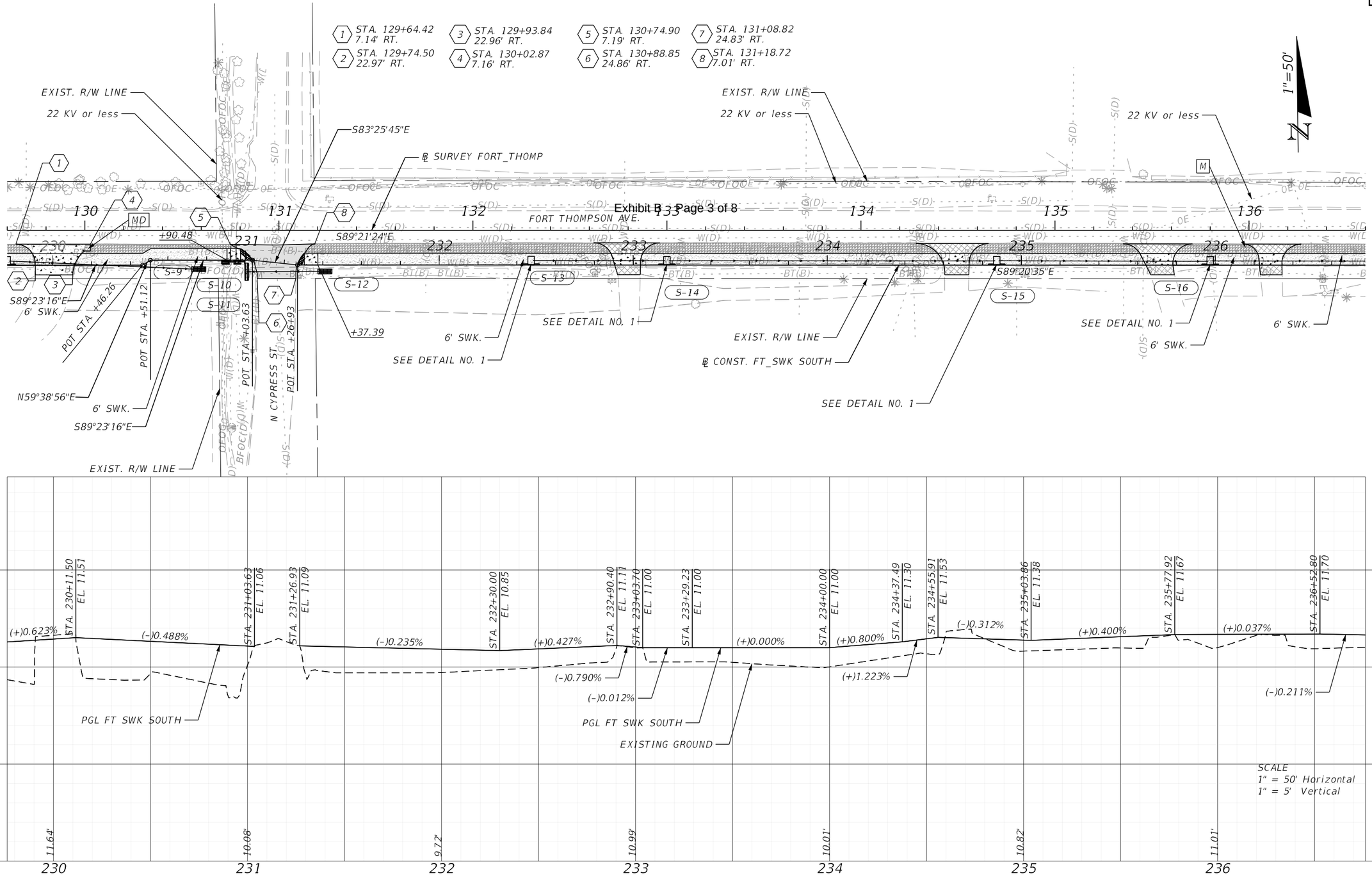
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	HENDRY	438067-1-52-01

ROADWAY PLAN-PROFILE

SHEET NO. 14

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

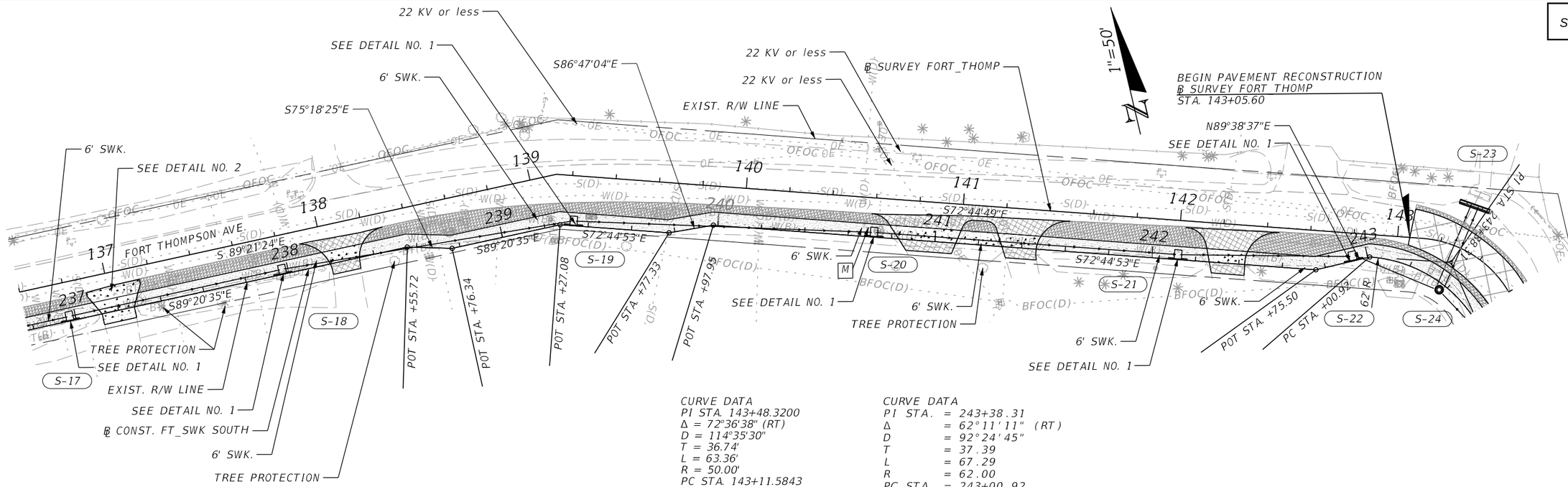
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REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN-PROFILE	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	JOHAN ARANDA, P.E LICENSE NUMBER: 69800 JOHNSON, MIRMIRAN & THOMPSON, INC. 3250 W COMMERCIAL BLVD., SUITE 360 FORT LAUDERDALE, FL 33309	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		15
						HENDRY	438067-1-52-01		

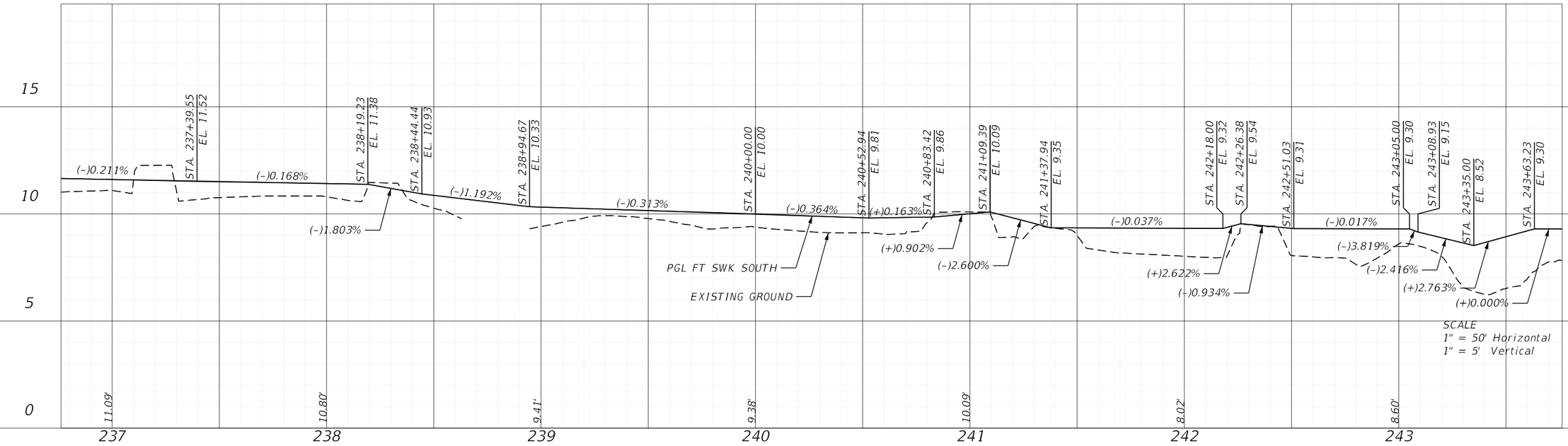
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CURVE DATA
PI STA. 143+48.3200
Δ = 72°36'38" (RT)
D = 114°35'30"
T = 36.74'
L = 63.36'
R = 50.00'
PC STA. 143+11.5843
PT STA. 143+74.9489

CURVE DATA
PI STA. = 243+38.31
Δ = 62°11'11" (RT)
D = 92°24'45"
T = 37.39
L = 67.29
R = 62.00
PC STA. = 243+00.92
PT STA. = 243+68.21
e = 0.000



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

JOHAN ARANDA, P.E
LICENSE NUMBER: 69800
JOHNSON, MIRMIRAN & THOMPSON, INC.
3250 W COMMERCIAL BLVD., SUITE 360
FORT LAUDERDALE, FL 33309

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

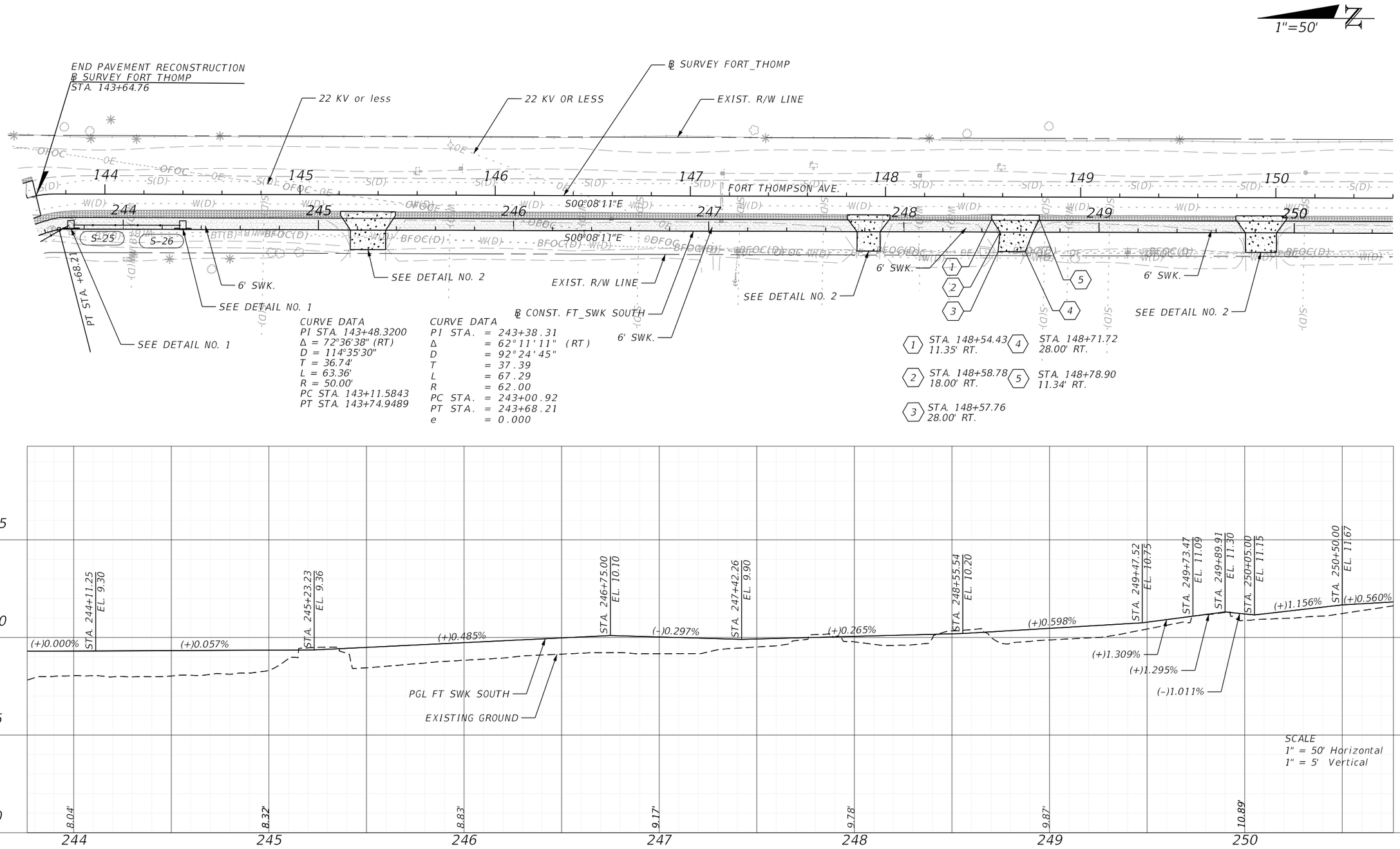
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	HENDRY	438067-1-52-01

ROADWAY PLAN-PROFILE

SHEET NO. 16

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

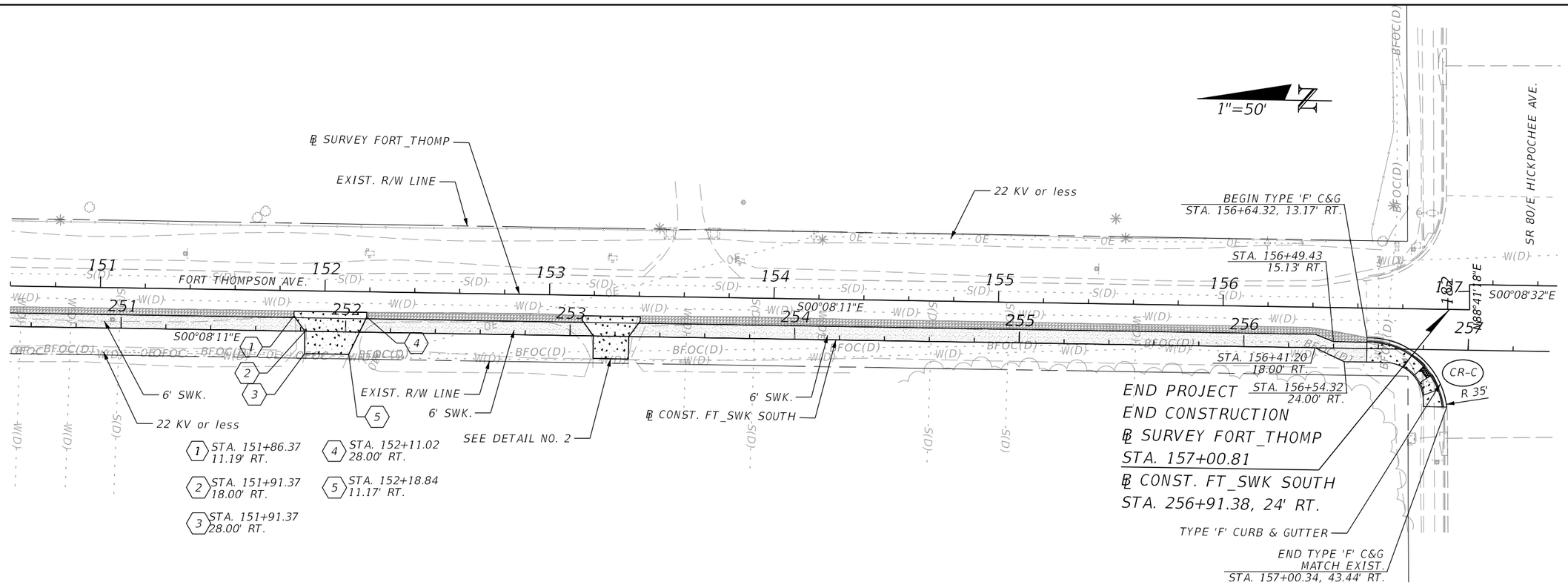
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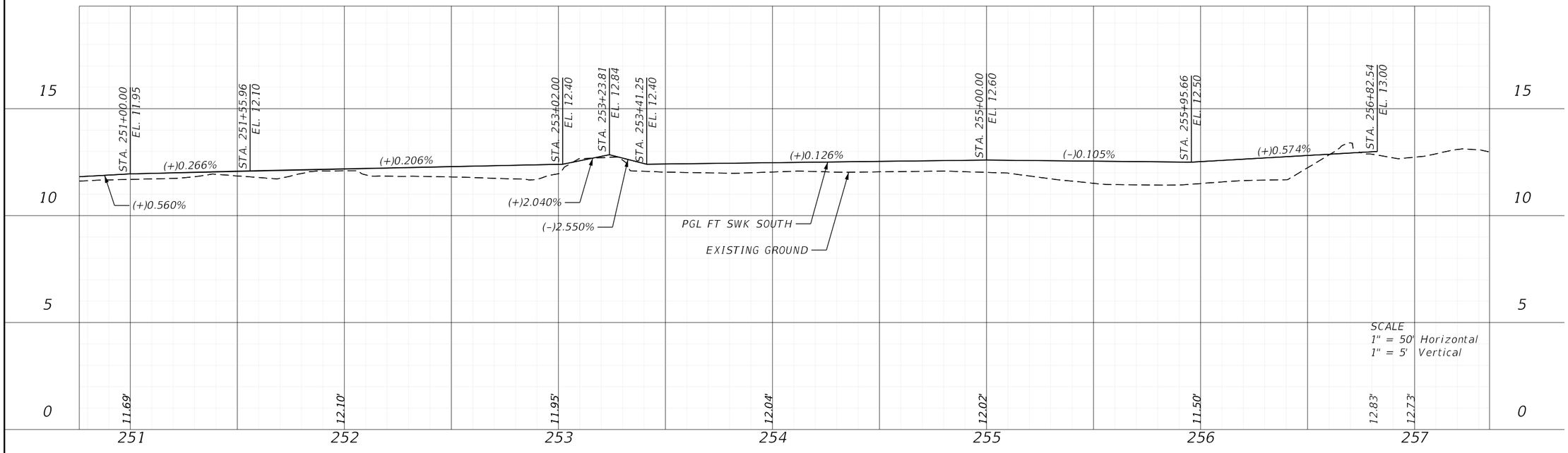


REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN-PROFILE	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	JOHAN ARANDA, P.E LICENSE NUMBER: 69800 JOHNSON, MIRMIRAN & THOMPSON, INC. 3250 W COMMERCIAL BLVD., SUITE 360 FORT LAUDERDALE, FL 33309	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		17
						HENDRY	438067-1-52-01		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN-PROFILE	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	JOHAN ARANDA, P.E LICENSE NUMBER: 69800 JOHNSON, MIRMIRAN & THOMPSON, INC. 3250 W COMMERCIAL BLVD., SUITE 360 FORT LAUDERDALE, FL 33309	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		18
						HENDRY	438067-1-52-01		

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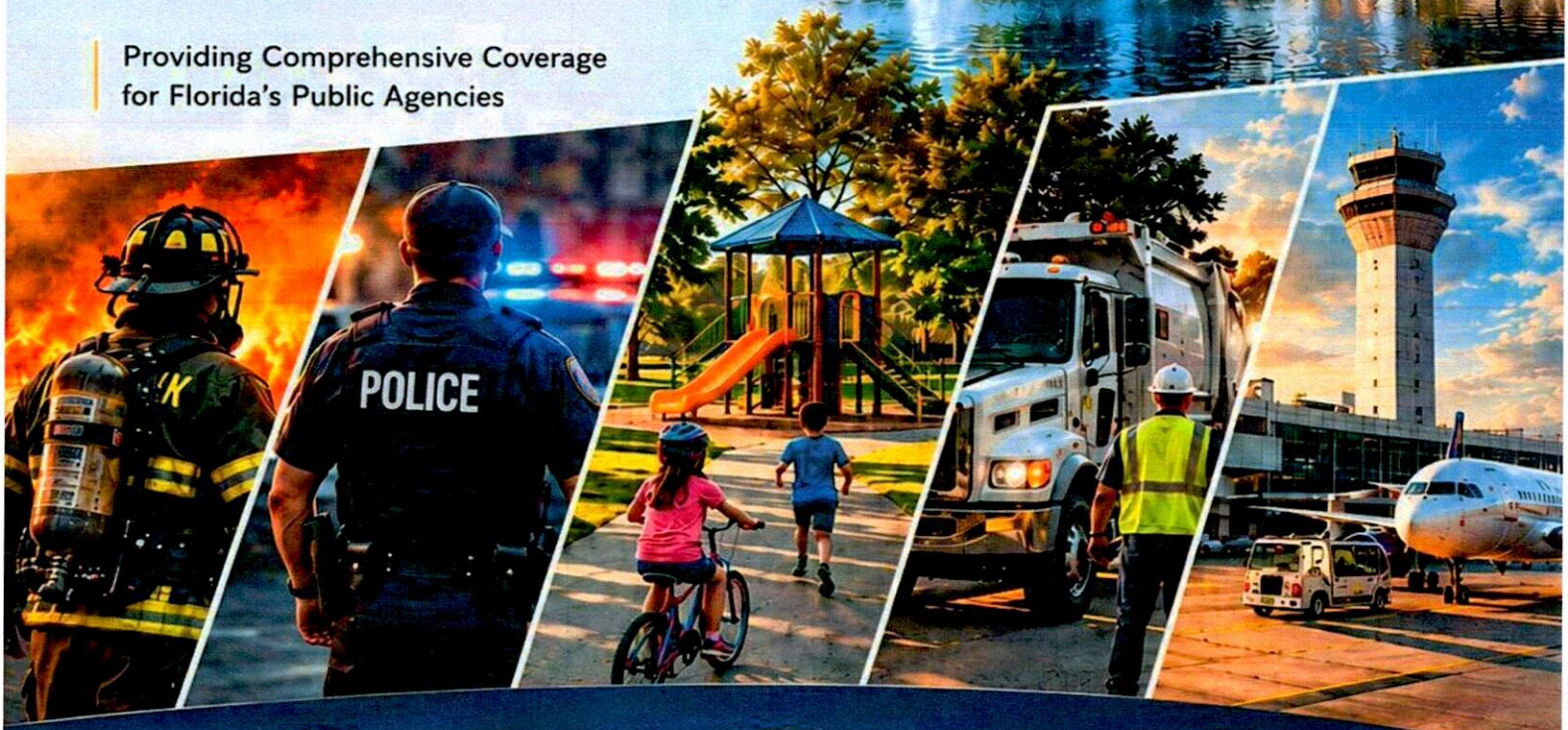
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PUBLIC RISK MANAGEMENT OF FLORIDA

City of LaBelle

INSURANCE PROPOSAL
October 1, 2026 - October 1, 2027

Providing Comprehensive Coverage for Florida's Public Agencies



COUNTIES | MUNICIPALITIES | SPECIAL DISTRICTS

YOUR VOICE. **OUR COMMITMENT.**

Property

✓ Per Expiring Change or Improvement to Expiring	Property	
	EXPIRING **October 1, 2025 TO October 1, 2026**	**RENEWAL** **October 1, 2026 TO October 1, 2027**
Carrier	Public Risk Management of Florida	Public Risk Management of Florida
Total Insured Values	$42,966,242	$54,958,881
DEDUCTIBLES		
All Other Perils, Except	$1,000	✓
- Auto Physical Damage	$1,000	✓
- Inland Marine	$1,000	✓
- All Other Flood – Per Unit	$1,000	✓
- Flood – Special Flood Hazard Areas	Excess of NFIP	✓
- Named Windstorm Per Unit Values Shall Apply	5%	✓
VALUATION		
Auto Physical Damage	Actual Cash Value / Replacement Cost	✓
Business Income	Actual Loss Sustained	✓
Coinsurance	None	✓
Inland Marine	Replacement Cost	✓
Real Property	Replacement Cost	✓
ASSOCIATION LIMITS		
All Perils, Coverage's and Insured's/Members combined – Per Occurrence, subject to the following sub-limits:	$250,000,000	✓
Flood – Per Occurrence Annual Aggregate	$50,000,000	$100,000,000
Flood Sublimit – Annual Aggregate - Contractors Equipment - Fine Arts - Licensed Vehicles - Unlicensed Vehicles	$5,000,000	✓
Flood Sublimit - Per Occurrence - Miscellaneous Unnamed Locations	$5,000,000	✓
Earthquake Shock Limit - Per Occurrence & In the annual aggregate	$10,000,000	✓
Wind/Hail Limit per occurrence Named Windstorm	$100,000,000	✓
Auto Physical Damage - On and Off Premises - Over the Road	Included $10,000,000	✓
ASSOCIATION SUBLIMITS [NOT ALL INCLUSIVE...]		
Accidental Contamination	$250,000/$500,000	✓
Account Receivables	Included	✓
Animals - Unscheduled Animals	$50,000 for Any One Animal / $250,000 Per Occurrence	✓
Asbestos clean-up & Removal (Resultant)	Limited Coverage	✓
Automatic Acquisition Limit	$25,000,000	$50,000,000
Automatic Acquisition Limit for - Vehicles - Special Flood Hazard Areas	$10,000,000 $10,000,000 Annual Aggregate	✓
Building Ordinance - Undamaged portion of building	Included	✓
Business Interruption	$100,000,000	✓

City of LaBelle
2026-2027 Renewal Proposal

Presented: 2026

✓ Per Expiring Change or Improvement to Expiring	Property EXPIRING October 1, 2025 TO October 1, 2026	Property RENEWAL October 1, 2026 TO October 1, 2027
ASSOCIATION SUBLIMITS [NOT ALL INCLUSIVE...]		
Civil Authority within 10 miles of insured premise	30 Days	✓
Claim preparation expense	$1,000,000	$2,000,000
Contingent business interruption	$5,000,000 Except Tax Interruption Excluded	✓
Course of construction & Additions	$50,000,000 Excludes Frame Builders Risk	✓
Debris Removal	Included	✓
Demolition	Included	✓
Earth movement *except* - Vehicles, contractors equipment, Fine Arts Combined	$50,000,000 Annual Aggregate $5,000,000 Combined Aggregate	$100,000,000 $5,000,000 Combined Aggregate
Electronic Data Processing (EDP)	Included	✓
Errors & Omissions	$25,000,000	$50,000,000
Expediting Expense	$50,000,000	✓
Extended Period of Indemnity	180 Days	365 Days
Extra Expense	$50,000,000	Included
Fine Arts - Unscheduled Fine Arts	Included $2,500,000	✓
Fire Fighting Expense	Included	✓
Flood *except* - Special Flood Hazard Areas - Vehicles, contractors equipment, Fine Arts Combined	$50,000,000 Included $5,000,000 Combined Aggregate	✓
Improvement & Betterment	Included	✓
Increased Cost of Construction	$25,000,000	Included
Ingress & Egress - Within 10 miles of insured premise	30 Days	✓
Jewelry, Furs, & Precious Metals – Separately	$500,000	✓
Landscaping, Tees, Sand Traps, Greens, Athletic Greens *except* - Unscheduled Landscaping, Tees, Sand Traps, Greens, Athletic Greens	$5,000,000 $1,000,000	✓
Leasehold Interest	Included	✓
Miscellaneous Unnamed Locations *except* - Special Flood Hazard Areas	$25,000,000 $10,000,000 Annual Aggregate	✓
Mold (Resultant)	$35,000 Aggregate	$50,000 Per Occurrence $150,000 Annual Aggregate
Money and Securities	$2,500,000	✓
Off Premises Service Interruption including Extra Expense	$25,000,000	✓
Personal Effects	Included	✓
Personal Property of Others	Included	✓
Personal Property outside the USA	$1,000,000	✓
Protection and Preservation of Property	Included	✓
Property Off Premises	Included	✓
Signs	Included	✓
Transit	$25,000,000	✓
Tunnels, Bridges, Dams, Catwalks – Unscheduled	$500,000	✓
Valuable Papers and Records	Included	✓
Watercraft - Up to 27 feet, Unscheduled - Over 27 feet, Scheduled	$250,000 Unscheduled All Scheduled Included	✓

Rating Exposures		
Property Information		
Total Insurance Values	**2025 – 2026**	**2026 – 2027**
Total Building Values	$35,007,239	$44,234,804
Total Content Values	$1,223,623	$1,174,019
Declared/Prop In Open	$1,184,479	$1,233,042
EDP Equipment (Hardware)	$448,008	$564,939
Business Interruption/Extra Expense	$1,000,000	$1,000,000
Equipment Values	$670,588	$760,166
Automobile Values – Actual Cash Value	$760,070	$805,669
Automobile Values – Replacement Cost	$2,672,235	$5,186,241
Rental Values	$0	$0
Miscellaneous Property	$0	$0
Total Insurable Values	$42,966,242	$54,958,881
		27.91%

Appraisal Costs are included within the PRM Program

Property Terrorism & Sabotage

✓ Per Expiring Change or Improvement to Expiring	Property Terrorism & Sabotage	
	EXPIRING **October 1, 2025 TO October 1, 2026**	**RENEWAL** **October 1, 2026 TO October 1, 2027**
Carrier	Lloyds of London	Lloyds of London
Limit Per Occurrence	$25,000,000	✓
Annual Aggregate	$25,000,000	✓
DEDUCTIBLES		
Per Occurrence	$10,000	✓
ASSOCIATION SUBLIMITS [NOT ALL INCLUSIVE...]		
Business Interruption Sublimit	$25,000,000	✓
Civil or Military Authority Sublimit	$1,000,000, 30 Day(s), and 1 Mile(s)	✓
Debris Removal Expenses Sublimit	$250,000	✓
Decontamination Costs Excluding NCBR Sublimit	$250,000	✓
Demolition & Increased Cost of Construction Sublimit	$1,000,000	✓
Errors & Omissions Sublimit	$250,000	✓
Electronic Data Processing Media Sublimit	$1,000,000	✓
Extended Period of Indemnity Sublimit	$0 and 180 Day(s)	✓
Fine Art Sublimit	$ 250,000	✓
Ingress/Egress Sublimit	$ 1,000,000, 30 Day(s), and 1 Mile(s)	✓
Preservation of Property Sublimit	$ 250,000	✓
Professional Fees Sublimit	$ 250,000	✓
Relocation Expense Sublimit	$ 250,000	✓
Service Interruption Sublimit	$ 1,000,000, 30 Day(s), and 1 Mile(s)	✓
Transit Sublimit	$ 250,000	✓
Valuable Papers Sublimit	$ 250,000	✓
Accounts Receivable Sublimit	$ 250,000	✓
Asbestos Sublimit	$ 500,000	✓
Automatic Coverage Sublimit	$ 1,000,000 and 30 Day(s)	✓
Commissions, Profits, & Royalties Sublimit	$ 250,000	✓
Delay in Startup Costs Sublimit	$ 250,000	✓
Fire Protective Systems Sublimit	$ 10,000	✓
Green Building Additional Expense Sublimit	$ 250,000	✓
Key & Lock Expense Sublimit	$ 250,000	✓
Landscaping Sublimit	$ 10,000	✓
Loss of Attraction Sublimit	$0, 0 Day(s), and 0 Mile(s)	✓
Miscellaneous Unnamed Locations Sublimit	$ 1,000,000 and 30 Day(s)	✓
Newly Acquired Locations Sublimit	$ 1,000,000 and 90 Day(s)	✓
Property in Course of Construction Sublimit	$1,000,000	✓
Rental Income Sublimit	Not Included	✓
Soft Cost Sublimit	$250,000	✓

Unless otherwise specified, all sub-limits listed above apply on a per occurrence basis and are a part of, and not in addition to the Terrorism & Sabotage limit of liability

Active Shooter & Malicious Attack

✓ Per Expiring Change or Improvement to Expiring	Active Shooter & Malicious Attack	
	EXPIRING **October 1, 2025 TO October 1, 2026**	**RENEWAL** **October 1, 2026 TO October 1, 2027**
Carrier	Lloyds of London	Lloyds of London
Limit Per Occurrence	$2,000,000	✓
Annual Aggregate	$2,000,000	✓
DEDUCTIBLES		
Per Occurrence	$10,000	✓
ASSOCIATION SUBLIMITS [NOT ALL INCLUSIVE...]		
Additional security Measures Sublimit	$250,000	✓
Counseling Sublimit	$250,000	✓
Public Relations Costs Sublimit	$250,000	✓
Miscellaneous Crisis Management Expenses Sublimit	$250,000	✓
Waiting Period	0 Hours	✓

Unless otherwise specified, all sub-limits listed above apply on a per occurrence basis and are a part of, and not in addition to the Active Shooter and Malicious Attack limit of liability

Equipment Breakdown

✓ Per Expiring Change or Improvement to Expiring	Equipment Breakdown	
	EXPIRING **October 1, 2025 TO October 1, 2026**	**RENEWAL** **October 1, 2026 TO October 1, 2027**
Carrier	Travelers	Travelers
Limit Per Accident	$50,000,000	**$150,000,000**
DEDUCTIBLES		
All Objects	$1,000	✓
Transformers 10,000 KVA	$10,000	✓
ASSOCIATION SUBLIMITS [NOT ALL INCLUSIVE…]		
Business Income Business Income "Period of Restoration extension"	$100,000 30 Days	**$50,000,000**
Contingent Business Interruption/Extra Expense	$250,000	✓
Spoilage Damage Coverage -Incl Utility Interruption Utility Interruption Spoilage coverage -waiting period	Included Total Limit Per Breakdown 4 Hours	✓
Errors in Description	$5,000,000	✓
Expediting Expense	✓	✓
Hazardous Substance	✓	✓
Electronic Data or Media	$250,000	✓
Newly Acquired Location	✓	✓
Ordinance or Law incl. Demolition	✓	✓
Refrigerant Contamination	✓	✓
Water Damage	$ 250,000	**Included in Total Limit per Breakdown**
MAJOR PERILS EXCLUDED		
Earthquake, EC Perils, Flood, Freeze, Furnace Explosion, Lightning		

Crime

✓ Per Expiring Change or Improvement to Expiring	Crime	
	EXPIRING **October 1, 2025 TO October 1, 2026**	**RENEWAL** **October 1, 2026 TO October 1, 2027**
Carrier	Public Risk Management of Florida	Public Risk Management of Florida
Limit Per Occurrence	$500,000	✓
Annual Aggregate	Not Applicable	✓
DEDUCTIBLES		
Per Occurrence	$1,000	✓
LIMITS		
Employee Theft-Per Loss Coverage	$800,000	✓
Forgery or Alteration	$800,000	✓
Inside Premises-Theft of Money & Securities	$800,000	✓
Inside Premises-Robbery, Safe Burglary-Other Prop	$800,000	✓
Outside the Premises	$800,000	✓
Computer Fraud	$800,000	✓
Funds Transfer Fraud	$800,000	✓
Money Orders and Counterfeit Paper Currency	$800,000	✓
Impersonation Fraud / Social Engineering	$100,000	✓
CONDITIONS INCLUDED [NOT ALL INCLUSIVE]		
Faithful Performance of Duty, 45 Day Notice of Cancellation/10 Days Non-Payment, 60 Day Loss Report Requirement, No Minimum Premium Earned		

General Liability / Law Enforcement Liability

✓ Per Expiring Change or Improvement to Expiring	General Liability	
	EXPIRING **October 1, 2025 TO October 1, 2026**	**RENEWAL** **October 1, 2026 TO October 1, 2027**
Carrier	Public Risk Management of Florida	Public Risk Management of Florida
Coverage Form	Occurrence	Occurrence
Limit per Occurrence	$2,000,000	✓
Annual Aggregate	Not Applicable	✓
DEDUCTIBLES		
Per Occurrence	NIL	✓
SUBLIMIT		
Communicable Disease	$200,000 Per Claimant $300,000 Per Occurrence $300,000 Member Aggregate $3,000,000 Pool Aggregate	✓

✓ Per Expiring Change or Improvement to Expiring	Law Enforcement Liability -EXCLUDED	
	EXPIRING **October 1, 2025 TO October 1, 2026**	**RENEWAL** **October 1, 2026 TO October 1, 2027**
Carrier	Public Risk Management of Florida	Public Risk Management of Florida
Coverage Form	Occurrence	Occurrence
Limit per Occurrence	$2,000,000	✓
Annual Aggregate	Not Applicable	✓
DEDUCTIBLES		
Per Occurrence	NIL	✓

Association Aggregate of $100,000,000 for All Liability Coverages

Professional Liability

✓ Per Expiring Change or Improvement to Expiring	Public Officials Liability / Employment Practices Liability	
	EXPIRING **October 1, 2025 TO October 1, 2026**	**RENEWAL** **October 1, 2026 TO October 1, 2027**
Carrier	Public Risk Management of Florida	Public Risk Management of Florida
Coverage Form	Claims Made	Claims Made
Limit per Claim	$2,000,000	✓
Annual Aggregate	$6,000,000	✓
Retro Date:	10/01/1987	
DEDUCTIBLES		
Per Occurrence	NIL	✓
COVERAGE INCLUDES		
Employee Benefit Liability	Included	✓
SUBLIMIT		
Bert Harris	$300,000	✓
Bert Harris Annual Aggregate	$300,000	
Bert Harris Retro Date:	**10/01/2015**	✓
Inverse Condemnation	$100,000	✓
Inverse Condemnation Annual Aggregate	$100,000	
Inverse Condemnation Retro Date:	**10/01/2015**	✓
Non-Monetary Damages	$100,000	✓
None-Monetary Damages Annual Aggregate	$100,000	
Non-Monetary Damages Retro Date:	**10/01/2015**	✓
Sexual Misconduct	Excluded	✓
Sexual Misconduct Annual Aggregate	Excluded	✓
Sexual Misconduct Retro Date:	**N/A**	✓
Communicable Disease	$200,000 Per Claimant $300,000 Per Occurrence $300,000 Member Aggregate $3,000,000 Pool Aggregate	✓
Ethics Violations Reimbursement	$5,000 Per Commissioner $15,000 Per Member Aggregate $500,000 Pool Aggregate	✓

Association Aggregate of $100,000,000 for All Liability Coverages

The Annual Aggregate applies per Member for Employee Benefits, Employment Practices Liability & Public Officials Liability

Auto Liability

✓ Per Expiring Change or Improvement to Expiring	Auto Liability	
	EXPIRING **October 1, 2025 TO October 1, 2026**	**RENEWAL** **October 1, 2026 TO October 1, 2027**
Carrier	Public Risk Management of Florida	Public Risk Management of Florida
Coverage Form	Occurrence	Occurrence
Liability Combined Single Limit	$2,000,000	✓
Annual Aggregate	Not Applicable	✓
DEDUCTIBLES		
Per Occurrence	NIL	✓
COVERAGE		
Personal Injury Protection (PIP)	Statutory	✓
Hired/Borrowed Liability	Included	✓
Non-Owned Liability	Included	✓
Medical Payments	Excluded	✓
Uninsured/Underinsured Motorist	Excluded	✓
Physical Damage – Comprehensive	Excluded	✓
Physical Damage - Collision	Excluded	✓
SUBLIMIT		
Take Home Vehicles	$200,000 Per Person $300,000 Per Occurrence	Included

Association Aggregate of $100,000,000 for All Liability Coverages

Excess Liability

	EXCESS LIABILITY
	RENEWAL October 1, 2026 TO October 1, 2027
CARRIER	PUBLIC RISK MANAGEMENT OF FLORIDA

COVERAGES INCLUDED		
AUTO LIABILITY	EMPLOYEE BENEFITS LIABILITY	EMPLOYMENT PRACTICES LIABILITY
GENERAL LIABILITY	LAW ENFORCEMENT LIABILITY	PUBLIC OFFICIALS LIABILITY

EXCLUSIONS [INCLUDING BUT NOT LIMITED TO]		
ABUSE OR MOLESTATION	EMPLOYERS' LIABILITY/WORKERS' COMPENSATION	POLLUTION LIABILITY
AIRPORT LIABILITY	FAILURE TO SUPPLY – UTILITIES	SILICA OR DUST
ASBESTOS	FUNGI OR BACTERIA	WAR
AUTOMOBILE FIRST PARTY COVERAGE	NURSING HOME	WHARFINGERS' LIABILITY
DAMS, LEVEES, DIKES OR RESERVOIRS	PROPERTY DAMAGE – REAL &/OR PERSONAL PROPERTY	

EXCESS LIMITS

LINE OF COVERAGE	LIMIT	EXCESS OF LIMITS	COVERAGE TRIGGER
AUTO LIABILITY	$3,000,000	$2,000,000	PER ACCIDENT
EMPLOYEE BENEFIT LIABILITY	$3,000,000	$2,000,000	PER CLAIM
EMPLOYMENT PRACTICES LIABILITY	$3,000,000	$2,000,000	PER CLAIM
GENERAL LIABILITY	$3,000,000	$2,000,000	PER OCCURRENCE
LAW ENFORCEMENT LIABILITY	$3,000,000	$2,000,000	PER OCCURRENCE
MISCELLANEOUS PROFESSIONAL	$3,000,000	$2,000,000	PER CLAIM

TERMS

THE ANNUAL AGGREGATE IS INCREASED TO $9,000,000 AND APPLIES PER MEMBER FOR EMPLOYEE BENEFITS, EMPLOYMENT PRACTICES LIABILITY & PUBLIC OFFICIALS LIABILITY. RETRO DATES FOR THE EXCESS LIABILITY LIMITS MAY VARY FROM THE UNDERLYING COVERAGE. PLEASE REFER TO YOUR DECLARATION PAGES FOR ANY APPLICABLE RETRO DATES.

Association Aggregate of $100,000,000 for All Liability Coverages

Workers' Compensation

✓ Per Expiring Change or Improvement to Expiring	Workers' Compensation	
	Expiring October 1, 2025 TO October 1, 2026	Renewal October 1, 2026 TO October 1, 2027
Carrier	Public Risk Management of Florida	Public Risk Management of Florida
Deductible		
Part A: Workers' Compensation	NIL	✓
Part B: Employers' Liability	NIL	✓
Limit		
Part A: Workers' Compensation - Medical - Disability - Death	Statutory	✓
Part B: Employers' Liability - Each Accident - Each Employee for Disease	$2,000,000 $2,000,000	✓
Terms & Conditions [Not All Inclusive]		
Broad Form All States	Included	✓
Maritime Coverage Endorsement	Included	✓
Voluntary Compensation Endorsement	Included	✓
Annual Policy Audit		
Composite Rate	0.0517154	0.00326187

Please note the Workers' Compensation period will be audited per the Composite Rate shown above per dollar of payroll on the Total Workers' Compensation premium, before any participation credits

PAYROLL			
CLASS CODE	DESCRIPTION	2025-2026 ESTIMATED PAYROLL	2026-2027 ESTIMATED PAYROLL
5509	STREET OR ROAD PAVING	$414,540	$429,049
7520	WATERWORKS OPERATION & DRIVERS	$387,322	$400,878
7580	SEWAGE DISPOSAL PLANT OPERATION & DRIVERS	$56,781	$58,768
7704	FIREFIGHTERS & DRIVERS	$1,068,688	$1,106,092
8720	INSPECTION OF RISK FOR INSURANCE OR VALUATION PURPOSES	$172,171	$178,197
8810	CLERICAL OFFICE EMPLOYEES	$967,891	$1,001,767
8831	HOSPITAL - VETERINARY & DRIVERS	$265,117	$274,396
9102	PARK NOC - ALL EMPLOYEES & DRIVERS	$53,430	$55,300
9410	MUNICIPAL, TOWNSHIP, COUNTY OR STATE EMPLOYEE NOC	$51,425	$53,225
	TOTAL PAYROLL	$3,437,365	$3,557,672
			3.50%

Cyber Liability

✓ Per Expiring Change or Improvement to Expiring	Cyber Liability	
	EXPIRING **October 1, 2025 TO October 1, 2026**	**RENEWAL** **October 1, 2026 TO October 1, 2027**
Carrier	Great American	Great American
Coverage Form	Claims Made	Claims Made
Retro Date:	10/01/2016	10/01/2016
DEDUCTIBLES		
Per Claim	$10,000	✓
LIMITS		
Limit of Liability	$1,000,000	✓
Annual Aggregate	$1,000,000	✓
Pool Aggregate	$10,000,000	✓
COVERAGE [INCLUDING BUT NOT LIMITED TO]		
Business Income/Extra Expense	Included	✓
Cyber Extortion Threats	Included	✓
Media Liability	Included	✓
Public Relations Expense	Included	✓
Replacement/Restoration of Electronic Data	Included	✓
Security Breach Expense	Included	✓
Security Breach Liability [includes regulatory fines/penalties and PCI fines]	Included	✓

Pollution & Remediation Liability

✓ Per Expiring Change or Improvement to Expiring	Pollution & Remediation Liability	
	EXPIRING **October 1, 2025 TO October 1, 2026**	**RENEWAL** **October 1, 2026 TO October 1, 2027**
Carrier	Indian Harbor Insurance Co.	Indian Harbor Insurance Co.
Coverage Form	Claims Made	Claims Made
Retro Date:	10/01/1998	10/01/1998
DEDUCTIBLES		
Per Claim	$25,000	✓
LIMITS		
Limit of Liability Each Pollution Condition	$1,000,000	✓
Annual Aggregate	$2,000,000	✓
SUBLIMITS		
Emergency Remediation Expense	$250,000	✓
Emergency Remediation Expense Aggregate	$1,000,000	✓
COVERAGE [INCLUDING BUT NOT LIMITED TO]		
Contingent Transportation Coverage	Included	✓
Legal Defense Expense	Included	✓
On Premises & Off Premises Remediation Legal Liability	Included	✓
Pollution Legal Liability	Included	✓
Storage Tanks	Included	✓

Exposure Change - Recap

Exposure Change – Recap			
Exposure	**2025 – 2026**	**2026 – 2027**	**% Change**
Property TIV	$42,966,242	$54,958,881	27.91%
Total Payroll	$3,437,365	$3,557,672	3.50%

Disclosures

This proposal of insurance is provided as a matter of convenience and information only. All information included in this proposal, including but not limited to personal and real property values, locations, operations, products, data, automobile schedules, financial data and loss experience, is based on facts and representations supplied to World Risk Management by you. This proposal does not reflect any independent study or investigation by World Risk Management or its agents and employees.

Please be advised that this proposal is also expressly conditioned on there being no material change in the risk between the date of this proposal and the inception date of the proposed policy (including the occurrence of any claim or notice of circumstances that may give rise to a claim under any policy which the policy being proposed is a renewal or replacement). In the event of such change of risk, the insurer may, at its sole discretion, modify, or withdraw this proposal, whether or not this offer has already been accepted.

This proposal is not confirmation of insurance and does not add to, extend, amend, change, or alter any coverage in any actual policy of insurance you may have. All existing policy terms, conditions, exclusions, and limitations apply. For specific information regarding your insurance coverage, please refer to the policy itself. World Risk Management will not be liable for any claims arising from or related to information included in or omitted from this proposal of insurance.

Request to Bind Coverage

We have reviewed the proposal and agree to the terms and conditions of the coverages presented. We are requesting coverage to be bound as outlined by coverage line below:

Premium Breakdown				
Line of Coverage	2025 – 2026	2026 – 2027	% Change	Bind Coverage for
Property & Crime	$292,608	$227,503		☐
Equipment Breakdown	$2,806	$2,775		☐
Liability (GL/LEL/AL/E&O/Excess Liability)	$179,859	$125,178		☐
Workers' Compensation	$177,765	$116,047		☐
Preferred Member Participation Credit	-$11,582	-$6,918		☐
Grand Total	$641,456	$464,584	-27.57%	

Optional / Ancillary Coverages	Unless indicated as included, the cost of coverages referenced below are in addition to, and not a part of the Grand Total above.			
Cyber Liability	Included	Included		☐
Pollution Liability	$9,085	To Be Determined		☐
Named Windstorm Deductible Buy Down to 3%	Not Applicable	$57,133		☐

Payment Plan: PRM allows their members to pay their total costs in four (4) quarterly installments. The first installment is due at the inception and is equal to 25% of all costs. The remaining costs will be paid over the next three (3) quarters.

This warrants that you have no knowledge of any claim or incident that may result in a claim that has not been reported to the insurance carrier.

It is understood and agreed that referenced proposal provides only a summary of the insurance program options offered. The actual policies will contain the complete terms, conditions, deductibles, exclusions, etcetera. Please review policy language for a full understanding of purchased program.

Signature of Authorized Representative

Printed Name of Authorized Representative

Title of Authorized Representative

Dated

THIS PROPOSAL IS VALID UNTIL JULY 17, 2026

Two Year Coverage Agreement

PRM is offering a Two-Year Coverage Agreement option, with rates, not premiums, guaranteed to remain the same for the 10/1/2027 to 10/1/2028 Coverage Period [Coverage Periods (i) 10/1/2026 12:01am to 10/1/2027 12:01am (ii) 10/1/2027 12:01am to 10/1/2028 12:01am].

This Two-Year agreement does not constitute a bar on the ability of a PRM member to withdraw from the PRM Pool.

This Two-Year Agreement is subject to the following, for Liability, Property & Workers' Compensation:

LIABILITY
1. A terrorist event or some other disaster that would cause PRM to become un-insurable/re-insurable or if said event severely crippled the world capacity making insurance/reinsurance unaffordable, substantial increase in cost or unavailable. 2. 30% incurred loss ratio for the renewal period of October 1, 2024 to October 1, 2027. Loss ratio will be evaluated using losses valued as of June 30, 2027. 3. PRM incurred loss ratio = paid losses and claim reserves divided by annual liability premium. 4. If members loss ratio is breached, PRM reserves the right to re-underwrite. 5. This does not negate the need to provide updated exposure information via the PRM Renewal Application. **Rates remain the same, but premiums will vary based on exposure information.** 6. All lines of Coverage (Liability (AL, GL & E&O), Property & WC) must be purchased to bind the 2-year Coverage Agreement. 7. Premiums are subject to change based on increases/decreases in payroll.
PROPERTY (INCLUDING B&M AND PRIMARY CRIME)
1. A terrorist event or some other disaster that would cause PRM to become un-insurable/re-insurable or if said event severely crippled the world capacity making insurance/reinsurance unaffordable, substantial increase in cost or unavailable. 2. If PRM's Property renewal rate at June 1, 2027 increases by more than 12.5% PRM reserves the right to re-underwrite. 3. 30% incurred loss ratio for the renewal period of October 1, 2024 to October 1, 2027. Loss ratio will be evaluated using losses valued as of June 30, 2027. 4. PRM incurred loss ratio = paid losses and claim reserves divided by annual Property premium. 5. If members loss ratio is breached, PRM reserves the right to re-underwrite. 6. This does not negate the need to provide updated exposure information via the PRM Renewal Application. **Rates remain the same, but premiums will vary based on exposure information.** 7. All lines of Coverage (Liability (AL, GL & E&O), Property & WC) must be purchased to bind the 2-year Coverage Agreement. 8. Premiums are subject to change based on increases/decreases in TIV. 9. Two Year Agreement applies to both Wind and Ex-wind rates.
WORKERS' COMPENSATION
1. A terrorist event or some other disaster that would cause PRM to become un-insurable/re-insurable or if said event severely crippled the world capacity making insurance/reinsurance unaffordable, substantial increase in cost or unavailable.

CITY OF LABELLE, FLORIDA

Planning Staff Report
230 Riviera Vista Boulevard
Variance

TYPE OF CASE: Variance

STAFF REVIEWER: Patty Kulak

DATE: July 9, 2026

APPLICANT: Kenneth J. Alvey

AGENT: Kenneth J. Alvey

REQUEST: Variance from Section 4-76(a) of the City of LaBelle Land Development Regulations to permit an 1,800 square foot house located at 230 Riviera Vista Boulevard.

LOCATION: 230 Riviera Vista Boulevard

PROPERTY SIZE: 0.43+/-acres

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

Existing Future Land Use Designation:	Residential
Existing Zoning:	R-1AA - Single-Family Estates
Land Use:	Vacant

SURROUNDING LAND USE:

North:	FLU –	N/A
	Zoning –	N/A
	Land Use –	Riverfront
South:	FLU –	Residential
	Zoning –	R-1AA – Single-Family Estates
	Land Use –	Vacant/Single-Family Housing
East:	FLU –	Residential
	Zoning –	R-1AA - Single-Family Estates

Land Use – Residential Single-Family Housing

West: FLU – Residential
Zoning – R-1AA - Single-Family Estates
Land Use – Residential Single-Family Housing

STAFF NARRATIVE:

Kenneth J. Alvey has submitted a variance application requesting relief from Section 4-76(a) of the City of LaBelle Land Development Code, which establishes a minimum living area of 2,500 square feet for single-family homes within the Single Family Estates Residential (R-1AA) zoning district. The applicant is requesting approval to construct a single-family residence containing a minimum living area of 1,800 square feet on the subject property located at 230 Riviera Vista Boulevard.

The subject property consists of approximately 0.43 acres (17,651 square feet) and is currently vacant. The property is zoned R-1AA (Single Family Estates Residential) and is designated for residential use. Surrounding properties are developed with single-family residences and vacant residential lots.

The R-1AA zoning district is intended to accommodate low-density single-family residential development on larger residential lots. Pursuant to Section 4-76(a) of the Land Development Code, new single-family residences within the R-1AA zoning district are required to provide a minimum living area of 2,500 square feet. The applicant is requesting a variance to reduce the minimum required living area by 700 square feet, resulting in a proposed minimum living area of 1,800 square feet.

According to the application materials, the applicant is requesting the reduction in minimum living area in order to construct a smaller residence while minimizing impacts to the existing mature oak trees located throughout the property. Photographs submitted with the application depict numerous mature trees across the site.

The variance request has been evaluated against the criteria established in Section 3-20 of the City of LaBelle Land Development Code to determine whether the requested relief is warranted and whether approval would be compatible with the surrounding neighborhood and consistent with the intent of the R-1AA zoning district.

VARIANCE REVIEW CRITERIA:

The following is Staff's analysis of the Applicant's request in relation to LDC Section 3-22, which sets forth the review criteria for special exceptions.

a. Unique or peculiar conditions or circumstances exist, which relate to the location, size, and characteristics of the land or structure involved, and are not generally applicable to other lands or structures in the same district.

   The subject property contains approximately 17,651 square feet (Exhibit A), which is smaller than the current minimum lot size requirement of 22,500 square feet for the R-1AA zoning district. Additionally, the property contains several mature oak trees that further constrain the developable area of the site. Staff finds that the combination of the property's substandard lot size and existing mature vegetation constitutes a unique

circumstance that is not generally applicable to properties within the R-1AA zoning district.

b. The strict and literal enforcement of the zoning section of the land development regulations would create an undue hardship as distinguished from a mere inconvenience on the property owners. Physical handicaps or disability of the applicant and other considerations may be considered where relevant to the request.

Staff finds that strict application of the minimum dwelling size requirement would create an undue hardship due to the subject property's substandard lot size and the presence of several mature oak trees (Exhibit B). Construction of a residence meeting the 2,500-square-foot minimum living area requirement would likely result in additional tree removal and greater site disturbance. The requested variance would allow reasonable residential use of the property while minimizing impacts to the existing natural features.

c. The granting of a variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood, or otherwise detrimental to the public welfare.

The proposed residence will be used as a single-family dwelling, which is consistent with the surrounding pattern of residential development. The requested variance applies only to the minimum living area requirement and does not alter the permitted use, setbacks, height, or other development standards applicable to the property. Staff finds the proposed residence will remain compatible with surrounding residential uses and that granting the variance will not be injurious to adjacent properties, incompatible with the surrounding neighborhood, or detrimental to the public welfare.

d. The condition giving rise to the requested variance has not been created by any person presently having an interest in the property and the conditions cannot reasonably be corrected or avoided by the applicant.

The subject property was established prior to the current Land Development Code and contains approximately 17,651 square feet, which is smaller than the minimum lot size currently required within the R-1AA zoning district. In addition, the mature oak trees that constrain the developable area of the property predate the applicant's ownership. Staff finds these conditions cannot reasonably be corrected or avoided without further reducing the developable area of the site or increasing site disturbance through the removal of existing mature trees.

e. The requested variance is the minimum modification of the regulation at issue that will afford relief.

The requested variance represents the minimum relief necessary to allow reasonable residential development of the subject property. The applicant is requesting a reduction in the minimum living area requirement from 2,500 square feet to 1,800 square feet, while

all other applicable development standards of the R-1AA zoning district will remain in effect. No additional variances from the City of LaBelle Land Development Regulations are being requested. Staff finds the request is limited in scope and represents the minimum modification necessary to afford relief.

f. The variance granted will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures, or required improvements under similar conditions.

Granting the requested variance would not confer a special privilege upon the applicant. Rather, it would provide reasonable relief for a property with unique site characteristics, including its substandard lot size and the presence of mature oak trees. Staff finds that the request is site-specific and would not establish a privilege unavailable to other properties experiencing similar circumstances.

STAFF RECOMMENDATION

Staff recommends APPROVAL subject to the following conditions:

1. The variance approval shall apply only to the subject property located at 230 Riviera Vista Boulevard, LaBelle, Florida.

2. The variance authorizes a reduction in the minimum living area requirement from 2,500 square feet to a minimum of 1,800 square feet for one (1) single-family residence.

3. Except as expressly modified by this variance, the proposed development shall comply with all applicable provisions of the City of LaBelle Land Development Code, including but not limited to setback, height, lot coverage, and all other applicable development standards.

4. All applicable building permits shall be obtained from the City of LaBelle prior to commencement of construction.

5. The proposed residence shall comply with all applicable provisions of the Florida Building Code and all other applicable local, state, and federal regulations.

6. Existing protected trees shall be preserved to the greatest extent practicable. Any removal of protected trees shall comply with the City of LaBelle Land Development Code and any applicable tree removal permit requirements.

7. Any modification that decreases the approved minimum living area shall require additional review and approval by the City.

SUGGESTED MOTION(S):
APPROVAL:

I make a motion to approve the 230 Riviera Vista Boulevard Variance.

APPROVAL WITH CONDITIONS:

I make a motion to approve the 230 Riviera Vista Boulevard Variance, 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 230 Riviera Vista Boulevard Variance. The request does not meet the Variance criteria:

EXHIBIT A
BOUNDARY SURVEY

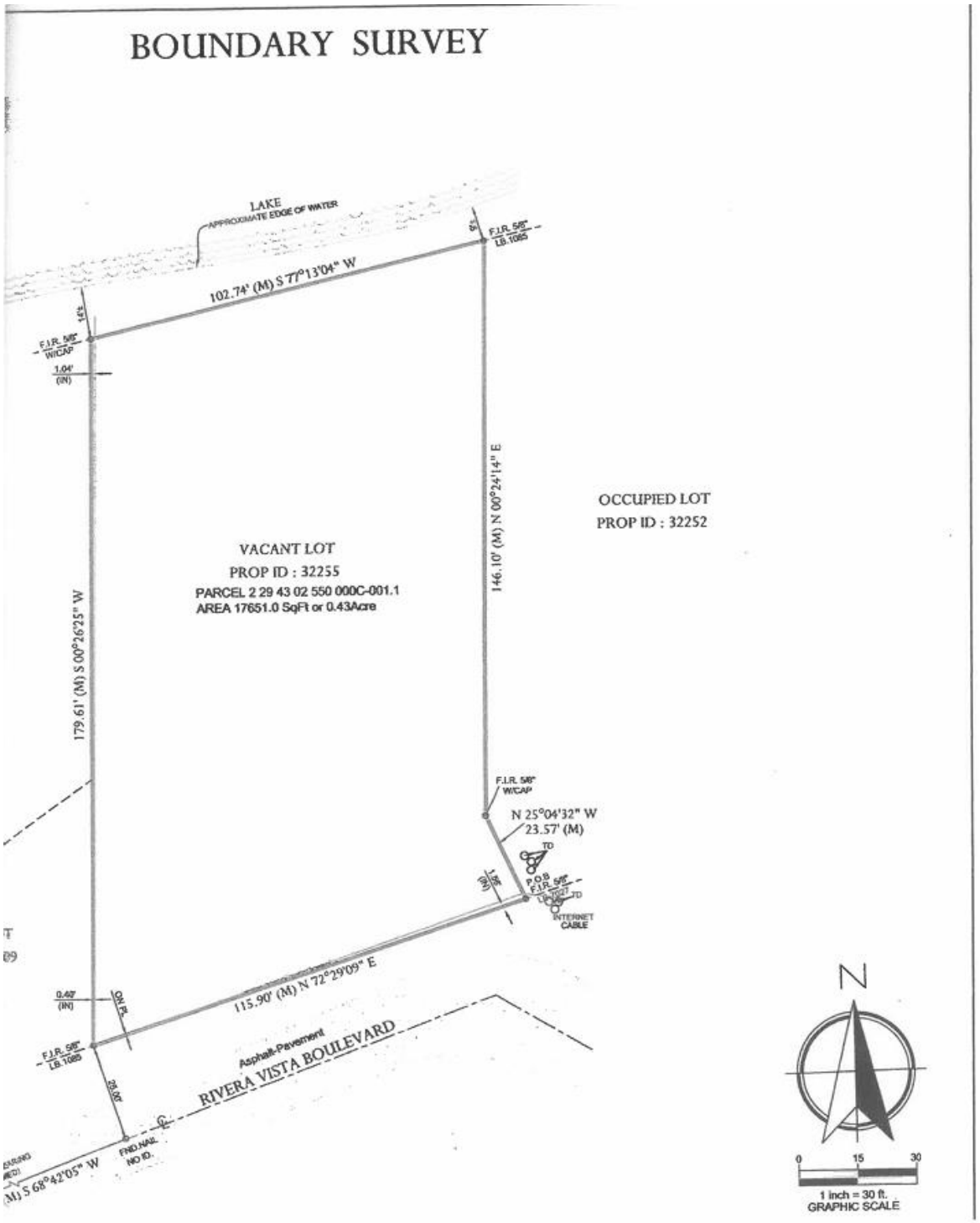


EXHIBIT B
SITE LOCATION PHOTOS



NORTH VIEW



WEST VIEW



EAST VIEW

CITY OF LABELLE
RESOLUTION 2026-13
230 RIVIERA VISTA BOULEVARD
VARIANCE

A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR A VARIANCE FROM THE SINGLE FAMILY ESTATES RESIDENTIAL (R-1AA) ZONING DISTRICT DEVELOPMENT REGULATIONS ESTABLISHED IN THE LAND DEVELOPMENT CODE SECTION 4-76(A) THAT REQUIRES A MINIMUM LIVING AREA OF 2,500 SQUARE FEET; TO ALLOW FOR A MINIMUM LIVING AREA OF 1,800 SQUARE FEET AT THE SUBJECT PROPERTY LOCATED AT 230 RIVIERA VISTA BOULEVARD; IN THE CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Kenneth J. Alvey, the Applicant, has filed a Variance application to allow a for a minimum dwelling area of 1,800 square feet within the R-1AA zoning district on the subject property located at 230 Riviera Vista Boulevard; and,

WHEREAS, a duly advertised public hearing was held on July 9, 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 to allow a for a minimum dwelling area of 1,800 square feet within the R-1AA zoning district on the subject property located at 230 Riviera Vista Boulevard, City of LaBelle, Florida, subject to the following conditions:

1. The variance approval shall apply only to the subject property located at 230 Riviera Vista Boulevard, LaBelle, Florida.

2. The variance authorizes a reduction in the minimum living area requirement from 2,500 square feet to a minimum of 1,800 square feet for one (1) single-family residence.
3. Except as expressly modified by this variance, the proposed development shall comply with all applicable provisions of the City of LaBelle Land Development Code, including but not limited to setback, height, lot coverage, and all other applicable development standards.
4. All applicable building permits shall be obtained from the City of LaBelle prior to commencement of construction.
5. The proposed residence shall comply with all applicable provisions of the Florida Building Code and all other applicable local, state, and federal regulations.
6. Existing protected trees shall be preserved to the greatest extent practicable. Any removal of protected trees shall comply with the City of LaBelle Land Development Code and any applicable tree removal permit requirements.
7. Any modification that decreases the approved minimum living area shall require additional review and approval by the City.

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

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

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

THE CITY OF LABELLE, FLORIDA

By: _____
Julie C. Wilkins, Mayor

Attest: _____
Tijauna Warner, 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	_____	_____

EXHIBIT A
LEGAL DESCRIPTION

PARTS OF RIVIEM VISTA BOULEVARD, PARK LANE AND WEST RIVER STREET (WITHIN VACATED PORTIONS), PNRTS OF LOTS 7, 8 NND 9 IN BLOCK "C" AND PARTS OF LOTS 1 NND 2 IN BLOCK "E" OF RIVIERA VISTA AS 1·ECORDED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, AND BEING MORE PNRTICULARLY DESCRIBED 11S FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK "E" OF SAID RIVIERA VISTA AND RUN S 27°14' E, ALONG THE EASTERLY LINE OF LOT 1, A DISTANCE OF 48.32 FEET TO THE NORTHERLY LINE OF RIVIERN VISTA BOULEVARD AS RE-ALIGNED AND THE POINT-OF-BEGINNING; THENCE S 71°42'43" W, ALONG THE NORTHERLY LINE OF RIVIERA VISTA BOUKNLL'D, A DISTANCE OF 95.03 FEET; THENCE NORTH A DISTANCE OF 189. 76 FEET TO THE SOUTHERLY RIGHT--OF--WNY LINE OF THE CALOOSAHATCHEE RIVER CNNAL; THCUCC N 69°17'40" E, ALONG SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 117.74 FEET; THENCE SOUTH A DISTANCE OF 195,00 FEET TO A (JOINT ON THE NORTHERLY LINE OF RIVIERA VISTA BUUKVARD AS REALIGNED; THENCE S 71°42'43" W A DISTANCE OF20.96 FEET TO THE POINT-OF-BEGINNING.

VARIANCE PETITION
CITY OF LABELLE, FLORIDA

Date Received _____
File Number: VAR 202 - _____

Petitioner (applicant name): KENNETH J. ALVEY
Petitioner Address: PO BOX 1777 LABELLE, FL. 33975
Telephone#: 863-673-8230 E-mail: AIRONE1777@YAHOO.COM

Agent for Petitioner (if applicable): _____
Address of Agent: _____
Telephone#: _____ E-mail: _____

Address/Location of Subject Property: 230 RIVIERA VISTA BLVD.
Legal Description of Property Involved: LABELLE, FL. 33935

Legal Description as furnished:
Parts of Riviera Vista Boulevard, Park Lane and West River Street (within vacated portions), parts of Lots 7, 8 and 9 in Block "C" and parts of Lots 1 and 2 in Block "E" of Riviera Vista as recorded in Plat Book 1, Page 22, Public Records of Hendry County, Florida, and being more particularly described as follows: Commence at the Northeast corner of Lot 1 in Block "E" of said Riviera Vista and run S 27°14' E, along the Easterly line of Lot 1, a distance of 48.32 feet to the Northerly line of Riviera Vista Boulevard as re-aligned and the point-of-beginning; thence S 71°42'43" W, along the Northerly line of Riviera Vista Boulevard, a distance of 95.03 feet; thence North a distance of 189.76 feet to the Southerly right-of-way line of the Caloosahatchee River Canal; thence N 69°17'40" E, along said canal right-of-way, a distance of 117.74 feet; thence South a distance of 195.00 feet to a point on the Northerly line of Riviera Vista Boulevard as re-aligned; thence S 71°42'43" W a distance of20.96 feet to the Point-of-Beginning.

Existing Zoning LB-R-14A Total Acreage/Square Footage of Subject Property: .43 ACRE 17651.05 SQ FT.

Current Use of Land: VACANT RESIDENTIAL

Appeal from Section _____ of the Comprehensive Development Code,

which requires _____

Findings required. **Before making a finding on an application for a variance, the City Commission shall first determine that the proposed variation in the application of this code:**

(a) **Unique or peculiar conditions or circumstances exist, which relate to the location, size, and characteristics of the land or structure involved, and are not generally applicable to other lands or structures in the same district.**

(b) **The strict and literal enforcement of the zoning section of the land development regulations would create an undue hardship as distinguished from a mere inconvenience on the property owners. Physical handicaps or disabilities of the applicant and other considerations may be considered where relevant to the request.**

(c) **The granting of a variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood, or otherwise detrimental to the public welfare.**

(d) **The condition giving rise to the requested variance has not been created by any person presently having an interest in the property and the conditions cannot reasonably be corrected or avoided by the applicant.**

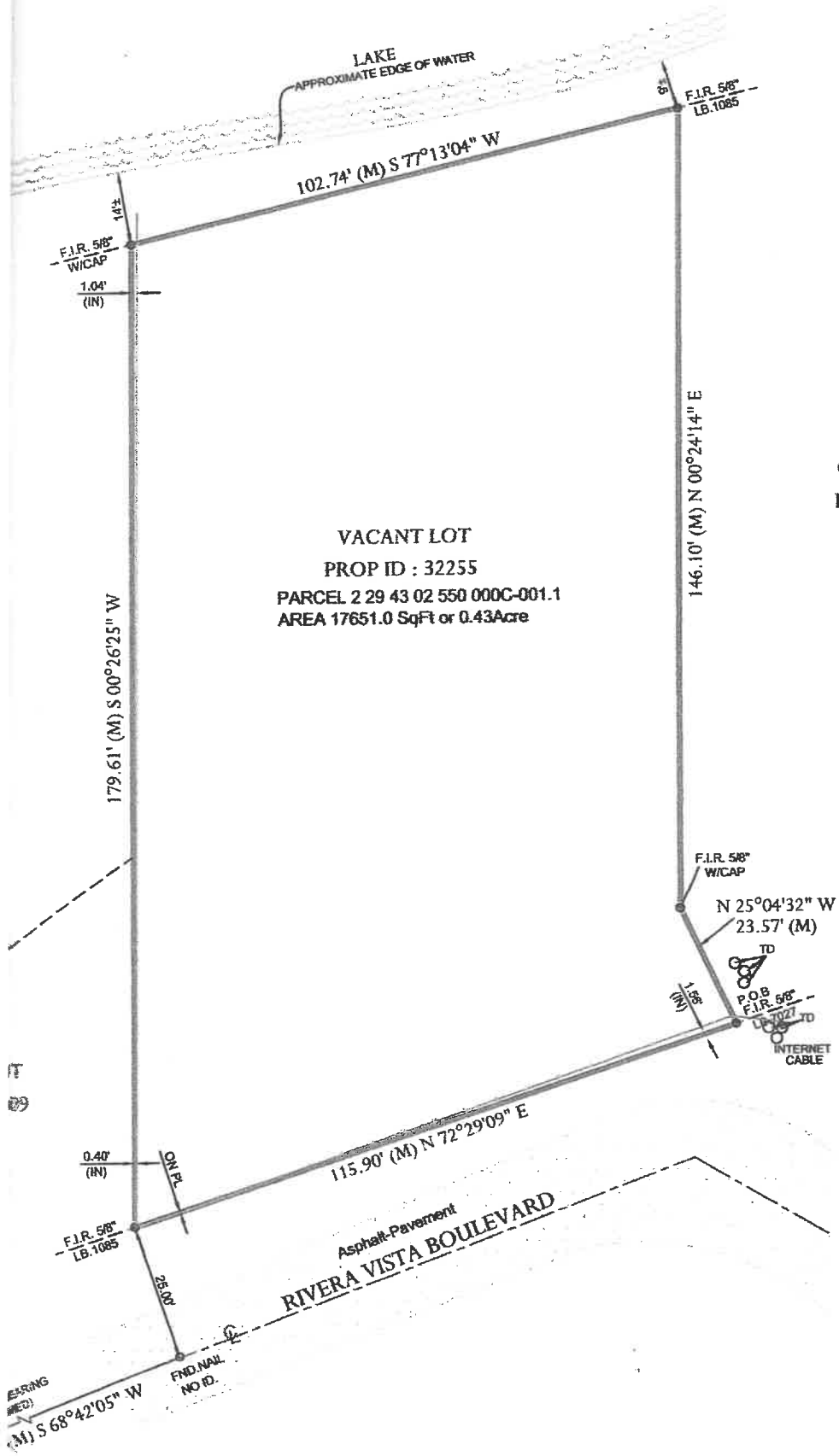
(e) **The requested variance is the minimum modification of the regulation at issue that will afford relief.**

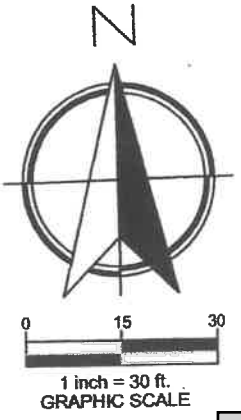
(f) **The variance granted will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures, or required improvements under similar conditions.**

Summary of Facts

PROPERTY .93 ACRES
I WOULD LIKE TO REDUCE THE SQUARE FOOTAGE TO BUILD A HOUSE ON THIS PROPERTY FROM 2,500sq' TO 1,800 sq' THE PROPERTY HAS A LOT OF LARGE OAK TREES ON IT WHICH SHOULD NOT BE DISTURBED

BOUNDARY SURVEY





PREPARED BY AND RETURN TO:
Name: Missty M. Clausen, of
Esquire Land Title Inc
Address: 252 West Marion Avenue
Ste. 1130
Punta Gorda, FL 33950

File No: PG-26-79
Parcel No.: 2 29 43 02 550 000C-001.1

(Space Above This Line For Recording Data)

Personal Representative's Deed

THIS INDENTURE made on this **18th** day of **May, 2026**, by **James Bunnell, Personal Representative of The Estate of Rena Voghel**, whose address is **1351 Chesapeake Avenue, Unit B, Naples, FL 34102** ("**Grantor**") to **K. J. Alvey**, whose address is **P.O. Box 1777, Labelle, FL 33975.** ("**Grantee**").

WITNESSETH: That Grantor, for good and valuable consideration in hand paid, grants, bargains, sells aliens, remises, releases, conveys and confirms to the Grantee, its heirs and assigns forever, the real property lying and being in Hendry County, Florida, and more particularly described as follows:

Parts of Riviera Vista Boulevard, Park Lane and West River Street (within vacated portions), parts of Lots 7, 8 and 9 in Block "C" and parts of Lots 1 and 2 in Block "E" of Riviera Vista as recorded in Plat Book 1, Page 22, Public Records of Hendry County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Lot 1 in Block "E" of said Riviera Vista and run S 27°14' E, along the Easterly line of Lot 1, a distance of 48.32 feet to the Northerly line of Riviera Vista Boulevard as re-aligned and the point-of-beginning; thence S 71°42'43" W, along the Northerly line of Riviera Vista Boulevard, a distance of 95.03 feet; thence North a distance of 189.76 feet to the Southerly right-of-way line of the Caloosahatchee River Canal; thence N 69°17'40" E, along said canal right-of-way, a distance of 117.74 feet; thence South a distance of 195.00 feet to a point on the Northerly line of Riviera Vista Boulevard as realigned; thence S 71°42'43" W a distance of 20.96 feet to the Point-of-Beginning.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in any way appertaining to said Property.

TO HAVE AND TO HOLD the same to the Grantee, its heirs and assigns, in fee simple forever.

Grantor hereby certify this property is not his homestead nor is it contiguous to his homestead

And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor, and the Grantor does covenant to and with the Grantee, its heirs and assigns, that in all things preliminary to and in and about this conveyance that laws of the State of Florida have been followed and complied with in all respects.

PREPARED BY AND RETURN TO:
Name: Missty M. Clausen, of
Esquire Land Title Inc
Address: 252 West Marion Avenue
Ste. 1130
Punta Gorda, FL 33950

File No: PG-26-79
Parcel No.: 2 29 43 02 550 000C-001.1

(Space Above This Line For Recording Data)

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WITNESSETH: That Grantor, for good and valuable consideration in hand paid, grants, bargains, sells aliens, remises, releases, conveys and confirms to the Grantee, its heirs and assigns forever, the real property lying and being in Hendry County, Florida, and more particularly described as follows:

Parts of Riviera Vista Boulevard, Park Lane and West River Street (within vacated portions), parts of Lots 7, 8 and 9 in Block "C" and parts of Lots 1 and 2 in Block "E" of Riviera Vista as recorded in Plat Book 1, Page 22, Public Records of Hendry County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Lot 1 in Block "E" of said Riviera Vista and run S 27°14' E, along the Easterly line of Lot 1, a distance of 48.32 feet to the Northerly line of Riviera Vista Boulevard as re-aligned and the point-of-beginning; thence S 71°42'43" W, along the Northerly line of Riviera Vista Boulevard, a distance of 95.03 feet; thence North a distance of 189.76 feet to the Southerly right-of-way line of the Caloosahatchee River Canal; thence N 69°17'40" E, along said canal right-of-way, a distance of 117.74 feet; thence South a distance of 195.00 feet to a point on the Northerly line of Riviera Vista Boulevard as realigned; thence S 71°42'43" W a distance of 20.96 feet to the Point-of-Beginning.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in any way appertaining to said Property.

TO HAVE AND TO HOLD the same to the Grantee, its heirs and assigns, in fee simple forever.

Grantor hereby certify this property is not his homestead nor is it contiguous to his homestead

And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor, and the Grantor does covenant to and with the Grantee, its heirs and assigns, that in all things preliminary to and in and about this conveyance that laws of the State of Florida have been followed and complied with in all respects.

Has a public hearing been held on this property in the past twenty-four months? NO

If yes, application number or resolution number:_____

Is this hearing being requested as a result of a violation notice? NO

If yes, to whom was the violation written?_____

NOTE: IF THE PETITIONER WISHES TO BE REPRESENTED BY AN AGENT, THE POWER OF ATTORNEY ON PAGE 4 MUST BE PROPERLY EXECUTED.

IF DRAWINGS PREPARED BY AN ARCHITECTURAL, ENGINEERING OR OTHER FIRM ARE SUBMITTED, THE FIRM MUST EXECUTE THE PERMISSION TO REPRODUCE ON PAGE 5.

Has a public hearing been held on this property in the past twenty-four months? NO

If yes, application number or resolution number:_____

Is this hearing being requested as a result of a violation notice? NO

If yes, to whom was the violation written?_____

NOTE: IF THE PETITIONER WISHES TO BE REPRESENTED BY AN AGENT, THE POWER OF ATTORNEY ON PAGE 4 MUST BE PROPERLY EXECUTED.

IF DRAWINGS PREPARED BY AN ARCHITECTURAL, ENGINEERING OR OTHER FIRM ARE SUBMITTED, THE FIRM MUST EXECUTE THE PERMISSION TO REPRODUCE ON PAGE 5.

LETTER OF AUTHORIZATION: TO BE SIGNED BY PROPERTY OWNER

ATTEST:

I/We, K J ALVEY, being first duly sworn, depose and say that we/I are/am the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, all sketches, data, and other supplementary matter attached to and made a part of this application, are true and correct to the best of our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer-generated or City printed shall not be altered.

As property owner I/We, _____ further authorize _____ to act as our/my representative in any matters regarding this Petition.

K J Alvey
(Signature of Property Owner)

_____
(Signature of Property Owner)

K.J. ALVEY
(Typed or Printed Name of Owner)

_____
(Typed or Printed Name of Owner)

State of Florida

County of Hendry

The foregoing instrument was acknowledged before me this 11th day of June, 2026,

By Kenneth J. Alvey who is personally known to me or has produced as identification.

Notary Public State of Florida
Juana Mendoza
My Commission HH 357800
Expires 2/2/2027

(Signature of Notary Public – State of Florida)

Juana Mendoza
(Print, Type, or Stamp Commissioned Name of Notary Public)

LETTER OF AUTHORIZATION: TO BE SIGNED BY PROPERTY OWNER

ATTEST:

I/We, K. J. ALVEY, being first duly sworn, depose and say that we/I are/am the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, all sketches, data, and other supplementary matter attached to and made a part of this application, are true and correct to the best of our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer-generated or City printed shall not be altered.

As property owner I/We, _____ further authorize _____ to act as our/my representative in any matters regarding this Petition.

K J Alvey
(Signature of Property Owner)

_____
(Signature of Property Owner)

K. J. ALVEY
(Typed or Printed Name of Owner)

_____
(Typed or Printed Name of Owner)

State of Florida

County of Hendry

The foregoing instrument was acknowledged before me this 11th day of June, 2026,

By Kenneth J. Alvey who is personally known to me or has produced as identification.

Notary Public State of Florida
Juana Mendoza
My Commission HH 357800
Expires 2/2/2027

(Signature of Notary Public – State of Florida)

Juana Mendoza
(Print, Type, or Stamp Commissioned Name of Notary Public)



NORTH VIEW

WEST VIEW



EAST VIEW

CITY OF LABELLE, FLORIDA

Planning Staff Report
For
139 E. Hickpochee Avenue

TYPE OF CASE: Special Exception

STAFF REVIEWER: Patty Kulak

DATE: July 9, 2026

APPLICANT: Love God, LLC

AGENT: Mindy Martinez

REQUEST: Special Exception to allow the sale of alcoholic beverages at a restaurant located within 750 feet of a school, pursuant to Section 3-4 of the City of LaBelle Land Development Code, for the property located at 139 E. Hickpochee Avenue.

LOCATION: 139 E. Hickpochee Avenue

BUILDING SIZE: 2,500+/-sqft

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

Existing Future Land Use Designation:	Commercial
Existing Zoning:	B-2 (Business General)
Land Use:	Commercial (Multi-tenant commercial shopping plaza)

SURROUNDING LAND USE:

North:
FLU – Downtown District
Zoning – Downtown Business District (DBD)
Land Use – Retail/ State Road

South:
FLU – Public
Zoning – Public Service (PS)

Land Use – Municipal Building

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

West: FLU – Public
Zoning – Public Service (PS)
Land Use – Municipal Building

STAFF NARRATIVE:

Love God LLC has submitted a Special Exception application requesting approval pursuant to Section 3-4 of the City of LaBelle Land Development Code to allow the sale of alcoholic beverages at a proposed full-service restaurant located within 750 feet of a school. Section 3-4 of the Land Development Code requires a minimum separation distance of 750 feet between establishments selling alcoholic beverages and any church or school. Approval of a Special Exception is required to allow the proposed restaurant to serve alcoholic beverages at this location.

The subject property is located at 139 E. Hickpochee Avenue and is zoned B-2 (Business General). The property is developed as a multi-tenant commercial shopping center containing an approximately 6,432-square-foot commercial building constructed in 2021. The proposed restaurant will occupy an existing tenant space within the shopping center, and no expansion of the building or site improvements are proposed beyond interior tenant buildout.

According to the application, the proposed restaurant will operate as a full-service, dine-in establishment with seating for approximately 75 to 100 patrons. The applicant proposes hours of operation from 5:00 a.m. to 9:00 p.m., Monday through Sunday. Alcoholic beverages, including beer, wine, and distilled spirits, are proposed as an accessory component of the restaurant, subject to obtaining all applicable state and local licenses and approvals.

The B-2 (Business General) zoning district is intended to accommodate a wide range of commercial uses serving the community. The proposed restaurant is a permitted use within the B-2 zoning district; however, the sale of alcoholic beverages requires Special Exception approval due to the property's proximity to a school as regulated by Section 3-4 of the Land Development Code.

As part of the Special Exception review, staff has evaluated the request against the applicable review criteria contained in the Land Development Code to determine whether the proposed sale of alcoholic beverages is compatible with the surrounding area and consistent with the intent of the City's regulations governing alcoholic beverage establishments.

SPECIAL EXCEPTION REQUEST:

The applicant is requesting a Special Exception pursuant to Section 3-4 of the City of LaBelle Land Development Code to allow the sale of alcoholic beverages at a restaurant located within 750 feet of a school. In accordance with the Land Development Code, the request has been evaluated against the applicable Special Exception review criteria to determine whether the

proposed use is compatible with the surrounding area and consistent with the public health, safety, and welfare.

If approved, the applicant will be required to obtain all applicable building permits, a Certificate of Occupancy, Business Tax Receipt, and all required state and local alcoholic beverage licenses prior to commencing operations.

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 restaurant will occupy an existing tenant space within a developed commercial shopping plaza that provides established vehicular access, internal circulation, pedestrian walkways, and emergency vehicle access. Staff finds the existing access is adequate to serve the proposed use.

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 restaurant will utilize the existing shared parking facilities serving the commercial shopping plaza. The use is not anticipated to generate noise, glare, odor, or other impacts beyond those typically associated with restaurant uses within a commercial zoning district..

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

   Refuse collection will be provided through the existing facilities serving the commercial shopping plaza. Staff recommends that all refuse be maintained in accordance with applicable City regulations.

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

   The subject property is served by existing public water and sewer facilities. No additional utility extensions are anticipated as part of the proposed tenant build-out.

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

   No additional screening or buffering is required as the proposed restaurant will occupy an existing tenant space within a developed commercial center.

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;***

Any future signage shall comply with the City's Land Development Code and will require the appropriate permits. Existing site lighting is considered adequate to serve the proposed use.

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

   The proposed use does not involve expansion of the existing building or modification of the site's established setbacks or open space areas.

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

   The proposed restaurant is located within an existing commercial shopping plaza surrounded by commercial, public, and downtown uses. The request is limited to permitting the sale of alcoholic beverages for on-premises consumption in conjunction with a restaurant use.

ALCOHOLIC BEVERAGE ESTABLISHMENT FINDINGS:

Pursuant to Section 3-4(b) of the City of LaBelle Land Development Code, the following findings are required for approval of a Special Exception for an alcoholic beverage establishment:

1. ***The proposed establishment is located in a zoning district in which the establishment is a permitted use.***

   The subject property is zoned B-2 (Business General), where restaurant uses are permitted. The request for a Special Exception is required because the proposed establishment is located within 750 feet of a school and church.

2. ***The proposed establishment will not contribute to an undue concentration of alcohol establishments in the area.***

   The proposed establishment is a full-service restaurant requesting approval to serve alcoholic beverages for on-premises consumption. Staff has reviewed the surrounding area and finds the proposed use will not create an undue concentration of alcoholic beverage establishments.

3. ***The proposed establishment will not detrimentally affect nearby neighborhoods considering the distance of the establishment to residential buildings, churches, schools, hospitals, playgrounds, parks, and other existing establishments.***

   Although the subject property is located within 750 feet of a school and church, the proposed use will operate as a full-service restaurant within an existing commercial shopping plaza. Staff finds the proposed establishment is not expected to create adverse impacts on nearby properties or surrounding land uses beyond those typically associated with a restaurant operating within a commercial zoning district.

4. ***The proposed establishment will otherwise be compatible with existing and potential uses of the surrounding area.***

The subject property is located within an established commercial corridor and is surrounded primarily by commercial, downtown, and public uses. Staff finds the proposed restaurant and associated sale of alcoholic beverages are compatible with the character of the surrounding area.

5. ***The proposed establishment is not located in what has been determined to be a high-crime area, or where a disproportionate number of law enforcement calls occur.***

   Staff has no evidence indicating that the subject property is located within an area determined to be a high-crime area or an area with a disproportionate number of law enforcement calls. Therefore, Staff finds this criterion has been satisfied.

CONCLUSION

Based on the application materials submitted and Staff's review of the Special Exception criteria contained in Appendix B, Section 4-41(b)(5), as well as the additional findings required by Section 3-4 of the City of LaBelle Land Development Code, Staff finds the proposed full-service restaurant with the sale of alcoholic beverages for on-premises consumption is compatible with the surrounding commercial area and consistent with the intent of the B-2 (Business General) zoning district. The proposed establishment will occupy an existing tenant space within a developed commercial shopping plaza and is not expected to adversely impact surrounding properties or the public health, safety, or welfare.

STAFF RECOMMENDATION

Staff recommends APPROVAL subject to the following conditions:

1. The Special Exception approval shall apply only to the restaurant located at 139 E. Hickpochee Avenue, as generally described in the approved application.
2. The Special Exception authorizes the sale of alcoholic beverages for on-premises consumption only in conjunction with the approved restaurant use. Any change in use or expansion of the approved use shall require further review and approval by the City.
3. The applicant shall obtain all required building permits, a Certificate of Occupancy, Business Tax Receipt, and all applicable state and local alcoholic beverage licenses prior to commencing the sale of alcoholic beverages.
4. Any exterior signage shall comply with the City of LaBelle Land Development Code and shall obtain all required permits prior to installation.
5. Trash receptacles shall be provided in convenient locations within and outside the establishment and shall be serviced on a regular basis to maintain the property in a clean and orderly condition.
6. 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 139 E. Hickpochee Avenue Alcoholic Beverage Establishment Special Exception.

APPROVAL WITH CONDITIONS:

I make a motion to approve the 139 E. Hickpochee Avenue Alcoholic Beverage Establishment 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;

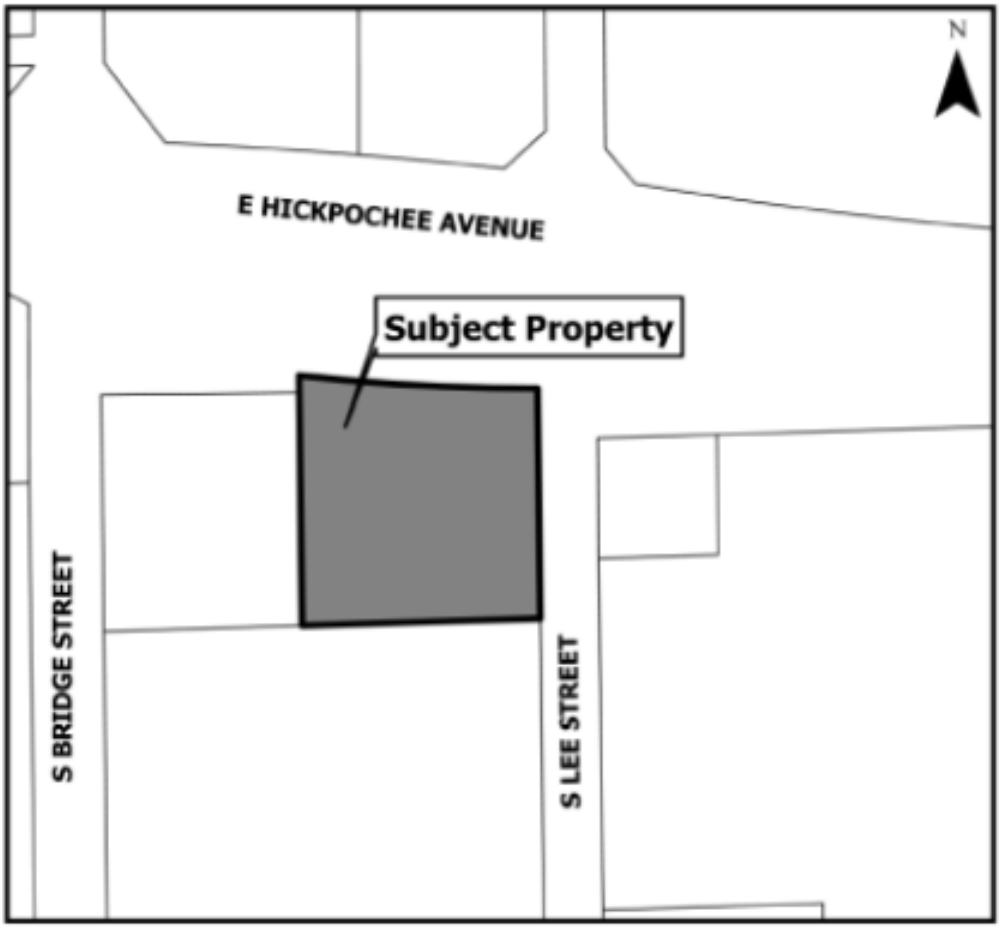
OR

3) with the following conditions:

DENIAL:

I make a motion to deny the 139 E. Hickpochee Avenue Alcoholic Beverage Establishment Special Exception. The request does not meet the Special Exception criteria:

LOCATION MAP



CITY OF LABELLE
RESOLUTION 2026-14
139 E. HICKPOCHEE AVENUE
SPECIAL EXCEPTION

A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, GRANTING A SPECIAL EXCEPTION PURSUANT TO SECTION 3-4 OF THE CITY OF LABELLE LAND DEVELOPMENT CODE TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES AT A RESTAURANT LOCATED WITHIN 750 FEET OF A SCHOOL AT 139 E. HICKPOCHEE AVENUE, CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of LaBelle City Commission, the Applicant, has filed a Special Exception application to allow the sale of alcoholic beverages at a restaurant located within 750 feet of a school at the subject property located at 139 E. Hickpochee Avenue in the City of LaBelle; and,

WHEREAS, a duly advertised public hearing was held on July 9, 2026 before the City of LaBelle City Commission; and,

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,

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,

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 Special Exception application is hereby granted to allow the sale of alcoholic beverages at a restaurant located within 750 feet of a school at the subject property located at 139 E. Hickpochee Avenue in the City of LaBelle, Florida, subject to the following conditions:

1. The Special Exception approval shall apply only to the restaurant located at 139 E. Hickpochee Avenue, as generally described in the approved application.
2. The Special Exception authorizes the sale of alcoholic beverages for on-premises consumption only in conjunction with the approved restaurant use. Any change in use or expansion of the approved use shall require further review and approval by the City.

3. The applicant shall obtain all required building permits, a Certificate of Occupancy, Business Tax Receipt, and all applicable state and local alcoholic beverage licenses prior to commencing the sale of alcoholic beverages.
4. Any exterior signage shall comply with the City of LaBelle Land Development Code and shall obtain all required permits prior to installation.
5. Trash receptacles shall be provided in convenient locations within and outside the establishment and shall be serviced on a regular basis to maintain the property in a clean and orderly condition.
6. 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.

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

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

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

THE CITY OF LABELLE, FLORIDA

By: _____
Julie C. Wilkins, Mayor

Attest: _____
Tijauna Warner, Deputy City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: _____
Derek Rooney, City Attorney

Vote:	AYE	NAY
Mayor Wilkins	_____	_____
Commissioner Vargas	_____	_____

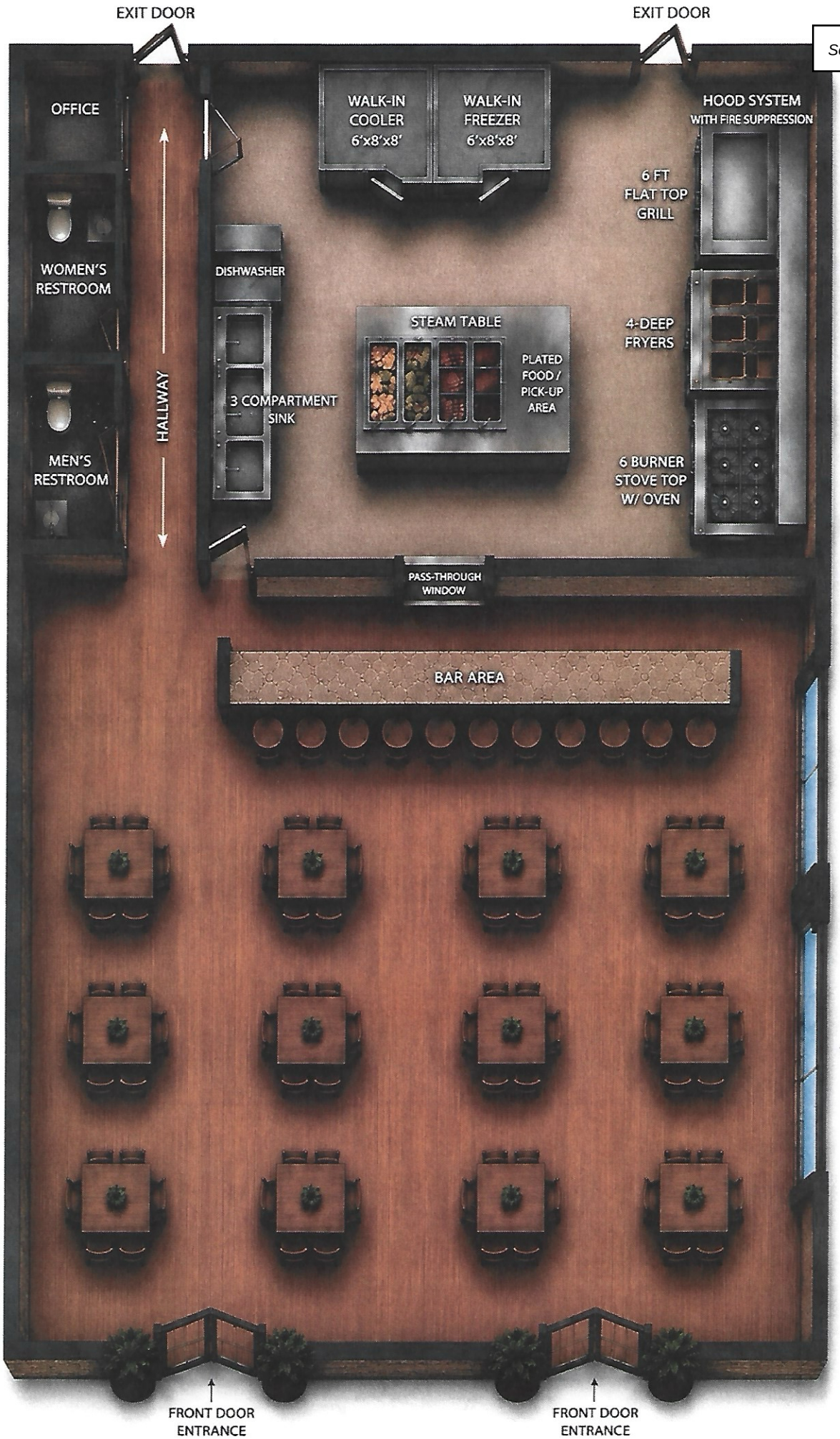
Commissioner Spratt	_____	_____
Commissioner Holland	_____	_____
Commissioner Ratica	_____	_____

EXHIBIT A
LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 46 OF GOODNO'S ADDITION TO LABELLE. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 3,OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING AND BEING IN HENDRY COUNTY, FLORIDA; RUN NORTH ALONG A PROLONGATION OF THE EAST LINE OF SAID BLOCK 46 FOR 42.1 FEET TO A POINT 75 FEET (MEASURED ON A RADIAL LINE) SOUTHERLY FROM THE SURVEYED CENTER LINE OF STATE ROAD NO. 80; THENCE RUN NORTHWESTERLY ON AN ARC OF A CURVE TO THE RIGHT OF RADIUS 1,793.87 FEET (PARALLEL TO AND 75 FEET DISTANCE FROM SAID CENTERLINE) FOR 126.02 FEET; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID BLOCK 46 FOR 74.09 FEET; THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF SAID BLOCK FOR 200 FEET; THENCE RUN EAST FOR 200 FEET TO THE EAST LINE OF BLOCK 46; THENCE RUN NORTH ALONG SAID LINE FOR 150 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE RIGHT-OF-WAY OF SR 80.

EXHIBIT B
LOCATION MAP




EXIT DOOR
EXIT DOOR
OFFICE
WOMEN'S RESTROOM
MEN'S RESTROOM
HALLWAY
WALK-IN COOLER 6'x8'x8'
WALK-IN FREEZER 6'x8'x8'
HOOD SYSTEM WITH FIRE SUPPRESSION
6 FT FLAT TOP GRILL
DISHWASHER
STEAM TABLE
PLATED FOOD / PICK-UP AREA
3 COMPARTMENT SINK
4-DEEP FRYERS
6 BURNER STOVE TOP W/ OVEN
PASS-THROUGH WINDOW
BAR AREA
LARGE WINDOW
LARGE WINDOW
FRONT DOOR ENTRANCE
FRONT DOOR ENTRANCE

Parcel Summary

Parcel ID	2 29 43 01 010 0046-002.0
Prop ID	30708
Location Address	139 E HICKPOCHEE AVE LABELLE, FL 33935
Neighborhood/Area	COMMERCIAL LA BELLE (201000.00)
Subdivision	IMPROVED: COMMERCIAL LABELLE
Brief Legal Description*	LA BELLE BLK 46 BEG NE COR BLK 46-N 42.1 FT-NW 126.02 FT-W 74.09 FT-S 200 FT-E 200 FT-N 150 FT TO POB (Note: *The Description above is not to be used on legal documents.)
Property Use Code	SHOP CTR COMMTY (1600)
Sec/Twp/Rng	01-43-29
Tax District	City of LaBelle (District 2)
Millage Rate	20.8461
Acreage	0.900
Homestead	N

View Map



Internal Info

Market Area 20

Owner Information

LOVE GOD LLC
101 SOUTH 7TH ST
IMMOKALEE, FL 34142

Valuation

	2025 Certified Values	2024 Certified Values
Just Market Value	$1,354,456	$1,274,886
Land Value	$474,163	$474,163
Agricultural (Market) Value	$0	$0
Agricultural Classified Value	$0	$0
Improvement Value	$880,293	$800,723
Non School Assessed Value	$1,354,456	$1,249,307
School Assessed Value	$1,354,456	$1,274,886
Exempt Value	$0	$0
Non School Taxable Value	$1,354,456	$1,249,307
School Taxable Value	$1,354,456	$1,274,886
Save Our Homes Deferred	$0	$0
Non Save Our Homes Deferred	$0	$25,579

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Trim Notices

Property Record Cards

Tax Collector

Land Information

Land Use	Land Use Desc
1600	SHOP CTR COMMUNITY

Building Information

Type	Strip Center	**Heat Index**	Electric -- Forced Air Ducted
Heated Area	6,432	**Air Conditioning**	Central Air
Exterior Walls	CBS,Slump or Fluted Block; None	**Bathrooms**	
Roof Cover	Built UP Tar & Gravel; None	**Bedrooms**	
Interior Walls	Drywall; None	**Stories**	1.0
Floor Cover	Carpet; Ceramic Tile	**Effective Year Built**	2021
Actual Year Built	2021		

Sub Area

Type	Description	Sq. Footage
BAS	BAS Segment	3,932
CARSTOP	Car Stops	28
CURB	Curbing	1,223
FOP	Open Porch, Finished	2,716
PAV CON	Paving Concrete	19,742
SFB	Semi-Finished Base	2,500
WALL CBS	Wall Conc Block Stucco	300

Sales

Sales Date	Sale Price	Instrument
3/11/2019	$385,000	SW
4/1/1974	$78,500	

Permits

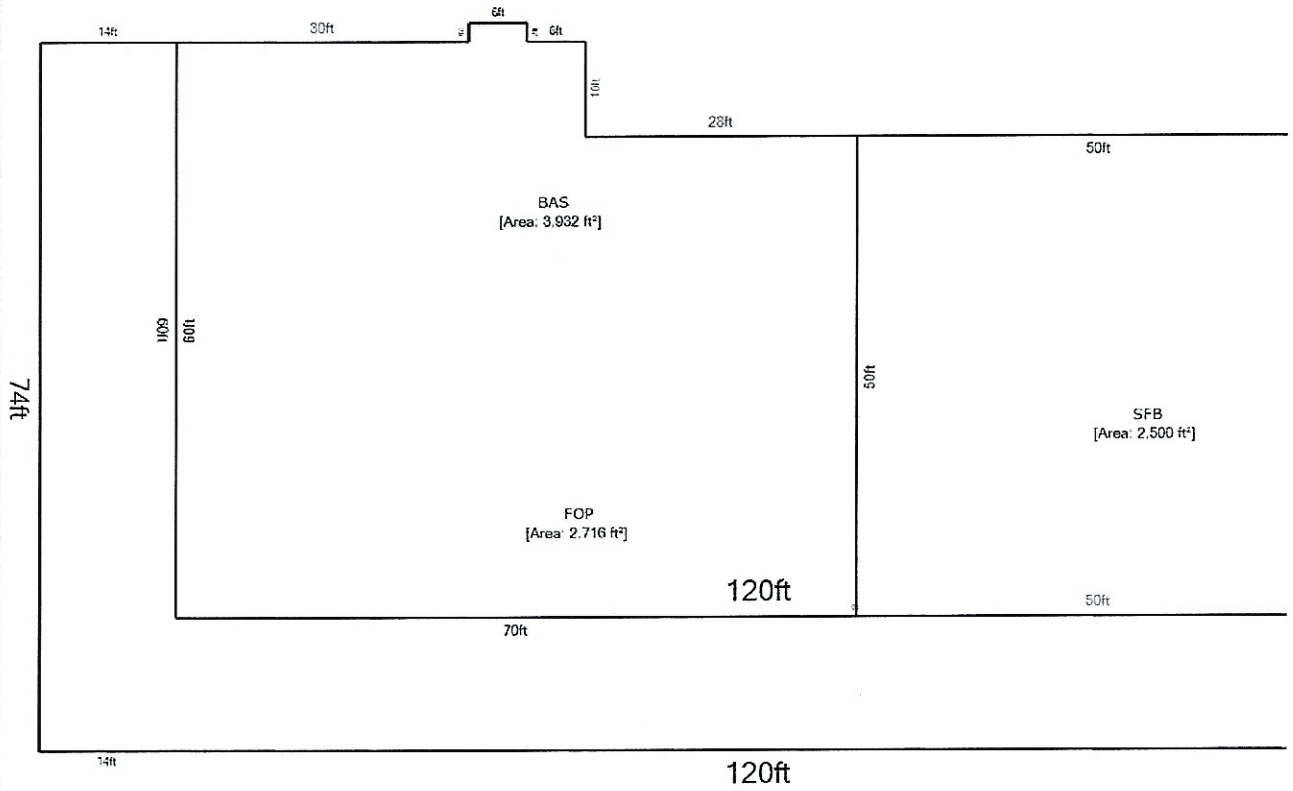
Permit Number	Type	Primary	Issue Date	Value
23L00186	PLUMBING	Yes	9/13/2023	$0
19L0035	COMMERICAL ADDITION	Yes	8/29/2019	$1,144,628
08L0020	UTILITY BUILDING	Yes	3/11/2008	$2,000
04-0588	REMODEL / RENOVATION	Yes	12/3/2004	$70,000
96L	REVIEW	No	10/3/1995	$0
20L0023	COMMERICAL ADDITION	Yes		$4,140

Our permitting information is pulled from the Hendry County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices. Their website is: https://bsaonline.com/Home/MunicipalityHome?uid=3193/

Photos


3/14/24, 2:04:46 PM
30708

Sketches


14ft
30ft
6ft
6ft
10ft
28ft
50ft
BAS
[Area: 3,932 ft²]
60ft
60ft
74ft
50ft
SFB
[Area: 2,500 ft²]
FOP
[Area: 2,716 ft²]
120ft
50ft
70ft
14ft
120ft

Special Exception/Conditional Use Application

Date Received _____

File Number: SE-202 -_____

Petitioner: Mindy Martinez
Address: PO Box 81, Felda FL 33930
Telephone #: 239-223-8340 Fax #: _____ E-mail: mindymtz036@gmail.com

Agent for Petitioner: _____
Address: _____
Telephone #: _____ Fax #: _____ E-mail: _____

Owner of Property: Love God LLC
Address: 101 South 7th St, Immokalee, FL, 34142
Telephone #: (630)234-5044 Fax #: _____ E-mail: tonypatel096@gmail.com

Address/Location of Subject Property 139 E. Hickpochee Ave
Labelle, FL 33935

Legal Description of Property Involved LA BELLE BLK 46 BEG NE COR BLK 46-N 42.1 FT-NW 126.02 FT-W 74.09 FT-S 200 FT-E 200 FT-N 150 FT TO POB

Existing Zoning B-2

Total Acreage/Square Footage of Subject Property approx. 2500 sqft

Current Use of Land multi-tenant commercial shopping plaza

Code Section 3-4

Proposed Conditional Use and Summary of Facts Request approval for a full-service restaurant within an existing commercial plaza. No structual changes to the building are proposed beyond tenant improvements required for

operations. The use is consistent with surrounding commercial development and will comply with all applicable city of Labelle Fire Dept., Building Dept., and Health Dept. The restaurant will provide dine-in food service to the public. The restaurant will also seek the appropriate licenses and approvals to serve beer/wine and possibly liquor. Looking to accommodate 75-100 people. My Hours of Operation will be from 5am-9pm Monday-Sunday.

Mindy Martin
Signature of Petitioner

Signature of Owner

Mindy Martinez
Print or type name of person signing above

Print or type name of person signing above

Date

Date

NOTE: IF THE PETITIONER WISHES TO BE REPRESENTED BY AN AGENT, THE POWER OF ATTORNEY ON THE FOLLOWING PAGE <u>MUST</u> BE PROPERLY EXECUTED. IF DRAWINGS PREPARED BY AN ARCHITECTURAL, ENGINEERING OR OTHER FIRM ARE SUBMITTED, THE FIRM <u>MUST</u> EXECUTE THE ATTACHED PERMISSION TO REPRODUCE.

Love God LLC
Thakorbhai D. Patel
139 E Hickpochee Ave
LaBelle, FL 33935

June 9, 2026
To Whom It May Concern:

Re: Support for Special Exception Application – 139 E Hickpochee Ave, LaBelle, FL

I, **Thakorbhai D. Patel**, owner of Love God LLC, am the owner of the commercial property located at 139 E Hickpochee Avenue, LaBelle, Florida.

This letter serves as formal confirmation that I fully support **Ms. Mindy Martinez's** application for a Special Exception, along with any associated Planning and Zoning reviews, for the proposed operation of a full-service restaurant at the above-referenced property.

Although no lease agreement has been executed at this time, it is our mutual understanding that Ms. Martinez is seeking the necessary governmental approvals prior to finalizing a lease. Should the required approvals be granted and mutually acceptable lease terms be reached, I am willing to lease approximately 2,500 square feet (Units 103 and 104) to Ms. Martinez for the proposed restaurant use.

This letter is provided solely to demonstrate the property owner's authorization and support for Ms. Martinez to pursue all necessary zoning, planning, and related governmental approvals for the proposed use. **This letter does not constitute a lease agreement**, a guarantee of tenancy, or any binding contractual obligation by either party.

Should you require any additional information, please feel free to contact me directly.

Sincerely,

Thakorbhai D. Patel
Love God LLC
Phone: (630) 234-5044
Email: Tonypatel09@gmail.com

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;

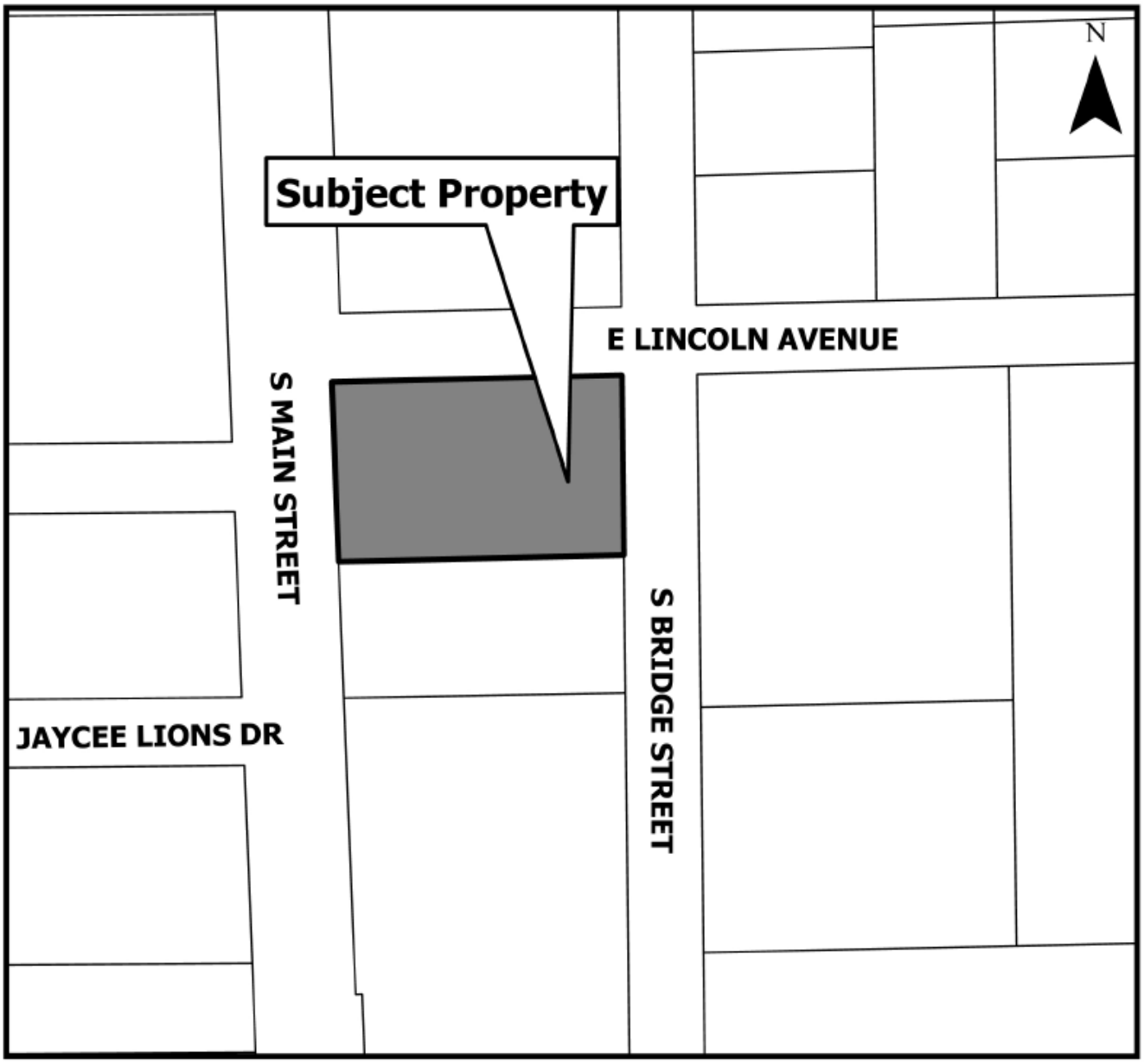
OR

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



CITY OF LABELLE
RESOLUTION 2026-15
682 S. MAIN STREET
SPECIAL EXCEPTION

A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, GRANTING A SPECIAL EXCEPTION FROM THE BUSINESS GENERAL (B-2) ZONING DISTRICT FOR A VEHICLE SERVICE STATION TO BE LOCATED AT 682 S. MAIN STREET CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of LaBelle City Commission, the Applicant, has filed a Special Exception application to allow for a vehicle service station at the subject property located at 682 South Main Street in the City of LaBelle; and,

WHEREAS, a duly advertised public hearing was held on July 9, 2026 before the City of LaBelle City Commission; and,

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,

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,

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 Special Exception application is hereby granted to allow for a vehicle service station at the subject property located at 682 South Main Street, City of LaBelle, Florida, 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.

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

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

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

THE CITY OF LABELLE, FLORIDA

By: _____
Julie C. Wilkins, Mayor

Attest: _____
Tijauna Warner, Deputy City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

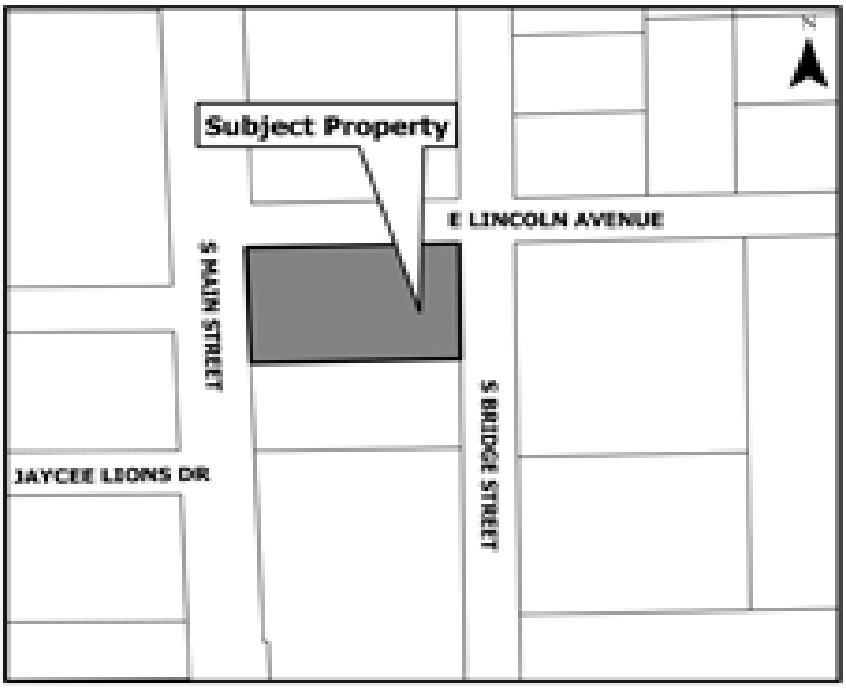
By: _____
Derek Rooney, City Attorney

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

EXHIBIT A
LEGAL DESCRIPTION

ALL OF LOTS 1 THROUGH 4 AND THE NORTH ONE HALF OF LOT 5, LESS THE EAST 5.00 FEET THEREOF FOR RIGHT-OF-WAY FOR BRIDGE STREET, THE NORTH ONE HALF OF LOT 24 AND ALL OF LOTS 25 THROUGH 28, LESS THE WEST 25.00 FEET THEREOF FOR RIGHT OF WAY FOR STATE ROAD NO. 29, TOGETHER WITH THE VACATED ALLEYS LYING WITHIN THIS PARCEL. ALL BEING IN THE HAYNES SOUTH CENTRAL ADDITION TO LABELLE, FLORIDA, BLOCK 82, SECTION A, AS RECORDED IN PLAT BOOK 2, PAGE 56, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, LYING AND BEING IN SECTION 9, TOWNSHIP 43 SOUTH, RANGE 29 EAST.

EXHIBIT B
LOCATION MAP



CITY OF LABELLE, FLORIDA

SPECIAL EXCEPTION APPLICATION SUBMITTAL

PROJECT NAME:

682 S Main Street Vehicle Service & Repair Facility

PROJECT ADDRESS:

682 S Main Street
LaBelle, Florida 33935

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

PROPERTY INFORMATION:

Parcel Size	Zoning	Existing Use
±0.631 Acres	B-2 (Business General)	Former Automotive Repair Facility

APPLICANT:

[Applicant Name]

PROPERTY OWNER:

Madrid Investments #1 LLC

AUTHORIZED AGENT:

Planning Analytics, LLC (Jason Utley as Manager)

DATE OF SUBMITTAL: May 27, 2026

SUBMITTED TO:

City of LaBelle
Community Development Department
481 West Hickpochee Avenue
LaBelle, Florida 33935

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8. Property Deed
9. Zoning Map of the Project Vicinity
10. Response to Special Exception Review Criteria (LDC Section 3-21 A–K)
11. Comprehensive Plan Consistency Analysis
12. Concept Plan
13. Trip Generation Comparison Letter/Report
14. FEMA Flood Zone Documentation
15. Stormwater / Drainage Information
16. Draft Special Exception Resolution
17. Property Survey
18. Authorization Letter / Affidavit
19. Sunbiz Sheets
20. Pre-Application Notes

Submittal Letter

Jason Utley, AICP
Planning Analytics, LLC
1439 SE Airport Road
Arcadia, FL 34266

May 18, 2026

Honorable Julie C. Wilkins
Mayor
City of LaBelle, Florida
481 W Hickpochee Avenue
LaBelle, FL 33935

Honorable Mayor Wilkins,

The purpose of this letter is to inform you that I am making application on behalf of my Client for a Special Exception Application for a parcel of land located within the incorporated limits of the City of LaBelle. The Application is a request to allow an Automotive Repair Facility on a 0.631+/- acre parcel located at 682 S Main Street, LaBelle, FL 33935. The parcel has a B-2 zoning designation. Consistent with the requirements of the City of LaBelle's Land Development Code, a proposed Automotive Repair Facility can only be allowed in the B-2 zoning district through Special Exception. It should be noted that previously an Automotive Repair Facility operated on the site for many years (Kenny's Muffler and Tire). The proposed Special Exception includes improvements that will benefit the community, allow for the continued commercial use of the site and promote the collection of property tax and sales tax associated with business operations. The proposed Special Exception is not anticipated to create any significant or adverse effects on City of LaBelle facilities or services.

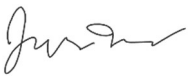
The formal application is attached to this correspondence along with support documentation.

Looking forward to working with your staff.

Please let me know if you need any additional information from me, or my team, to process this application.

Thanks for your time.

Sincerely,



Jason Utley, AICP
Planning Analytics, LLC

Project Narrative

Project Narrative – Special Exception Submittal

682 S Main Street, LaBelle, Florida (0.631 acres, B-2 Zoning)

The Applicant is proposing a Special Exception to allow the continued and improved operation of a vehicle service and repair facility on the property located at 682 S Main Street in the City of LaBelle. The subject site is zoned B-2 (Business General) and has historically been utilized as an automotive service use, including Kenny's Muffler & Tire. The existing development includes a 4,300 square foot structure and an existing 50-ton truck scale, both of which will remain in place.

The proposed project is a redevelopment of an existing commercial site and does not include any increase in building square footage or expansion of the existing structure. Instead, the project focuses on improving site functionality, safety, circulation, and stormwater management. The concept plan introduces defined internal traffic circulation improvements to replace the current condition, which lacks clearly organized parking and drive aisles. The redeveloped layout improves ingress and egress from SR 29/S Main Street, Lincoln Avenue, and Bridge Street, thereby enhancing overall site safety and operational efficiency.

The project provides the required parking for the proposed two-bay automotive facility, totaling 10 parking spaces, including employee and service-related spaces. Site improvements also include the addition of paved parking and drive areas, which will reduce dust and improve clarity of vehicle movement throughout the site.

Stormwater management improvements are proposed through the construction of two dry detention areas designed to treat and attenuate runoff from existing and proposed impervious surfaces. These improvements will result in a net environmental benefit compared to existing conditions, which currently lack formal stormwater treatment facilities.

As part of this application, the Applicant is requesting a deviation from the Land Development Code related to the maximum allowable impervious surface ratio within the B-2 zoning district. The Land Development Code establishes a maximum impervious surface limitation of 40 percent; however, due to the redevelopment nature of the project, existing site constraints, and the long-standing developed condition of the property, strict compliance is not practicable. The proposed redevelopment does not increase building square footage or intensify the use of the property, but instead formalizes and improves existing site conditions through paved circulation areas, organized parking, and enhanced stormwater treatment. In addition, the majority of the existing site is already either impervious or characterized by compacted soils with limited pervious function. The proposed dry detention areas and stormwater improvements will provide substantially improved runoff treatment and attenuation compared to existing conditions.

The property is located within FEMA Flood Zone AH, and all redevelopment activities will comply with applicable floodplain regulations.

Outdoor storage areas associated with the automotive use will be clearly defined on a revised concept plan and screened with opaque fencing ranging from 6 to 10 feet in height. All fencing will be designed to maintain compliance with required visibility triangles along adjacent roadways. No vegetative buffering is required due to the surrounding zoning context, which consists primarily of B-2 zoning with adjacent I-1A zoning to the east.

The proposed use is consistent with the surrounding commercial and light industrial character of the area and is compatible with adjacent properties. No additional building height or mass is proposed, and no changes to utility infrastructure are anticipated. Solid waste will be handled through can service, and a condition will be accepted requiring timely removal and disposal of unusable tires.

A trip generation comparison report will be submitted as part of this application package. The Applicant will also coordinate with the South Florida Water Management District regarding stormwater improvements, although it is anticipated that the project may qualify for Engineer-of-Record 10/2 self-certification for stormwater attenuation and water quality treatment.

Overall, the proposed Special Exception and associated redevelopment improvements facilitate the continued productive use of a long-standing commercial property, improve site safety and functionality, reduce environmental impacts such as dust and unmanaged runoff, and support continued economic activity along the SR 29 corridor within the City of LaBelle.

Special Exception Application

Special Exception/Conditional Use Application

Date Received _____

File Number: SE-202__-_____

Petitioner: Madrid Investments # 1 LLC_____
Address: 2003 Lighthouse Court, LaBelle, FL 33935_____
Telephone #:_____Fax #:_____E-mail: _____

Agent for Petitioner: H.L. Bennett & Associates, Inc (Larry Bennett)_____
Address: 241 E Yeomans Avenue, LaBelle, FL 33935_____
Telephone #: 863-675-8882_____Fax #:_____E-mail: _____

Owner of Property: Madrid Investments # 1 LLC_____
Address: 2003 Lighthouse Court, LaBelle, FL 33935_____
Telephone #:_____Fax #:_____E-mail: _____

Address/Location of Subject Property:
682 S Main Street, LaBelle, FL 33935

Legal Description of Property Involved:
All of Lots 1 through 4 and the North one half of Lot 5, less the East 5.00 feet thereof for right-of-way for Bridge Street, the North one half of Lot 24 and all of Lots 25 through 28, less the West 25.00 feet thereof for right of way for State Road No. 29, together with the vacated alleys lying within this parcel.

All being in the Haynes South Central Addition to LaBelle, Florida, Block 82, Section A, as recorded in Plat Book 2, Page 56, Public Records of Hendry County, Florida, lying and being Section 9, Township 43 South, Range 29 East.

Existing Zoning: B-2

Total Acreage/Square Footage of Subject Property: 0631 Acres

Current Use of Land: Tire Shop

Code Section: Section 3.21 Application for Conditional Use

Proposed Conditional Use and Summary of Facts: See Attached PDF – Exhibit "B"

Felix Madrid
Signature of Petitioner

Felix Madrid-Madrid Investments #1, LLC
Print or type name of person signing above

5/26/26
Date

Felix Madrid
Signature of Owner

Felix Madrid
Print or type name of person signing above

5/26/26
Date

NOTE: IF THE PETITIONER WISHES TO BE REPRESENTED BY AN AGENT, THE POWER OF ATTORNEY ON THE FOLLOWING PAGE MUST BE PROPERLY EXECUTED. IF DRAWINGS PREPARED BY AN ARCHITECTURAL, ENGINEERING OR OTHER FIRM ARE SUBMITTED, THE FIRM MUST EXECUTE THE ATTACHED PERMISSION TO REPRODUCE.

AFFIDAVIT

I, Felix Madrid certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief.

KNOW ALL MEN THAT I, Felix Madrid, do hereby constitute and appoint _____ my true and lawful attorney, to execute the foregoing instrument in my name, place and stead this_____ day of_____,_.

Felix Madrid Date:_____
Signature of owner or authorized agent

Felix Madrid
Print or type name of person signing above

Madrid Investments #1 LLC
Name of owner/agent entity if a corporation, L.L.C., partnership, or trust

President
Representative capacity of person signing Affidavit:
President of Vice President of Corporation
Managing Member of L.L.C.
General Partner
Trustee

STATE OF FLORIDA)
)
COUNTY OF Hendry)

The foregoing instrument was acknowledged before me this 24th day of May, 2026, by Felix Madrid who is personally known to me or who has produced FL Drivers License as identification and who did not take an oath.

DONNA LOUISE CONOVER
Notary Public - State of Florida
Commission # HH 646026
My Comm. Expires Feb 27, 2029
Bonded through National Notary Assn.

Donna Louise Conover
Notary Public

Donna Louise Conover
Print or type name
My Commission Expires: 2/27/29

KNOW ALL MEN THAT I,_____,_____(Title), of the firm of _____, do hereby grant the City of LaBelle permission to reproduce all or a portion of all plans, drawings, etc., submitted in connection with the foregoing petition.

_____
Signature
Title:_____
Date: _____

STATE OF FLORIDA)
)
COUNTY OF_____)

The foregoing instrument was acknowledged before me this_____day of_____,____, by_____who is personally known to me or who has produced _____ as identification and who did not take an oath.

_____
Notary Public

_____
Print or type name
My Commission Expires: _____

CONFIRMATION OF OWNERSHIP BY OWNER; AND AUTHORIZATION FOR AGENT OR PETITIONER (WHEN A DIFFERENT ENTITY)

The undersigned to hereby swear or affirm that they are the fee simple title holders and owners of the record of property commonly known as Madrid Investments #1 LLC
And legally described in Exhibit A attached hereto.

The property described herein is the subject of a Special Exception/Conditional use application. We hereby designate Planning Analytics, LLC (Jason Uttley) as the legal representative of the property in the course of seeking approval of this application. This representative will remain the only entity to authorize development activity until such time as anew or amended authorization is delivered to the City.

Felix Madrid
Owner Signature

Felix Madrid
Printed Name

Madrid Investments #1 LLC
Name of owner entity if a corporation, L.L.C., partnership, trust

President
Representative capacity of person signing: President or Vice President of Corporation, Managing Member of L.L.C., General Partner, Trustee

2003 Lighthouse Ct, LaBelle, FL 33935
Address of Owner

STATE OF FLORIDA)
COUNTY OF Hendry)

Sworn to (or affirmed) and subscribed before me this 26th day of May, 2026, by Felix Madrid (_____) capacity if applicable, who is personally known to me or produced FL Drivers License as identification.

DONNA LOUISE CONOVER
Notary Public - State of Florida
Commission # HH 646026
My Comm. Expires Feb 27, 2029
Bonded through National Notary Assn.

Donna Louise Conover
Notary Public
Notary Public – State of Florida
My commission expires 2/27/29

Donna Louise Conover
Name typed, stamped or printed

CONFIRMATION OF OWNERSHIP BY OWNER; AND AUTHORIZATION FOR AGENT OR PETITIONER (WHEN A DIFFERENT ENTITY)

The undersigned to hereby swear or affirm that they are the fee simple title holders and owners of the record of property commonly known as Madrid Investments #1 LLC
And legally described in Exhibit A attached hereto.

The property described herein is the subject of a Special Exception/Conditional use application. We hereby designate H.L. Bennett & Associates, Inc.(Larry Bennett) as the legal representative of the property in the course of seeking approval of this application. This representative will remain the only entity to authorize development activity until such time as anew or amended authorization is delivered to the City.

x Felix Madrid
Owner Signature

Felix Madrid
Printed Name

Madrid Investments #1 LLC
Name of owner entity if a corporation, L.L.C., partnership, trust

President
Representative capacity of person signing: President or Vice President of Corporation, Managing Member of L.L.C., General Partner, Trustee

2003 Lighthouse Ct, LaBelle, FL 33935
Address of Owner

STATE OF FLORIDA)
COUNTY OF Hendry)

Sworn to (or affirmed) and subscribed before me this 24th day of May, 2024, by Felix Madrid
( ) capacity if applicable, who is personally known to me or produced FL Drivers License as identification.

DONNA LOUISE CONOVER
Notary Public - State of Florida
Commission # HH 646026
My Comm. Expires Feb 27, 2029
Bonded through National Notary Assn.

Donna Louise Conover
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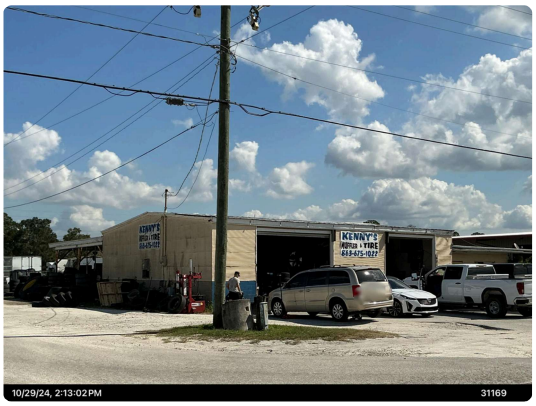
Donna Louise Conover
Name typed, stamped or printed

Property Record Card

Parcel Summary

Parcel ID	2 29 43 01 010 0082-A05.0
Prop ID	31169
Location Address	682 S MAIN ST LABELLE, FL 33935
Neighborhood/Area	COMMERCIAL LA BELLE (201000.00)
Subdivision	IMPROVED: COMMERCIAL LABELLE
Brief Legal Description*	LA BELLE BLK 82 HAYNES SOUTH CENTRAL S/D SEC A LOTS 1 THRU 4 + 25 THRU 28 + N 1/2 OF LOTS 5 + 24 + VACATED ALLEY BTWN AFOREMENTIONED LOTS (Note: *The Description above is not to be used on legal documents.)
Property Use Code	SERVICE SHOP (2500)
Sec/Twp/Rng	01-43-29
Tax District	City of LaBelle (District 2)
Millage Rate	20.8461
Acreage	0.631
Homestead	N

View Map



Internal Info

Market Area 20

Owner Information

MADRID INVESTMENTS #1 LLC
2003 LIGHTHOUSE CT
LABELLE, FL 33935

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values
Just Market Value	$272,759	$254,639	$255,611
Land Value	$214,256	$214,256	$214,256
Agricultural (Market) Value	$0	$0	$0
Agricultural Classified Value	$0	$0	$0
Improvement Value	$58,503	$40,383	$41,355
Non School Assessed Value	$272,759	$254,639	$227,009
School Assessed Value	$272,759	$254,639	$255,611
Exempt Value	$0	$0	$0
Non School Taxable Value	$272,759	$254,639	$227,009
School Taxable Value	$272,759	$254,639	$255,611
Save Our Homes Deferred	$0	$0	$0
Non Save Our Homes Deferred	$0	$0	$28,602

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Trim Notices

2025 TRIM Notice (PDF)

Property Record Cards

2025 Property Record Card (PDF)

Tax Collector

Link to Tax Collector

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
2500	SERVICE SHOP	0.63	27498.53	0	0	

Building Information

Type	Utility Building	**Heat Index**	None -- None
Heated Area	1,920	**Air Conditioning**	None
Exterior Walls	Concrete Block Plain; Prefinished Metal	**Bathrooms**	
Roof Cover	Min, Corr or Sheet Metal	**Bedrooms**	
Interior Walls		**Stories**	1.0
Floor Cover	Concrete Finished	**Effective Year Built**	1960
Actual Year Built	1960		

Type	Office	**Heat Index**	None -- None
Heated Area	720	**Air Conditioning**	None
Exterior Walls	Concrete Block Plain	**Bathrooms**	
Roof Cover	Modified Bitumen	**Bedrooms**	
Interior Walls	Plywood Paneling	**Stories**	1.0
Floor Cover	Carpet	**Effective Year Built**	1965
Actual Year Built	1965		

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BAS Segment	1,920	1960	1960	03	CS 1 STORY	COM STR 1 STORY
CANB	Canopy Bldg Attached W/S	1,440	1960	1960	03	*	ALL
CS	XX_Conc Slab (Display only)	1,746	1960	1960	03	*	ALL
FNCC C	Fence 6 Ft High	54	1984	1984	03	*	ALL
FNCC CC	Fence 6 Ft w/Barbwire	105	1984	1984	03	*	ALL
PAV CON	Paving Concrete	1,296	1978	1978	03	*	ALL
PAV CON	Paving Concrete	450	1980	1980	03	*	ALL
SHED TB	Shed Truck Body	320	2011	2011		*	ALL

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BAS Segment	720	1965	1965	03	CS 1 STORY	COM STR 1 STORY
CS	XX_Conc Slab (Display only)	648	1965	1965	03	*	ALL
PAV CON	Paving Concrete	620	1979	1979	03	*	ALL
PAV CON	Paving Concrete	336	1988	1988	03	*	ALL
SLAB C	Slab Concrete	28	1980	1980	03	*	ALL
SLAB CR	Slab Concrete Raised	600	1984	1984	03	*	ALL
UOP	Open Porch, Unfinished	60	1965	1965	03	*	ALL
UOP	Open Porch, Unfinished	156	1965	1965	03	*	ALL

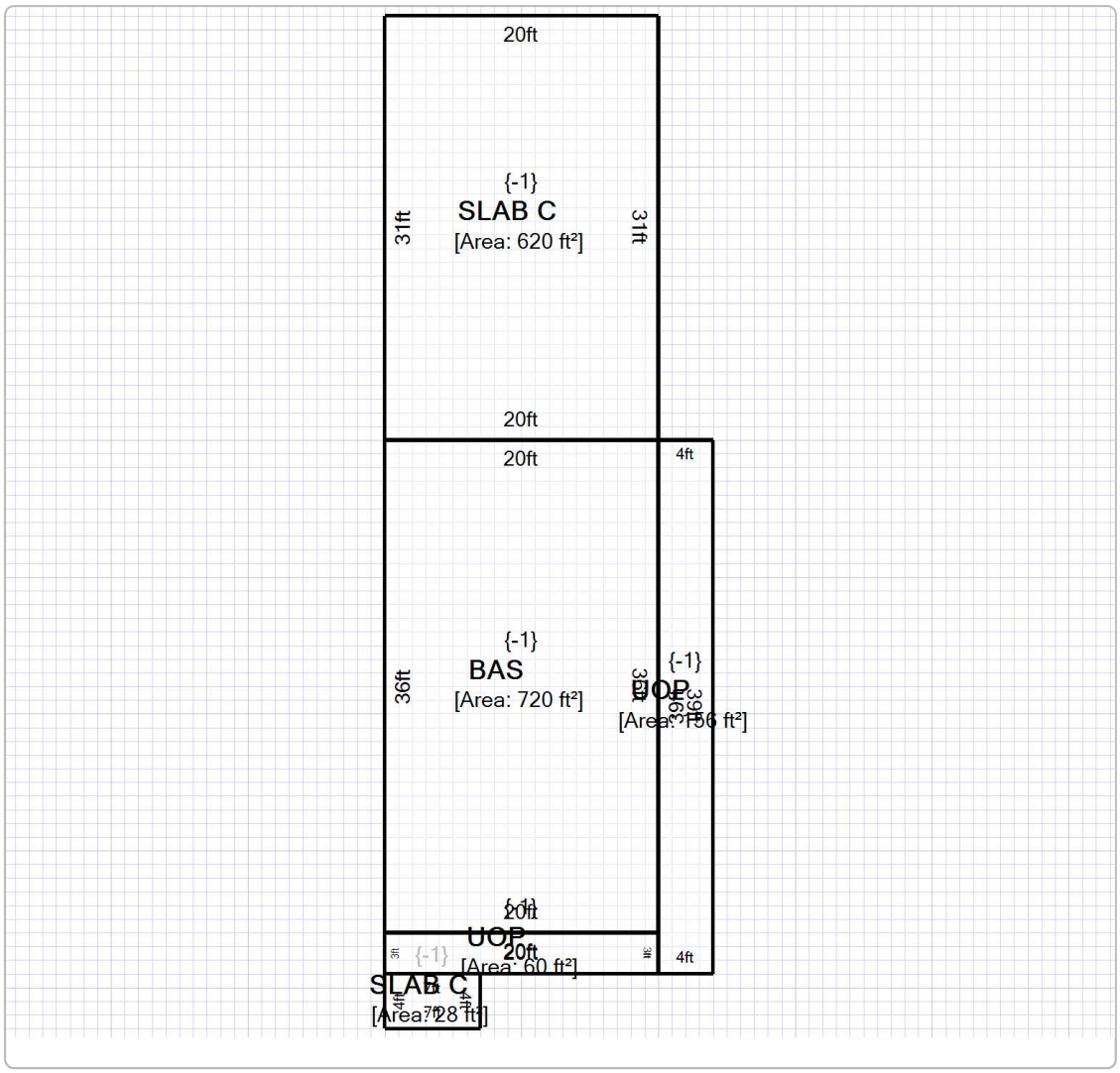
Sales

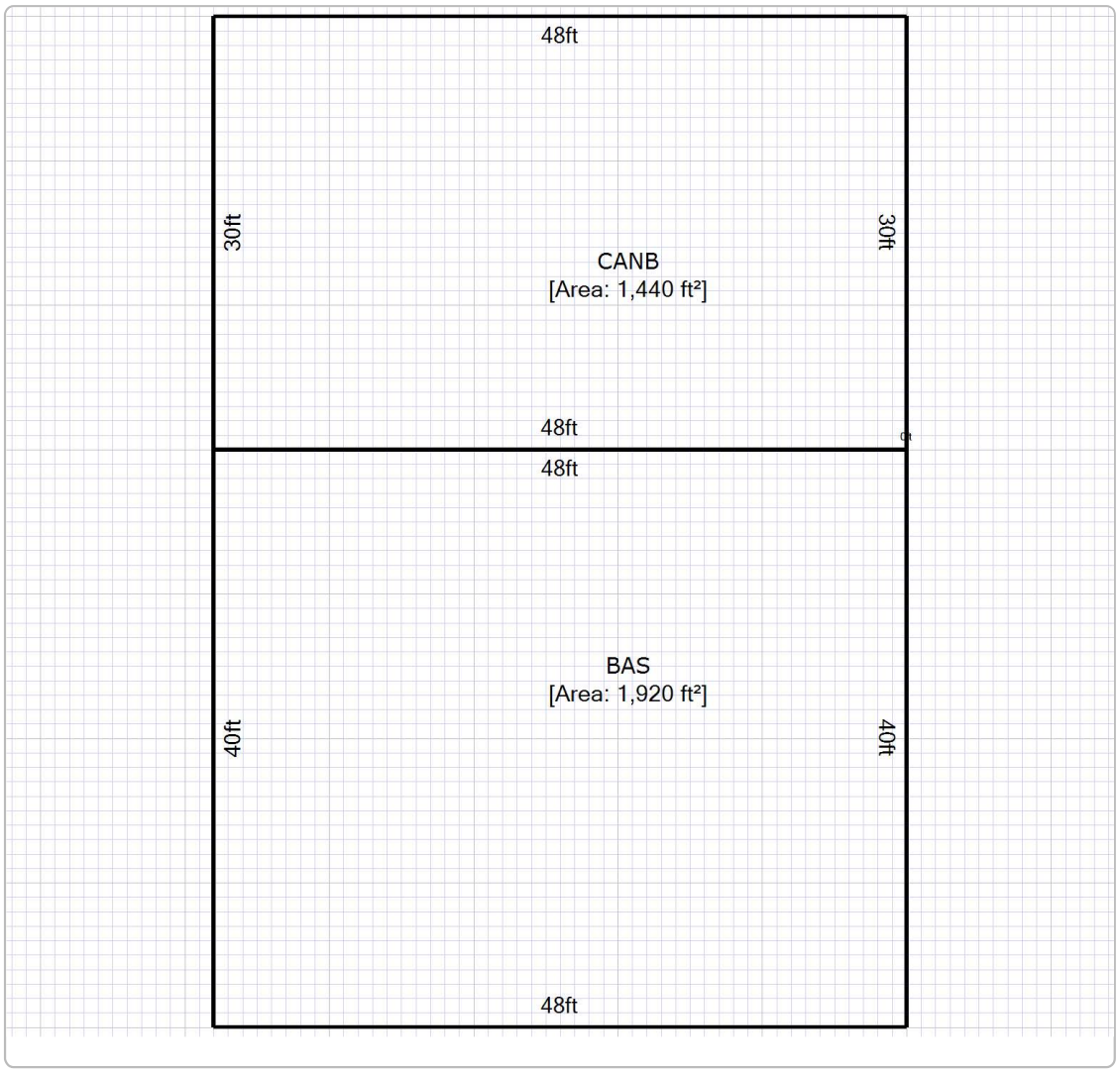
Sales Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
12/15/2023	$100	QC	1067/0252	Unqualified (U)	Improved	MADRID FELIX & MARIA R	MADRID INVESTMENTS #1 LLC
5/17/2013	$99,000	WD	0862/1433	Unqualified (U)	Improved	DUKE B BAILEY INC	MADRID FELIX & MARIA R

Photos



Sketches


20ft
{-1}
SLAB C
[Area: 620 ft²]
31ft
31ft
20ft
20ft
4ft
{-1}
BAS
[Area: 720 ft²]
36ft
{-1}
UOP
[Area: 156 ft²]
20ft
UOP
20ft
[Area: 60 ft²]
4ft
SLAB C
[Area: 28 ft²]



No data available for the following modules: Extra Features, Permits.

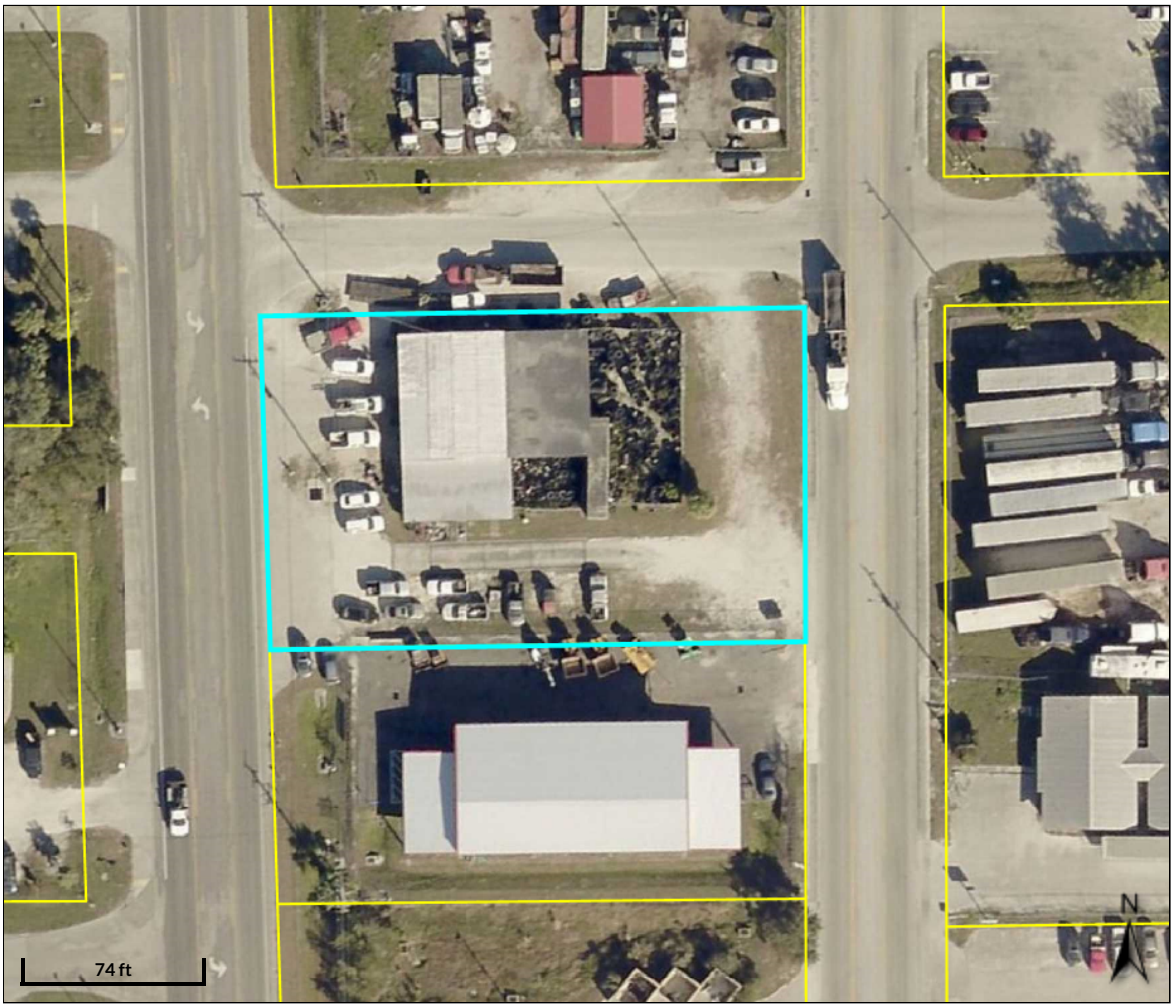
This information was derived from data which was compiled by the Hendry County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/14/2026, 9:00:30 PM

Contact Us

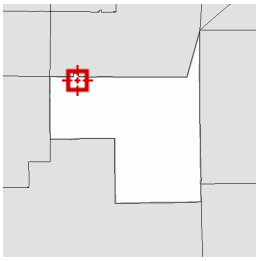
Developed by SCHNEIDER GEOSPATIAL

Aerial of the Site

Dena R. Pittman, CFA
Hendry County Property Appraiser



Overview



Legend

- City Limits
- Banyan Village
- Christopher Lane
- Double J Acres
- Everhigh Acres
- Felda
- LaDeca Acres
- Midway Acres
- Montura Ranch Estates
- Pioneer Plantation
- Pt LaBelle Units 1-9
- Seven K Estates
- Wheeler Road
- Parcels

County Outlines

- Hendry
- <all other values>

Roads

Parcel ID	2 29 43 01 010 0082-A05.0	**Prop ID**	31169	**Owner Address**	MADRID INVESTMENTS #1 LLC
Sec/Twp/Rng	01-43-29	**Class**	2500 - SERVICE SHOP		2003 LIGHTHOUSE CT
Property Address	682 S MAIN ST LABELLE	**Acreage**	0.6313		LABELLE, FL 33935
District	2				

Brief Tax Description LA BELLE BLK 82 HAYNES SOUTH CENTRAL S/D SEC A LOTS 1 THRU 4 + 25 THRU 28 + N 1/2 OF LOTS 5 + 24 + VACATED ALLEY BTWN AFOREMENTIONED LOTS
(Note: Not to be used on legal documents)

Date created: 5/6/2026
Last Data Uploaded: 5/5/2026 9:00:53 PM

Developed by SCHNEIDER GEOSPATIAL

Project Ownership

Inst: 202326015736 Date: 12/28/2023 Time: 9:17AM
Page 1 of 2 B: 1067 P: 252, Kimberley Barrineau, Clerk of Court
Hendry, County, By: DH
Deputy ClerkDoc Stamp-Deed: 0.70

THIS INSTRUMENT PREPARED BY:
Steven J. Polhemus, Esq.
P. O. Box 2188
LaBelle, Florida 33975

PREPARED WITHOUT EXAMINATION OF TITLE

Parcel I.D. No: 2 29 43 01 010 0082-A05.0

QUITCLAIM DEED

THIS DEED is made the 15th day of December, 2023 by **FELIX MADRID** and **MARIA R. MADRID, husband and wife**, whose mailing address is 2003 Lighthouse Court, LaBelle, Florida 33935 hereinafter referred to as "Grantor", and **MADRID INVESTMENTS #1, LLC.**, whose mailing address is 2003 Lighthouse Court, LaBelle, Florida 33935 is hereinafter referred to as "Grantee".

WITNESSETH:

That the Grantor, for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, conveys and confirms unto the Grantee, its successors and assigns, all of their interests held in that certain land lying and situated in Hendry County, Florida, to-wit:

All of Lots 1 through 4 and the North one half of Lot 5, less the East 5.00 feet thereof for right-of-way for Bridge Street, the North one half of Lot 24 and all of Lots 25 through 28, less the West 25.00 feet thereof for right of way for State Road No. 29, together with the vacated alleys lying within this parcel. All being in the Haynes South Central Addition to LaBelle, Florida, Block 82, Section A, as recorded in Plat Book 2, Page 56, Public Records of Hendry County, Florida, lying and being in Section 9, Township 43 South, Range 29 East.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the date and year first above written.

Signed, Sealed and Delivered in the Presence of:

Paula Gonzalez
Witness Paula Gonzalez

Felix Madrid
FELIX MADRID

Inst: 202326015736 Date: 12/28/2023 Time: 9:17AM
Page 2 of 2 B: 1067 P: 253, Kimberley Barrineau, Clerk of Court
Hendry, County, By: DH
Deputy ClerkDoc Stamp-Deed: 0.70

(Print/Type Name of Witness)

Witness Jennifer Rodriguez

(Print/Type Name of Witness)

Maria R Madrid

MARIA R. MADRID

STATE OF Florida
COUNTY OF Hendry

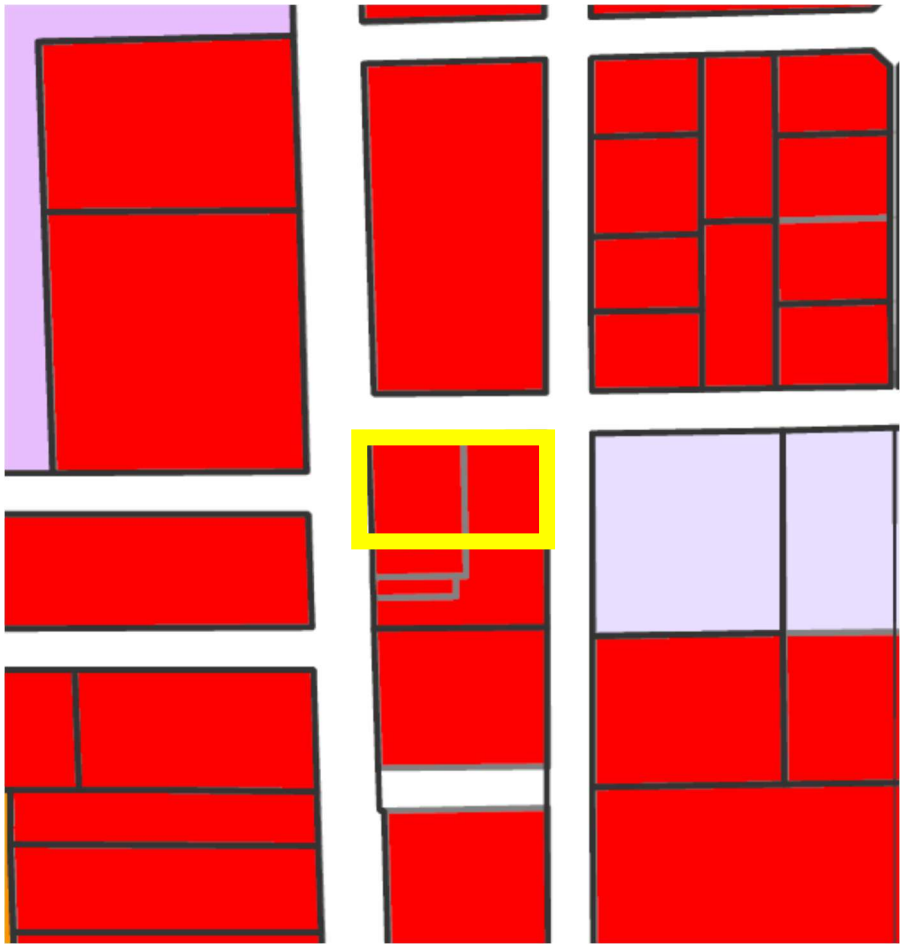
The foregoing instrument was acknowledge before me by means of ☒ physical presence or ☐ online notarization this 15th day of December, 2023, by **FELIX MADRID and MARIA R. MADRID,** who has produced FL DL as identification.

Notary Public
My Commission Expires:

JENNIFER RODRIGUEZ
Notary Public - State of Florida
Commission # HH 076003
My Comm. Expires Feb 9, 2025
Bonded through National Notary Assn.

Zoning Map of Parcels in the Vicinity of the Project

Zoning Map of the Vicinity



The parcel highlighted in yellow is the parcel subject to the Special Exception Application

Response to Special Exception Review Criteria
(LDC Section 3-21 A-K)

SPECIAL EXCEPTION REVIEW CRITERIA ANALYSIS

City of LaBelle Land Development Code Section 3-21(A–K)

The Applicant respectfully submits the following findings in support of the requested Special Exception for the continued and improved operation of a vehicle service and repair facility located at 682 S Main Street, LaBelle, Florida (0.631 acres, zoned B-2).

The project represents a redevelopment of an existing commercial automotive use, with no expansion of building square footage and with significant site improvements including stormwater management, traffic circulation improvements, and site safety enhancements.

(a) Ingress and Egress; Traffic Flow; Safety; Emergency Access

The subject property benefits from frontage on three public roadways: SR 29/S Main Street, Lincoln Avenue, and Bridge Street, providing multiple access opportunities.

The proposed concept plan improves ingress and egress conditions over existing conditions by formalizing access points and establishing defined internal circulation routes. The existing site currently lacks clearly defined parking areas and organized vehicular circulation. The proposed redevelopment corrects these deficiencies by:

- Establishing defined drive aisles and circulation paths
- Improving separation between customer, employee, and service vehicle movements
- Enhancing pedestrian safety through a dedicated sidewalk system
- Maintaining full emergency access from multiple street frontages

These improvements enhance traffic flow, safety, and emergency access compared to existing site conditions.

(b) Off-Street Parking and Loading; Impacts on Adjacent Properties

The proposed development complies with Section 4-85.10 parking requirements, providing a total of 10 parking spaces, including service bay parking and employee parking.

The improved site layout provides a significant enhancement over existing conditions, where parking is not formally defined. The redevelopment:

- Organizes parking to reduce vehicle conflict points
- Improves circulation and reduces congestion within the site
- Reduces dust impacts through paving of previously unmanaged surfaces
- Minimizes potential glare, noise, and odor impacts through improved site organization

Given the surrounding B-2 and I-1A zoning, the proposed use is compatible and consistent with adjacent land uses.

A trip generation comparison letter/report will be submitted in conjunction with this application to further evaluate traffic impacts.

(c) Refuse and Service Areas

Refuse disposal will be handled through can service (no dumpster enclosure proposed).

The site will include designated service areas consistent with operational needs of an automotive repair facility. Additionally:

- Any outdoor storage areas will be clearly defined on a revised concept plan
- Outdoor storage areas will be screened with opaque fencing to fully shield materials from public view
- The City-required condition for timely removal and disposal of unusable tires will be accepted and implemented

These measures ensure refuse and service areas are orderly, controlled, and visually compatible with surrounding properties.

(d) Utilities

The site will continue to utilize existing utility infrastructure. No adverse impacts to utility capacity are anticipated.

Proposed stormwater improvements include two dry detention areas, designed to manage runoff from existing and proposed impervious surfaces.

Per City staff pre-application comments, the Applicant will coordinate with the South Florida Water Management District (SFWMD) regarding stormwater management improvements. However, based on the nature of the redevelopment and engineering evaluation, the Applicant believes the project qualifies for 10/2 Engineer-of-Record self-certification for stormwater attenuation and water quality treatment in lieu of formal SFWMD review.

(e) Screening and Buffering

No vegetative buffering is required due to the surrounding zoning context, which consists primarily of B-2 zoning on three sides and I-1A zoning on the fourth side.

All outdoor storage areas will be screened with opaque fencing, providing complete visual separation from adjacent roadways and properties.

Fencing standards will include:

- Minimum height: 6 feet
- Maximum height: 10 feet
- All fencing shall be designed to avoid any obstruction of required visibility triangles

These measures ensure appropriate visual screening while maintaining traffic safety.

(f) Signs and Exterior Lighting

No adverse impacts are anticipated from signage or exterior lighting.

- No lighting is proposed that will create off-site glare impacts or impair motorist visibility
- Existing lighting will remain substantially unchanged
- Any future signage will comply with City of LaBelle requirements

The proposed improvements will maintain compatibility with surrounding commercial and light industrial uses.

(g) Required Yards and Open Space

The proposed redevelopment maintains existing structural setbacks and conforms to applicable yard requirements where feasible within the constraints of an existing developed site.

As a redevelopment project, the site represents a constrained infill condition, and improvements are focused on functionality, safety, and stormwater management rather than expansion of building envelope.

(h) Height and Mass of Structures

No increase in building height or building mass is proposed.

- Existing structure height remains unchanged
- No vertical expansion is proposed
- No additional building square footage is contemplated

Accordingly, no adverse impacts related to massing or height will occur.

(i) Impacts on Neighboring Properties (Noise, Glare, Odor, Economic Effects)

The proposed redevelopment is expected to result in net positive impacts to surrounding properties.

- Noise impacts are consistent with existing automotive and light industrial uses in the area
- Dust will be significantly reduced through asphalt improvements
- Odor impacts will not increase beyond existing conditions
- Improved site organization reduces operational disorder

Economically, the project supports increased property utilization and enhances long-term stability of the surrounding commercial corridor.

(j) General Compatibility with Adjacent Properties

The subject property is surrounded predominantly by B-2 zoning, with adjacent I-1A zoning to the east, making the proposed automotive service use fully compatible with surrounding land uses.

The redevelopment:

- Maintains an existing commercial/industrial use pattern
- Eliminates underutilized or deteriorated site conditions
- Improves visual quality and site organization
- Enhances long-term viability of the corridor

The use is consistent with the established character of the area.

(k) Consistency with the Comprehensive Plan

The proposed Special Exception is consistent with the City of LaBelle Comprehensive Plan, particularly policies related to:

- Redevelopment of existing commercial properties
- Efficient use of previously developed land
- Economic development and job retention
- Transportation safety and circulation improvements
- Stormwater management and environmental protection
- Elimination of blight and promotion of corridor revitalization

The project provides a clear public benefit through:

- Improved traffic circulation on a previously undefined site
- Reduction of dust and uncontrolled surface conditions
- Enhanced stormwater treatment via dry detention systems
- Continued economic productivity of a long-standing commercial parcel
- Increased property tax contribution to the City

CONCLUSION

The proposed Special Exception satisfies all criteria set forth in LDC Section 3-21(A–K). The redevelopment enhances an existing automotive service site through meaningful improvements to circulation, stormwater management, safety, and site organization while maintaining compatibility with surrounding zoning districts.

Accordingly, the Applicant respectfully requests approval of the Special Exception as submitted, subject to any reasonable conditions deemed appropriate by the City of LaBelle.

Comprehensive Plan Consistency Analysis

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

682 S Main Street – Special Exception Request

City of LaBelle, Florida

1. Introduction

The Applicant is requesting approval of a Special Exception to allow a vehicle service and repair facility within the B-2 (Business General) zoning district pursuant to Section 4-70.8 of the City of LaBelle Land Development Code.

The subject property is located at 682 S Main Street, LaBelle, Florida, and contains approximately 0.631 acres. The site has historically operated as an automotive service facility and includes an existing 4,300 square foot building and a 50-ton truck scale. The proposed project is a redevelopment effort intended to improve site functionality, circulation, drainage, and overall site appearance without increasing building square footage or building height.

The proposed Special Exception is consistent with the goals, objectives, policies, guiding principles, and programs of the City of LaBelle Comprehensive Plan as discussed below.

2. Redevelopment and Efficient Use of Land

The proposed project supports Comprehensive Plan policies encouraging reinvestment and redevelopment of existing commercial properties within the City.

The subject property represents a previously developed commercial parcel with existing infrastructure, roadway access, utilities, and established commercial use patterns. The project does not propose urban sprawl or expansion into undeveloped areas, but instead promotes efficient reuse of an existing site.

The redevelopment will improve the overall condition and functionality of the property through:

- Improved parking organization and onsite circulation
- Addition of paved parking and drive aisles
- Improved stormwater management facilities
- Enhanced pedestrian circulation
- Improved site aesthetics and operational organization

These improvements support the City’s long-term planning objectives related to corridor revitalization and economic reinvestment.

3. Economic Development and Community Benefit

The proposed Special Exception supports continued commercial activity and economic productivity along the SR 29 corridor.

The redevelopment of the site will:

- Return a historically productive commercial property to active use
- Support local employment opportunities
- Increase the long-term taxable value of the property
- Reduce blighting influences associated with underutilized commercial sites
- Promote continued investment within the City limits

The project therefore advances Comprehensive Plan policies supporting economic development, tax base stabilization, and commercial corridor enhancement.

4. Transportation, Access, and Circulation

The subject property is bordered by SR 29/S Main Street, Lincoln Avenue, and Bridge Street, providing multiple points of access.

The proposed redevelopment significantly improves onsite traffic circulation compared to existing conditions. Currently, the site lacks clearly defined parking and circulation patterns. The proposed concept plan formalizes access and parking areas, thereby improving:

- Vehicular circulation
- Pedestrian safety
- Traffic organization
- Emergency access capability
- Site operational efficiency

The project also proposes installation of a sidewalk to better separate pedestrian and vehicular movement onsite.

A trip generation comparison letter/report will be submitted in conjunction with the application materials.

These improvements are consistent with Comprehensive Plan objectives promoting safe and efficient transportation systems.

5. Stormwater Management and Environmental Improvements

Currently, the site does not contain formal stormwater treatment or attenuation facilities.

The proposed redevelopment introduces two dry detention areas intended to provide stormwater treatment and attenuation for runoff associated with the site improvements. These improvements represent a substantial environmental benefit compared to existing conditions.

The project also reduces dust and uncontrolled runoff conditions through paving and grading improvements.

The Applicant will coordinate with the South Florida Water Management District regarding stormwater improvements. However, the Applicant believes the proposed redevelopment may qualify for Engineer-of-Record 10/2 self-certification for stormwater attenuation and water quality treatment.

These improvements are consistent with Comprehensive Plan policies relating to water quality protection, drainage improvements, and environmental stewardship.

6. Floodplain Considerations and Resiliency

The subject property is located within FEMA Flood Zone AH as identified on Flood Insurance Rate Map No. 12051C0039D with an effective date of July 6, 2015.

No increase in building height or building footprint is proposed. Any future vertical construction or substantial improvements will comply with applicable City floodplain management regulations.

The proposed stormwater improvements are expected to improve drainage performance and reduce offsite runoff impacts during storm events.

7. Compatibility with Surrounding Development

The proposed automotive service and repair use is compatible with surrounding land uses and zoning classifications.

The subject property is surrounded primarily by B-2 zoning, with I-1A zoning located to the east. The site has historically operated as an automotive service use and therefore maintains consistency with the established development pattern of the area.

Additional compatibility measures include:

- Opaque fencing around outdoor storage areas
- Improved site organization and circulation
- Reduced dust conditions through paving improvements
- Compliance with visibility triangle requirements

- No increase in building height or mass

No vegetative buffering is required due to the surrounding zoning pattern.

8. Conclusion

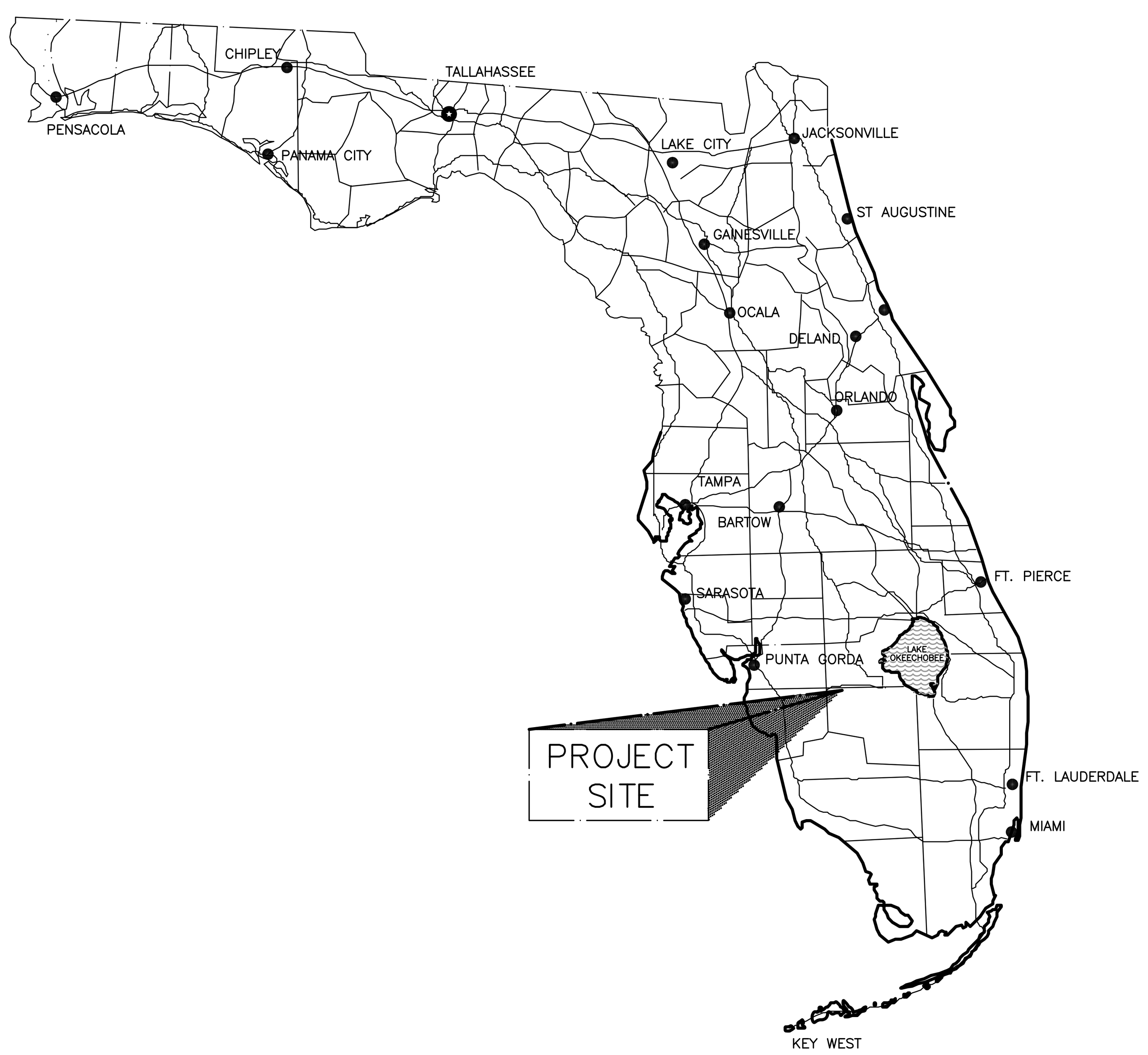
The proposed Special Exception is consistent with the City of LaBelle Comprehensive Plan and supports the City's goals relating to redevelopment, economic investment, transportation safety, environmental improvement, and compatible land use patterns.

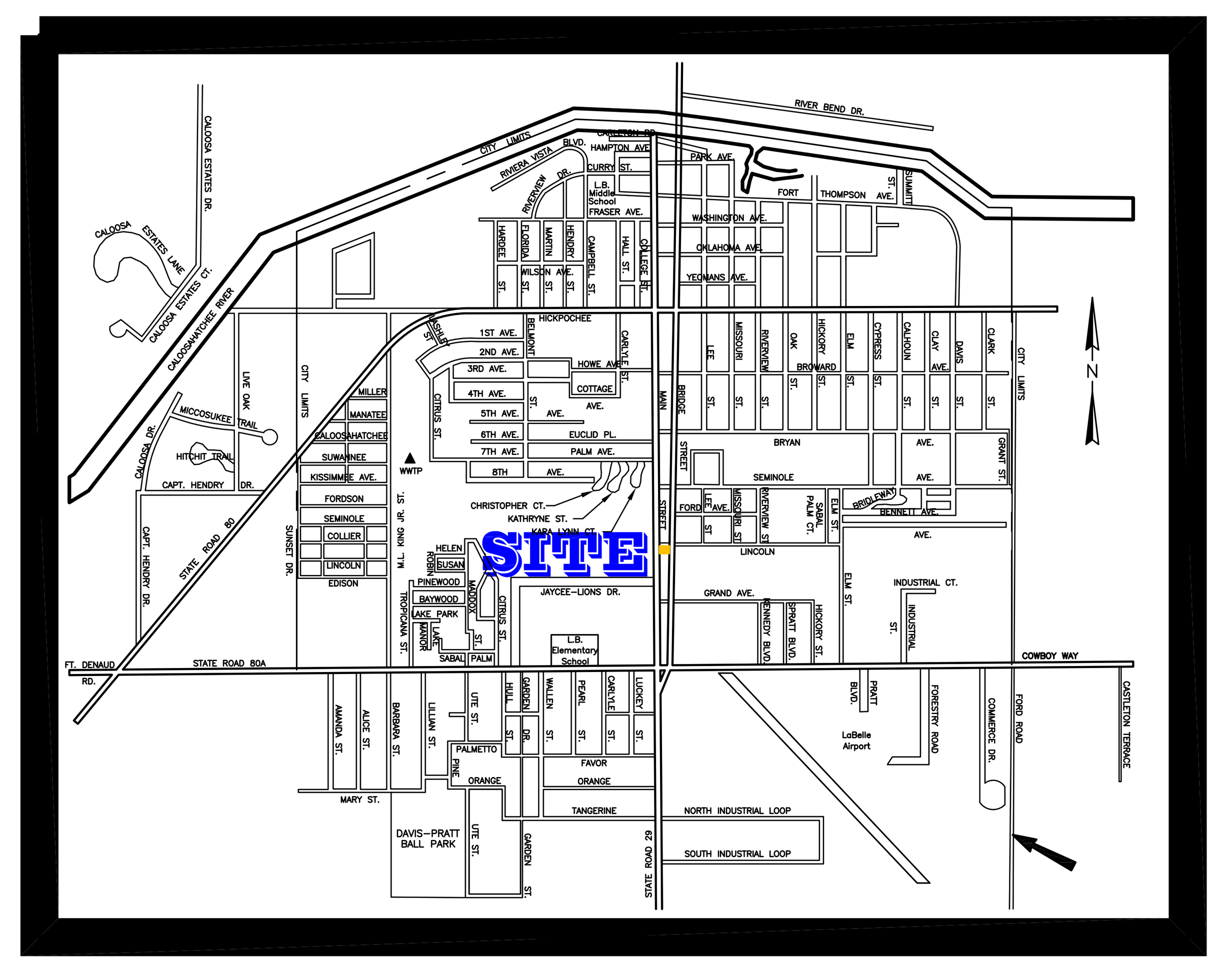
The redevelopment of this long-standing commercial automotive site provides meaningful public benefits through improved circulation, stormwater management, reduced dust impacts, enhanced site organization, and continued productive commercial use of the property.

Accordingly, the Applicant respectfully requests approval of the proposed Special Exception.

Conceptual Plan

MADRID VEHICLE SERVICE SHOP
SPECIAL EXCEPTION (S.E.)
682 S. MAIN STREET, LABELLE
SECTION 9, TOWNSHIP 43 S., RANGE 29 E.
CITY OF LABELLE





LOCATION MAP

INDEX

COVER SHEET

1. AERIAL PLAN
2. BOUNDARY & TOPOGRAPHIC SURVEY
3. SITE PLAN

CITY OF LABELLE DEVELOPMENT APPROVAL

SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONES "AH" AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120109-039 D, EFFECTIVE DATE, JULY 6, 2015.

DESCRIPTION: (O.R.B. 1067, PG. 252 & 253)
ALL OF LOTS 1 THROUGH 4 AND THE NORTH ONE HALF OF LOT 5, LESS THE EAST 5.00 FEET THEREOF FOR RIGHT OF WAY FOR BRIDGE STREET, THE NORTH ONE HALF OF LOT 24 AND ALL OF LOTS 25 THROUGH 28, LESS THE WEST 25.00 FEET THEREOF FOR RIGHT OF WAY FOR STATE ROAD NO. 29, TOGETHER WITH THE VACATED ALLEYS LYING WITHIN THIS PARCEL. ALL BEING IN THE HAYNES SOUTH CENTRAL ADDITION TO LABELLE, FLORIDA, BLOCK 82, SECTION A, AS RECORDED IN PLAT BOOK 2, PAGE 56, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, LYING AND BEING IN SECTION 9, TOWNSHIP 43 SOUTH, RANGE 29 EAST.

OWNER/DEVELOPER:

MADRID INVESTMENTS #3, LLC
FELIX MADRID
2003 LIGHTHOUSE CT.
LABELLE, FLORIDA 33935
863-673-2381

PREPARED BY:

H. L. BENNETT
& ASSOCIATES INC.
241 YEOMANS AVENUE - P.O. DRAWER 2137
LABELLE, FLORIDA 33975 PH. (863) 675-8882
L.B. #27746 FAX (863) 675-1327

26028COV



SHEET NO.
2 OF 6

FILE NO. 26018PCP

JOB NO. 26018

CLIENT:
FELIX MADRID

DRAWN BY:
APEREZ

CHECKED BY:
HLB

H. L. BENNETT
& ASSOCIATES INC.
241 YEOMANS AVENUE - P.O. DRAWER 2137
LABELLE, FLORIDA 33975 PH. (863) 675-8882
L.B. #27146 FAX (863) 675-1327

SHEET TITLE

AERIAL PLAN

SEC 9, TWP 43 S, RGE 29 E.
CITY OF LABELLE, FLORIDA

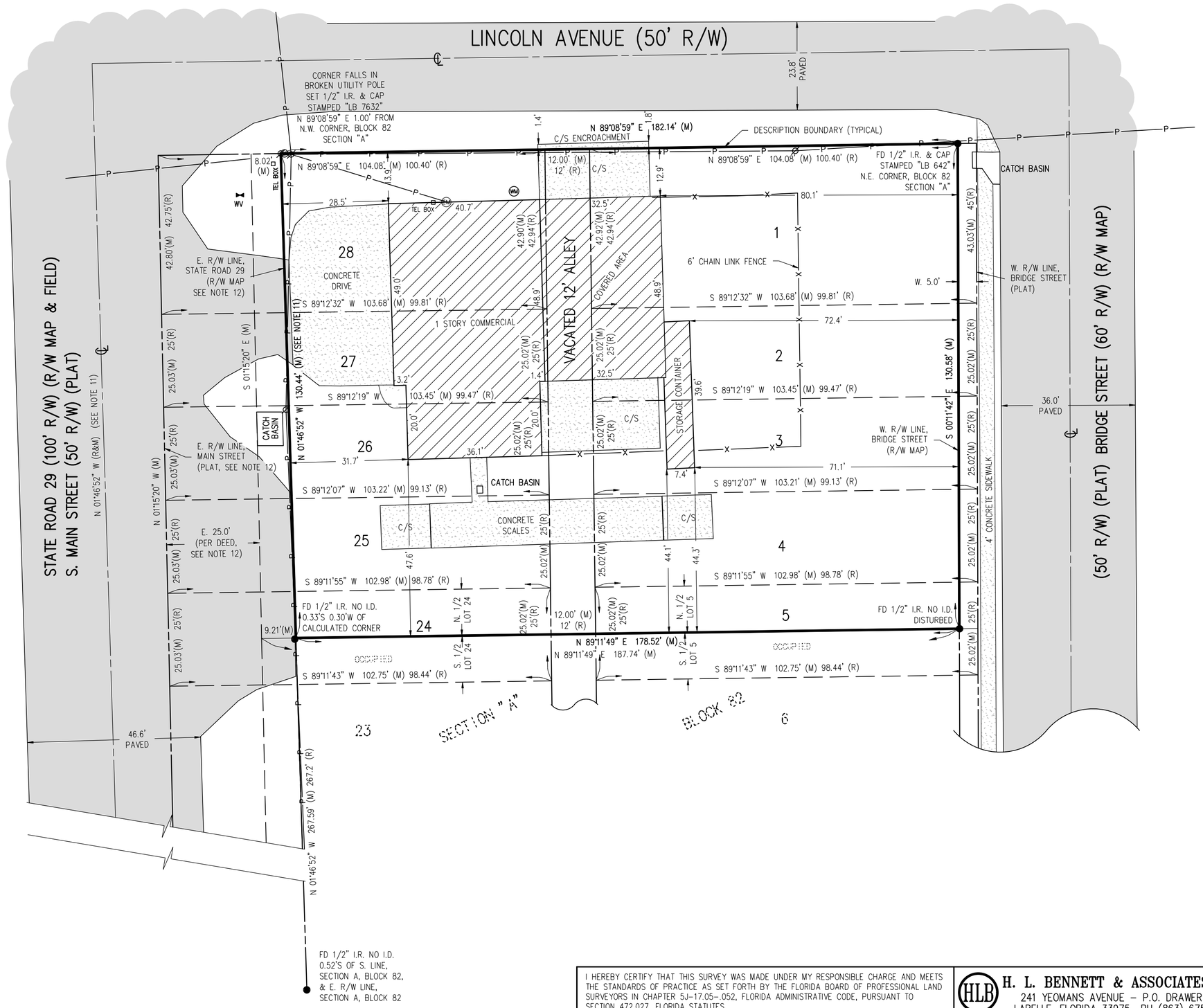
MADRID VEHICLE REPAIR SHOP

682 S MAIN STREET, LABELLE ,FL 33935
PH: (863) 673-2381

REVISIONS

FIELD SURVEY DATE: 7/16/26

Section 8. Item C.



SCALE: 1" = 20'

20 0 20

ABBREVIATIONS

D. & P.U.E. = DRAINAGE & PUBLIC UTILITY EASEMENT
M = MEASURED
R = RECORDED
R&M = RECORDED & MEASURED
R/W = RIGHT OF WAY
WM = WATER METER
C/S = CONCRETE SLAB
C/W = CONCRETE WALK
EM = ELECTRIC METER
I.R. = IRON ROD
FD = FOUND
℄ OR CL = CENTERLINE
CM = CONCRETE MONUMENT
I.D. = IDENTIFICATION
FIP = FOUND IRON PIPE
TEL = TELEPHONE
UGE = UNDERGROUND ELECTRIC
O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.I.D. = PARCEL IDENTIFICATION
RCP = REINFORCED CONCRETE PIPE

LEGEND

- FOUND CONCRETE MONUMENT
- SET CONCRETE MONUMENT L.B. 7632
- FOUND REBAR AS SHOWN
- SET 1/2" REBAR & CAP L.B. 7632
- FOUND PERMANENT REFERENCE MONUMENT
- FOUND PERMANENT CONTROL POINT
- SET PERMANENT CONTROL POINT
- FOUND NAIL AS SHOWN
- SET NAIL AND DISK L.B. 7632
- POWER POLE
- FIRE HYDRANT
- —P— OVERHEAD POWER LINES
- —×— FENCE
- × ELEVATION
- —•••— TOP OF BANK

SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONES "AH" AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120109-039 D, EFFECTIVE DATE, JULY 6, 2015.

BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF BRIDGE STREET BEARING S 00°11'42" E AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, FP ID "4178783" DATED 04/29/14.

DESCRIPTION: (O.R.B. 1067, PG. 252 & 253)
ALL OF LOTS 1 THROUGH 4 AND THE NORTH ONE HALF OF LOT 5, LESS THE EAST 5.00 FEET THEREOF FOR RIGHT OF WAY FOR BRIDGE STREET, THE NORTH ONE HALF OF LOT 24 AND ALL OF LOTS 25 THROUGH 28, LESS THE WEST 25.00 FEET THEREOF FOR RIGHT OF WAY FOR STATE ROAD NO. 29, TOGETHER WITH THE VACATED ALLEYS LYING WITHIN THIS PARCEL. ALL BEING IN THE HAYNES SOUTH CENTRAL ADDITION TO LABELLE, FLORIDA, BLOCK 82, SECTION A, AS RECORDED IN PLAT BOOK 2, PAGE 56, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, LYING AND BEING IN SECTION 9, TOWNSHIP 43 SOUTH, RANGE 29 EAST.

CERTIFICATIONS:
MADDRID INVESTMENTS #1 LLC.

SURVEYOR'S NOTES

1. UNLESS OTHERWISE NOTED THERE ARE NO VISIBLE IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.

2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.

3. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.

4. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

5. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.

6. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE REPORT.

7. THE SURVEY IS CERTIFIED TO THE LAST DATE OF FIELD WORK, NOT THE DATE OF SIGNATURE.

8. UNDERGROUND IMPROVEMENTS, FOUNDATIONS, AND/OR UTILITIES, IF ANY, WERE NOT LOCATED AS PART OF THIS SURVEY.

9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

10. NO ENCROACHMENTS WERE FOUND, ABOVE OR BELOW GROUND, UNLESS INDICATED HEREON.

11. THERE ARE NO BEARINGS SHOWN ON THE RECORDED PLAT. BEARINGS SHOWN AS RECORDED HEREON ARE BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 29 IN HENDRY COUNTY, FP ID "4178783" DATED 04/29/14.

12. THE DEED FOR THE SUBJECT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1067, PAGES 252 AND 253, IS IN CONFLICT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 29 IN HENDRY COUNTY, FP ID "4178783" DATED 04/29/14. NO FIELD MONUMENTATION WAS FOUND TO REFLECT THE RIGHT OF WAY AS DESCRIBED IN THE DEED. THIS SURVEYOR HELD THE POSITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.05-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
FOR: H.L. BENNETT & ASSOCIATES, INC. LB #7632

H.L. BENNETT, FLORIDA REG. NO. 3403
HAL L. BENNETT FLORIDA REG. NO. 6546

DATE:

H. L. BENNETT & ASSOCIATES, INC.
241 YEOMANS AVENUE – P.O. DRAWER 2137
LABELLE, FLORIDA 33975 PH (863) 675-8882

BOUNDARY SURVEY
OF A PARCEL IN
SECTION 9, TOWNSHIP 43 S, RANGE 29 E.
HENDRY COUNTY, FLORIDA

REVISIONS

DWN BY: LM DATE: 02/16/26 CHKD BY: DWG. ID: 26028
F.B. 211 PG. 2 FIELD SURVEY DATE: 02/11/26 SHEET: 1 OF 1
CLIENT: MADDRID INVESTMENTS #1 LLC.
PROJECT NUMBER: 26028 SECTION 9, TOWNSHIP 43 S, RANGE 29 E.

FIELD SURVEY DATE: 7/18/26

REVISIONS

LINCOLN AVENUE (50' R/W)

STATE ROAD 29 (100' R/W) (R/W MAP & FIELD)
S. MAIN STREET (50' R/W) (PLAT) (SEE NOTE 11)

N 01°46'52" W (R&M) (SEE NOTE 11)

N 01°15'20" W (M)

E. R/W LINE, STATE ROAD 29 (R/W MAP SEE NOTE 12)

E. R/W LINE, MAIN STREET (PLAT, SEE NOTE 12)

E. 25.0' (PER DEED, SEE NOTE 12)

S 01°15'20" E (M)

N 01°46'52" W 130.44' (M) (SEE NOTE 11)

N 89°08'59" E 182.14' (M)

5' BUILDING SETBACK

20' BUILDING SETBACK

15' BUILDING SETBACK

5' BUILDING SETBACK

PROPOSED OUTSIDE TIRE STORAGE AREAS W/ 8-FT 100% OPAQUE PRIVACY FENCE ALONG NORTH & EASTERN SIDE OF EX. COVERED ROOF AREA.

C/S ENCROACHMENT TO BE REMOVED

EX PP TO BE RELOCATED

EX 6' CHAIN LINK FENCE TO BE REMOVED

23.8' PAVED

STOP
R1-1

R15'

R3'

R6'

EX CATCH BASIN

TEL BOX

W.V.

EX CONCRETE DRIVE

1 EXISTING COMMERCIAL BLDG 4,300 S.F. (721 SF OFFICE, 1990 SF SHOP, 1589 SF COVERED WORK AREA NON-SPRINKLER FFE = XX.XX'

2

EX COVERED AREA

EX SHOP AREA

EX OFFICE AREA

EX C/S

EX STORAGE CONTAINER

DRY DETENTION AREA

W. 5.0'

DRY DETENTION AREA

W. R/W LINE, BRIDGE STREET (PLAT)

EX CATCH BASIN

24'

10
9
8
7
6
5
4

6'

EX CATCH BASIN

PROPOSED SIDEWALK

EX C/S

EX CONCRETE SCALES

EX C/S

EX 4' CONCRETE SIDEWALK

S 00°11'42" E 130.58' (M)

36.0' PAVED

(50' R/W) (PLAT) BRIDGE STREET (60' R/W) (R/W MAP)

SCALE 1" = 10'

N

W E

S

9.21'(M)

N 89°11'49" E 178.52' (M)

N 89°11'49" E 187.74' (M)

S. 1/2 LOT 24

S. 1/2 LOT 5

OCCUPIED

OCCUPIED

S 89°11'43" W 102.75' (M) 98.44' (R)

S 89°11'43" W 102.75' (M) 98.44' (R)

46.6' PAVED

SECTION "A"

23

BLOCK 82

6

DO NOT ENTER
R5-1

STOP
R1-1

LEGEND:

- WM = WATER METER
- S = SEWER
- T = TELEPHONE
- P = POWER
- UTL. = UTILITY BUILDING
- CATV = CABLE TELEVISION
- = POWER POLE
- = GUY ANCHOR
- = FIRE HYDRANT
- = WELL
- = BENCHMARK
- —P— OVERHEAD POWER LINES
- —X— FENCE
- 318 EXISTING GRADE
- (318) PROPOSED GRADE
- 318 PROPOSED PAVMT GRADE
- DRAINAGE FLOW

SITE DATA

- TOTAL SITE AREA = 23,532.41 Sq. Ft. 0.54 ACRES 100%

PARKING CALCULATIONS: (LDC 4-85.10)

AUTOMOTIVE REPAIR & SERVICE:
4 PER SERVICE BAY PLUS 1 PER EMPLOYEE:
2 BAYS @ 4 PER SERVICE BAY = 8 STALLS
2 EMPLOYEES @ 1 PER EMPLOYEE = 2 STALLS

TOTAL REQUIRED = 10 SPACES
TOTAL PROVIDED = 10 SPACES

H.L. BENNETT, FLORIDA P.E. NO. 32534

DATE:

SHEET TITLE
CONCEPTUAL SITE PLAN
SEC 9, TWP 43 S, RGE 29 E.
CITY OF LABELLE, FLORIDA

MADRID VEHICLE REPAIR SHOP
682 S MAIN STREET, LABELLE, FL 33935
PH: (863) 673-2381

H. L. BENNETT & ASSOCIATES INC.
241 YEOMANS AVENUE - P.O. DRAWER 2137
LABELLE, FLORIDA 33975 PH. (863) 675-8882
FAX (863) 675-1327
L.B. #27146

DRAWN BY: APEREZ
CHECKED BY: HLB

CLIENT: FELIX MADRID

JOB NO. 26028

FILE NO. 26028MCP

SHEET NO. 3 OF 3

Trip Generation Letter Report

Prepared by: Planning Analytics, LLC

682 S Main Street, LaBelle Special Exception

TRIP GENERATION COMPARISON LETTER REPORT

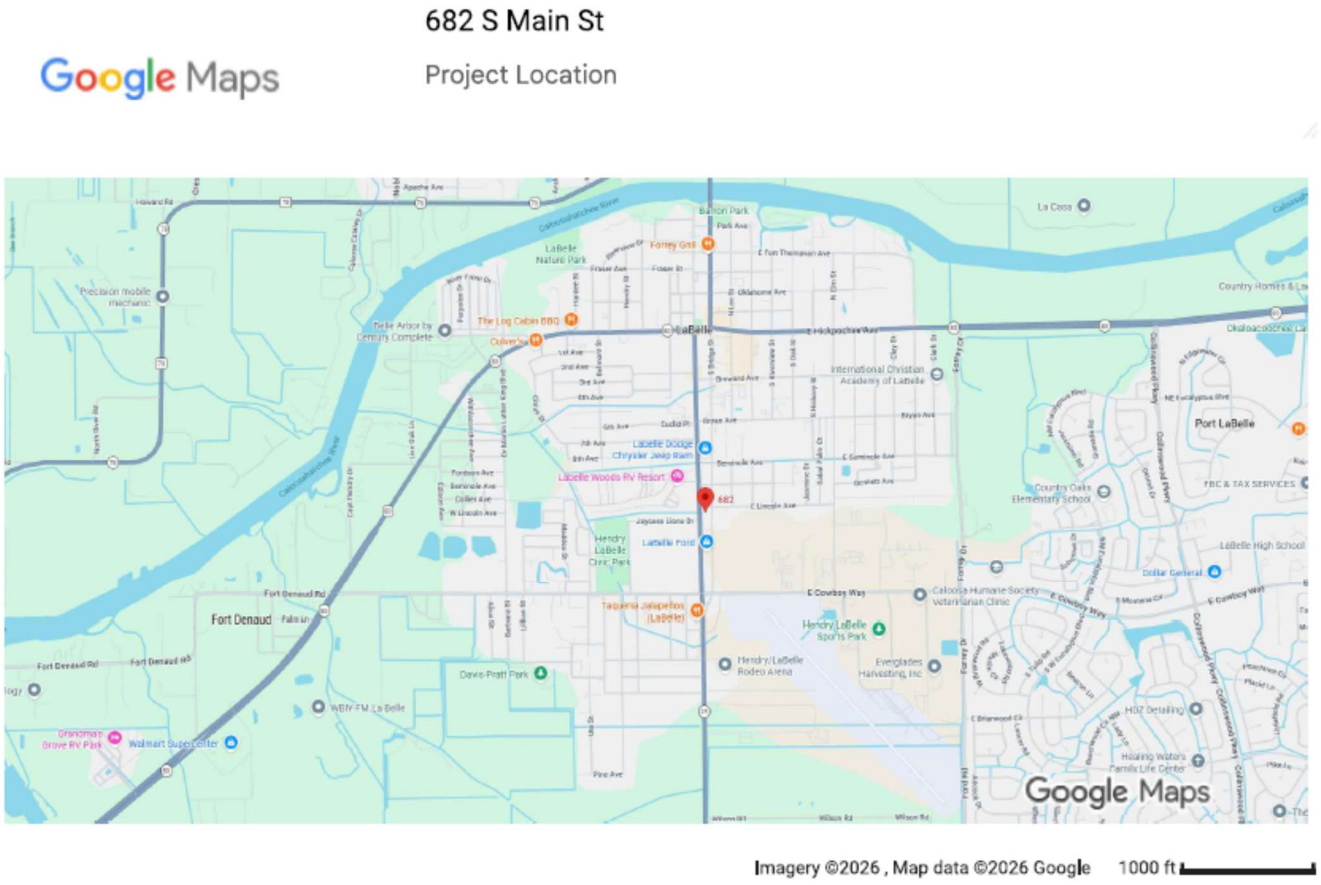
Submitted May 18, 2026

Narrative

The Applicant has proposed a Special Exception with site plan improvements on the following parcel of land: PID # 2 29 43 01 010 0082-A05.0. The physical address associated with the parcel is 682 S Main Street, LaBelle, FL 33935. The parcel consists of approximately 0.631 +/- acres of land. This parcel is located in the southeast quadrant of SR 29/S Main Street and Lincoln Avenue within the incorporated boundaries of the City of LaBelle Florida as depicted in Figure 1 below.

Figure 1. Project Location

682 S Main Street, LaBelle



The Applicant is proposing to continue using the site as an Automobile Care Center as depicted on the attached development concept plan. Based upon a review of the Hendry County Property Record card, the total enclosed square footage of the existing building is: 1,920 square feet of shop space and 720 square feet of supporting office space for a total of 2,640 square feet of total enclosed space. The Applicant does not propose any additional enclosed square footage associated with this Special Exception. The purpose of this Trip Generation Comparison Letter Report is to document there is no difference between the existing 1,920 square foot Automobile Care Center and the contemplated 1,920 square foot Automobile Care Center.

For the purposes of this analysis, the Analyst will evaluate the trip generation difference between the previously contemplated land use and the proposed land use.

For this trip generation comparison letter report, ITE Land Use Code 942 was selected in order to evaluate the potential trip generation associated with the previous Automobile Care Center and the potential trip generation associated with the contemplated Automobile Care Center.

Trip Generation

The table that follows indicates the estimated project traffic using ITE Trip Generation 12th Edition.

Table 1 - Daily Trip Generation Estimates

ITE Land-Use Category	ITE Land Use (Code)	Independent Variable	Average Rate	Size	Total Trips	In	Out	Pass-By Capture Rate	Pass-By Trips			Net-New Trips		
									2-Way	In	Out	2-Way	In	Out
Previously Proposed Land Use														
Automobile Care Center	942	KSF	33.89	2.64	89	45	45	0%	0	0	0	89	45	45
Proposed Land Use														
Automobile Care Center	942	KSF	33.89	2.64	89	45	45	0%	0	0	0	89	45	45
Potential Change in Trips					0	0	0					0	0	0

Table 2 - AM Peak Hour Trip Generation Estimates

ITE Land-Use Category	ITE Land Use (Code)	Independent Variable	Average Rate	Size	Total Trips	In	Out	Pass-By Capture Rate	Pass-By Trips			Net-New Trips		
									2-Way	In	Out	2-Way	In	Out
Previously Proposed Land Use														
Automobile Care Center	942	KSF	3.87	2.64	10	7	3	0%	0	0	0	10	7	3
Proposed Land Use														
Automobile Care Center	942	KSF	3.87	2.64	10	7	3	0%	0	0	0	10	7	3
Potential Change in Trips					0	0	0					0	0	0

Table 3 - PM Peak Hour Trip Generation Estimates

ITE Land-Use Category	ITE Land Use (Code)	Independent Variable	Average Rate	Size	Total Trips	In	Out	Pass-By Capture Rate	Pass-By Trips			Net-New Trips		
									2-Way	In	Out	2-Way	In	Out
Previously Proposed Land Use														
Automobile Care Center	942	KSF	4.90	2.64	13	6	7	0%	0	0	0	13	6	7
Proposed Land Use														
Automobile Care Center	942	KSF	4.90	2.64	13	6	7	0%	0	0	0	13	6	7
Potential Change in Trips					0	0	0					0	0	0

Access

The Applicant has previously discussed the future access locations and potential future ROW needs with City of LaBelle staff.

Conclusion

The proposed Automobile Care Center land use produces the same number of trips that the previous Automobile Care Center produced. The proposed project is not anticipated to create any significant and/or adverse impacts on adjacent transportation facilities. It is anticipated that the proposed land use will generate 13 PM Peak-Hour trips which is the same number of trips associated with the previous land use.

Support Documentation

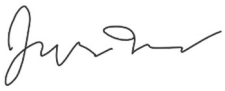
The following is a list of support documentation that has been included as a part of the Trip Generation Letter Report submittal.

1. Aerial of the Project Location
2. Hendry County Property Record Card
3. ITE Daily Trip Generation for LUC 942
4. ITE AM Peak-Hour Trip Generation for LUC 942
5. ITE PM Peak-Hour Trip Generation for LUC 942
6. Proposed Concept Plan

Signature Sheet and Disclaimer

This Trip Generation Letter Report was completed by Planning Analytics, LLC. The trip generation estimates utilized in this report are based upon Trip Generation, 12th Edition published by the Institute of Transportation Engineers. Any driveway connections and/or site-related design features must be accepted and approved by City of LaBelle staff prior to construction.

Respectfully submitted by,



Jason Utley, AICP
Project Manager
Planning Analytics, LLC
richardjasonutley@hotmail.com
941.258.5061

H. L. BENNETT
& ASSOCIATES INC.
241 TEOMANG AVENUE - P.O. DRAWER 2131
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L.B. #2146 FAX (863) 675-1321

DRAWN BY: AFREEZ
CHECKED BY: HLB
CLIENT
JOB
FILE
SHEET

SHEET TITLE
AERIAL PLAN
SEC 9, TWP 43 S, RGE 29 E
CITY OF LABELLE, FLORIDA

MADRID VEHICLE
REPAIR SHOP
682 S MAIN STREET, LABELLE, FL. 33935
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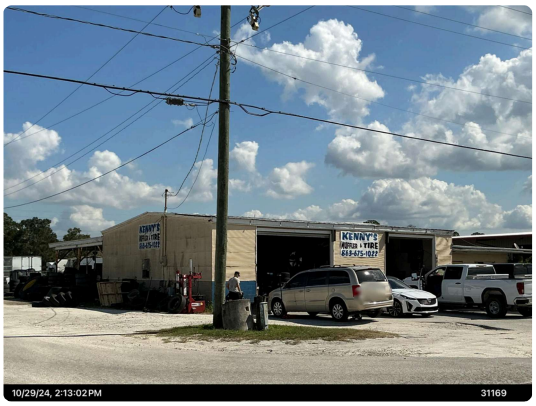
REVISIONS

FIELD SURVEY DATE: 7/26/06

Parcel Summary

Parcel ID	2 29 43 01 010 0082-A05.0
Prop ID	31169
Location Address	682 S MAIN ST LABELLE, FL 33935
Neighborhood/Area	COMMERCIAL LA BELLE (201000.00)
Subdivision	IMPROVED: COMMERCIAL LABELLE
Brief Legal Description*	LA BELLE BLK 82 HAYNES SOUTH CENTRAL S/D SEC A LOTS 1 THRU 4 + 25 THRU 28 + N 1/2 OF LOTS 5 + 24 + VACATED ALLEY BTWN AFOREMENTIONED LOTS (Note: *The Description above is not to be used on legal documents.)
Property Use Code	SERVICE SHOP (2500)
Sec/Twp/Rng	01-43-29
Tax District	City of LaBelle (District 2)
Millage Rate	20.8461
Acreage	0.631
Homestead	N

View Map



Internal Info

Market Area 20

Owner Information

MADRID INVESTMENTS #1 LLC
2003 LIGHTHOUSE CT
LABELLE, FL 33935

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values
Just Market Value	$272,759	$254,639	$255,611
Land Value	$214,256	$214,256	$214,256
Agricultural (Market) Value	$0	$0	$0
Agricultural Classified Value	$0	$0	$0
Improvement Value	$58,503	$40,383	$41,355
Non School Assessed Value	$272,759	$254,639	$227,009
School Assessed Value	$272,759	$254,639	$255,611
Exempt Value	$0	$0	$0
Non School Taxable Value	$272,759	$254,639	$227,009
School Taxable Value	$272,759	$254,639	$255,611
Save Our Homes Deferred	$0	$0	$0
Non Save Our Homes Deferred	$0	$0	$28,602

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Trim Notices

2025 TRIM Notice (PDF)

Property Record Cards

2025 Property Record Card (PDF)

Tax Collector

Link to Tax Collector

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
2500	SERVICE SHOP	0.63	27498.53	0	0	

Building Information

Type	Utility Building	**Heat Index**	None -- None
Heated Area	1,920	**Air Conditioning**	None
Exterior Walls	Concrete Block Plain; Prefinished Metal	**Bathrooms**	
Roof Cover	Min, Corr or Sheet Metal	**Bedrooms**	
Interior Walls		**Stories**	1.0
Floor Cover	Concrete Finished	**Effective Year Built**	1960
Actual Year Built	1960		

Type	Office	**Heat Index**	None -- None
Heated Area	720	**Air Conditioning**	None
Exterior Walls	Concrete Block Plain	**Bathrooms**	
Roof Cover	Modified Bitumen	**Bedrooms**	
Interior Walls	Plywood Paneling	**Stories**	1.0
Floor Cover	Carpet	**Effective Year Built**	1965
Actual Year Built	1965		

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BAS Segment	1,920	1960	1960	03	CS 1 STORY	COM STR 1 STORY
CANB	Canopy Bldg Attached W/S	1,440	1960	1960	03	*	ALL
CS	XX_Conc Slab (Display only)	1,746	1960	1960	03	*	ALL
FNCC C	Fence 6 Ft High	54	1984	1984	03	*	ALL
FNCC CC	Fence 6 Ft w/Barbwire	105	1984	1984	03	*	ALL
PAV CON	Paving Concrete	1,296	1978	1978	03	*	ALL
PAV CON	Paving Concrete	450	1980	1980	03	*	ALL
SHED TB	Shed Truck Body	320	2011	2011		*	ALL

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BAS Segment	720	1965	1965	03	CS 1 STORY	COM STR 1 STORY
CS	XX_Conc Slab (Display only)	648	1965	1965	03	*	ALL
PAV CON	Paving Concrete	620	1979	1979	03	*	ALL
PAV CON	Paving Concrete	336	1988	1988	03	*	ALL
SLAB C	Slab Concrete	28	1980	1980	03	*	ALL
SLAB CR	Slab Concrete Raised	600	1984	1984	03	*	ALL
UOP	Open Porch, Unfinished	60	1965	1965	03	*	ALL
UOP	Open Porch, Unfinished	156	1965	1965	03	*	ALL

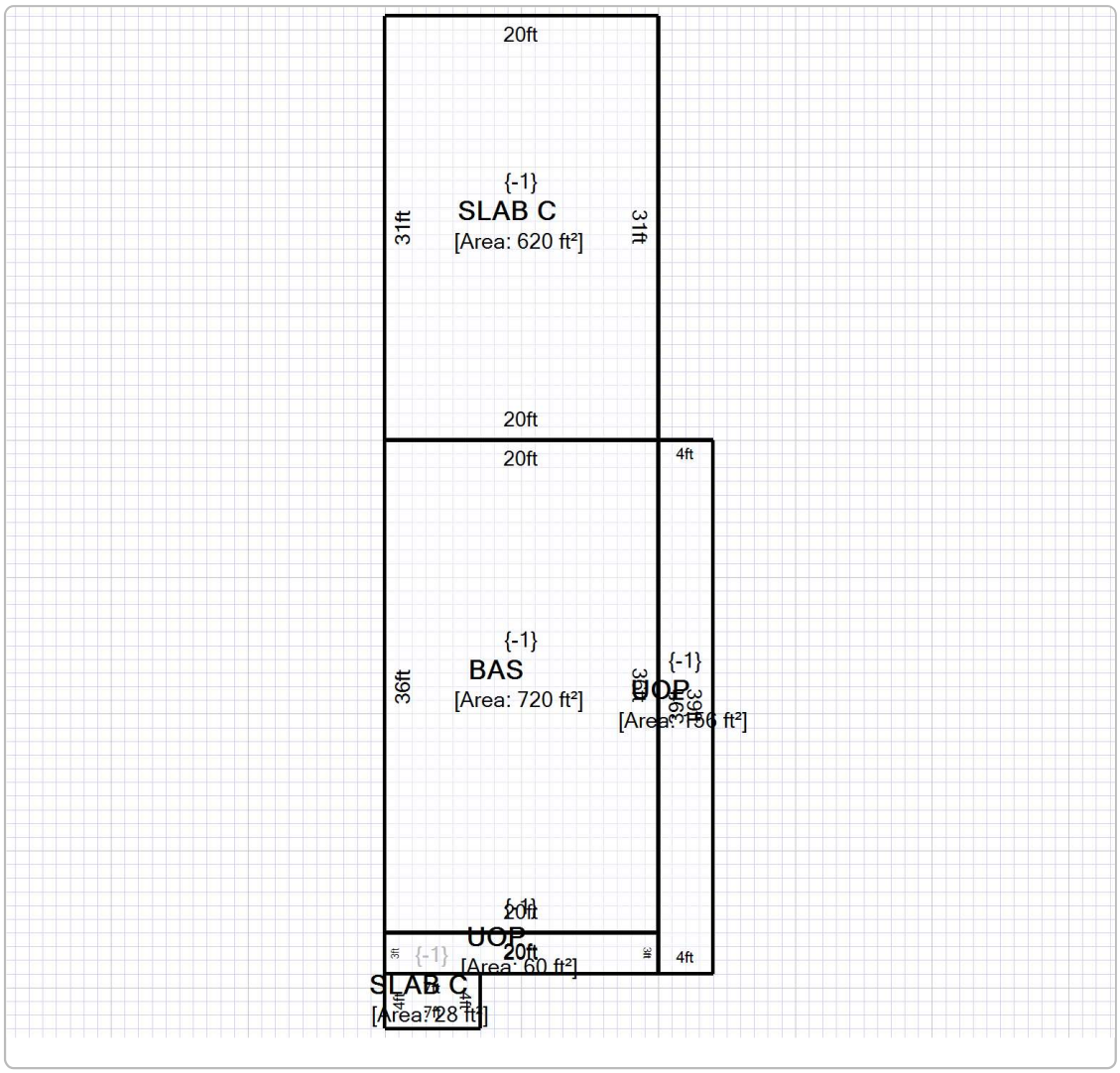
Sales

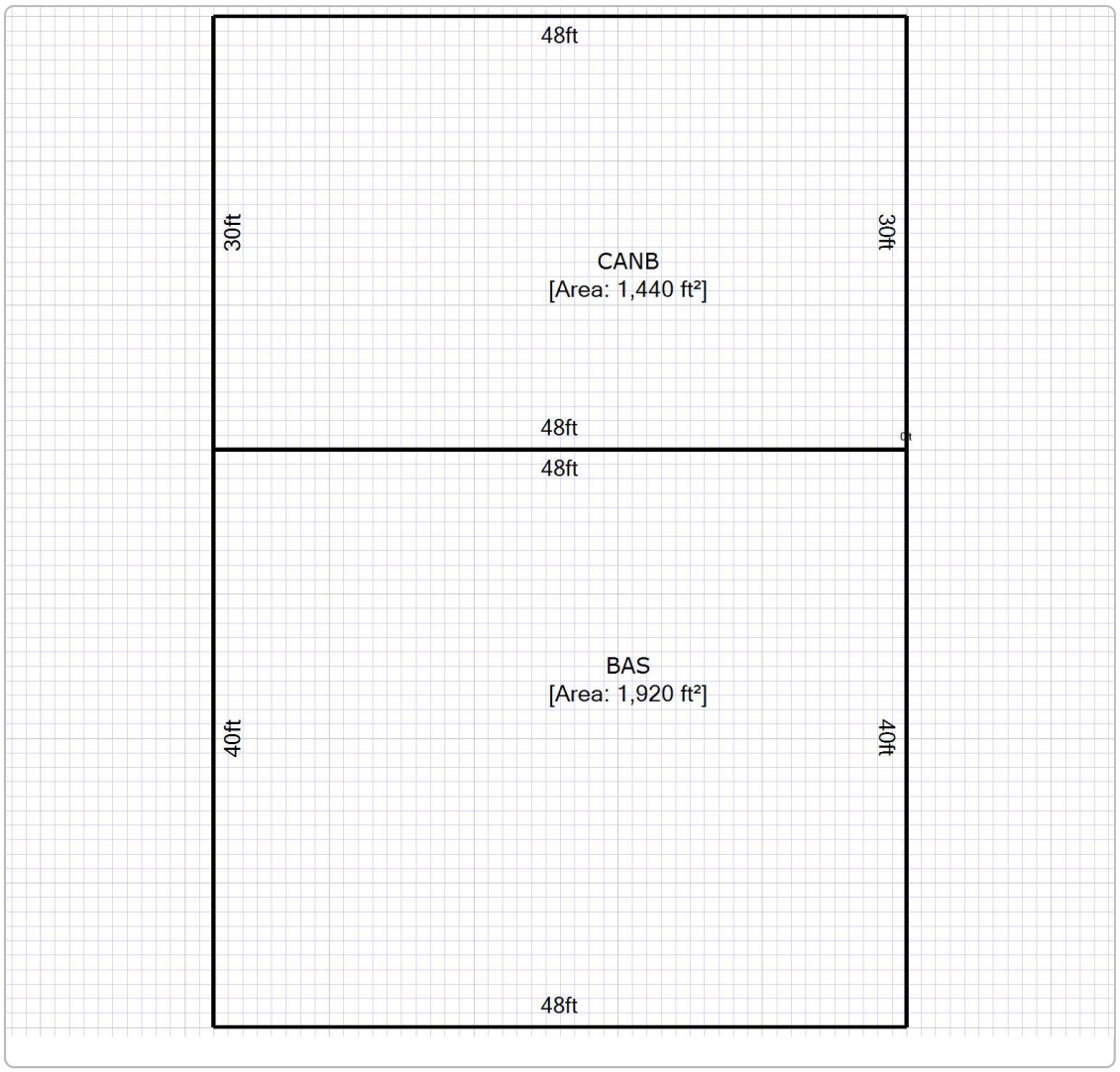
Sales Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
12/15/2023	$100	QC	1067/0252	Unqualified (U)	Improved	MADRID FELIX & MARIA R	MADRID INVESTMENTS #1 LLC
5/17/2013	$99,000	WD	0862/1433	Unqualified (U)	Improved	DUKE B BAILEY INC	MADRID FELIX & MARIA R

Photos



Sketches


20ft
{-1}
SLAB C
[Area: 620 ft²]
31ft
31ft
20ft
20ft
4ft
{-1}
BAS
[Area: 720 ft²]
36ft
{-1}
UOP
[Area: 156 ft²]
20ft
UOP
[Area: 60 ft²]
4ft
SLAB C
[Area: 28 ft²]



No data available for the following modules: Extra Features, Permits.

This information was derived from data which was compiled by the Hendry County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/14/2026, 9:00:30 PM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Automobile Care Center
(942)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

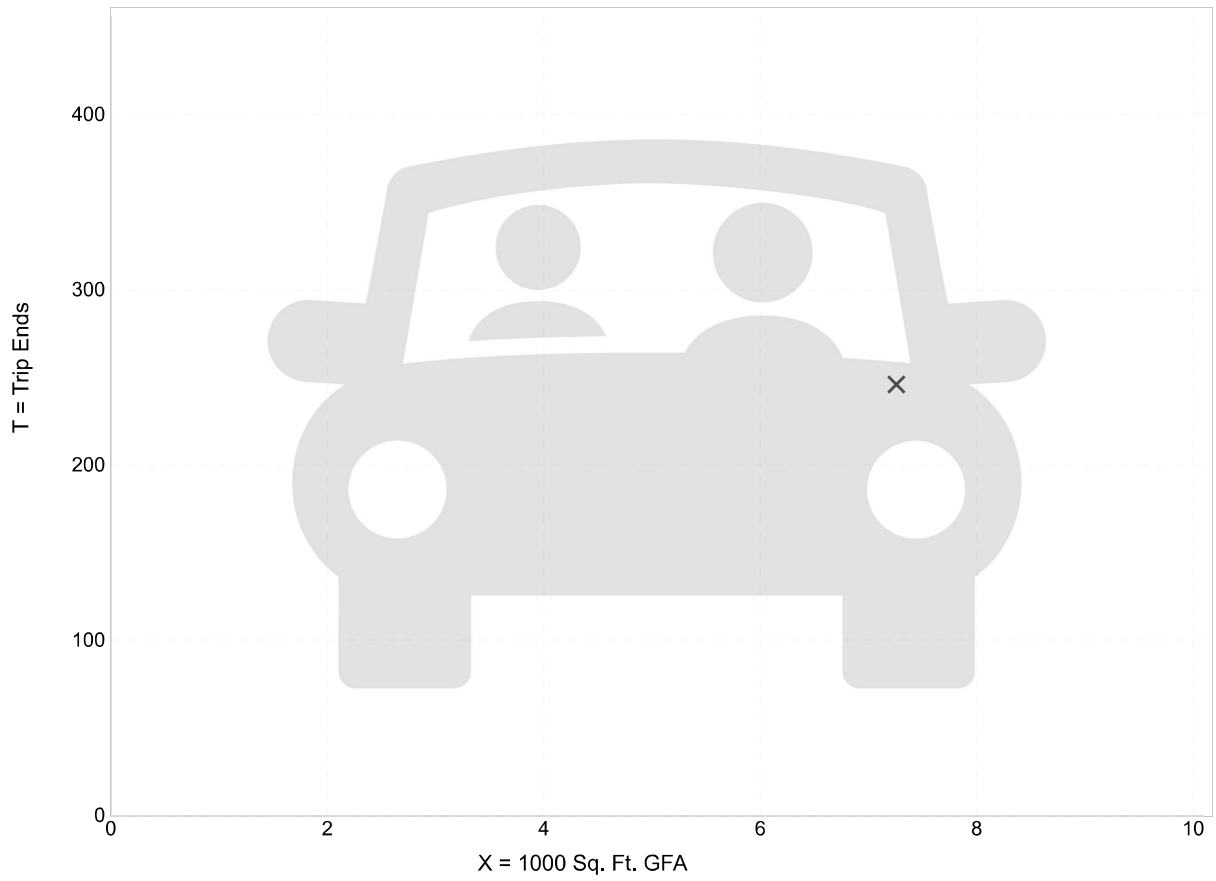
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 7
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.89	33.89 - 33.89	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= **

Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Automobile Care Center
(942)

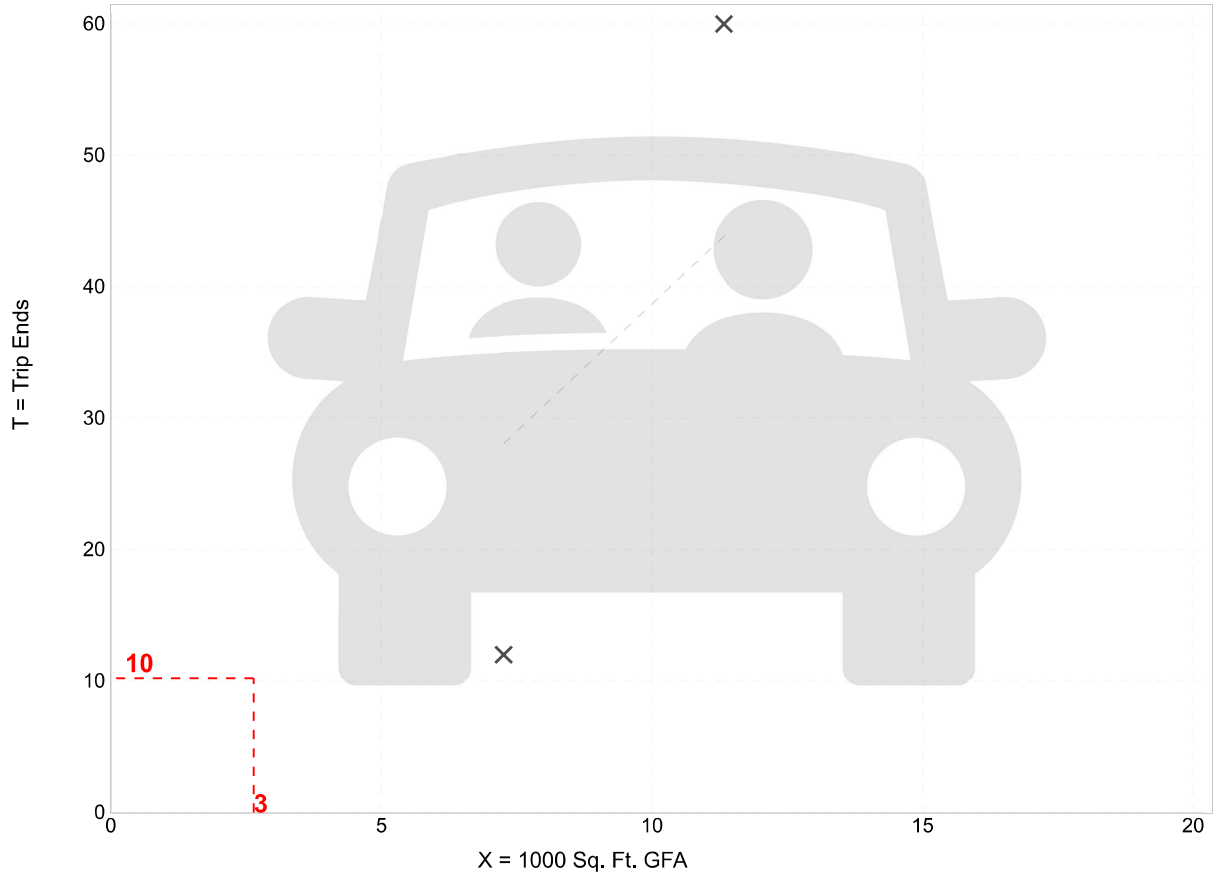
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.87	1.65 - 5.30	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= **

Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Automobile Care Center
(942)

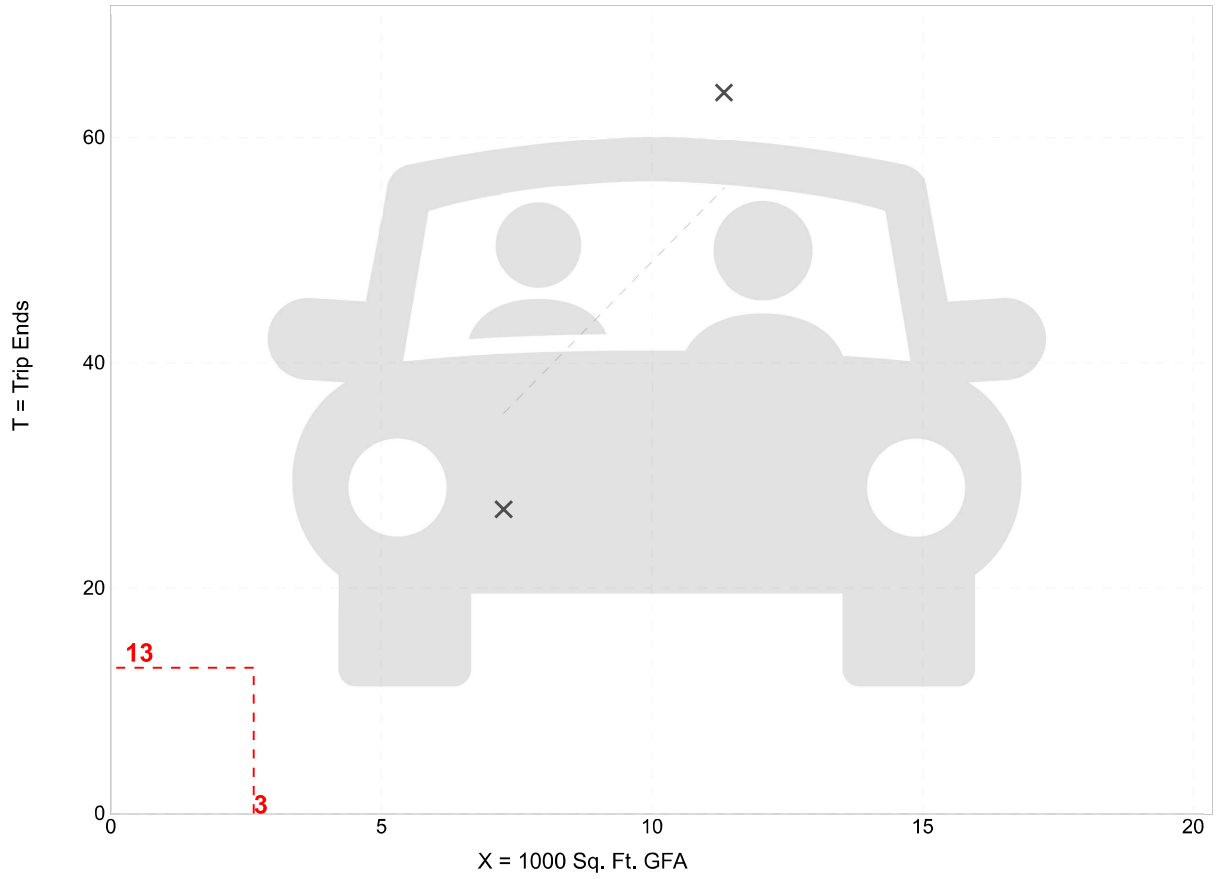
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

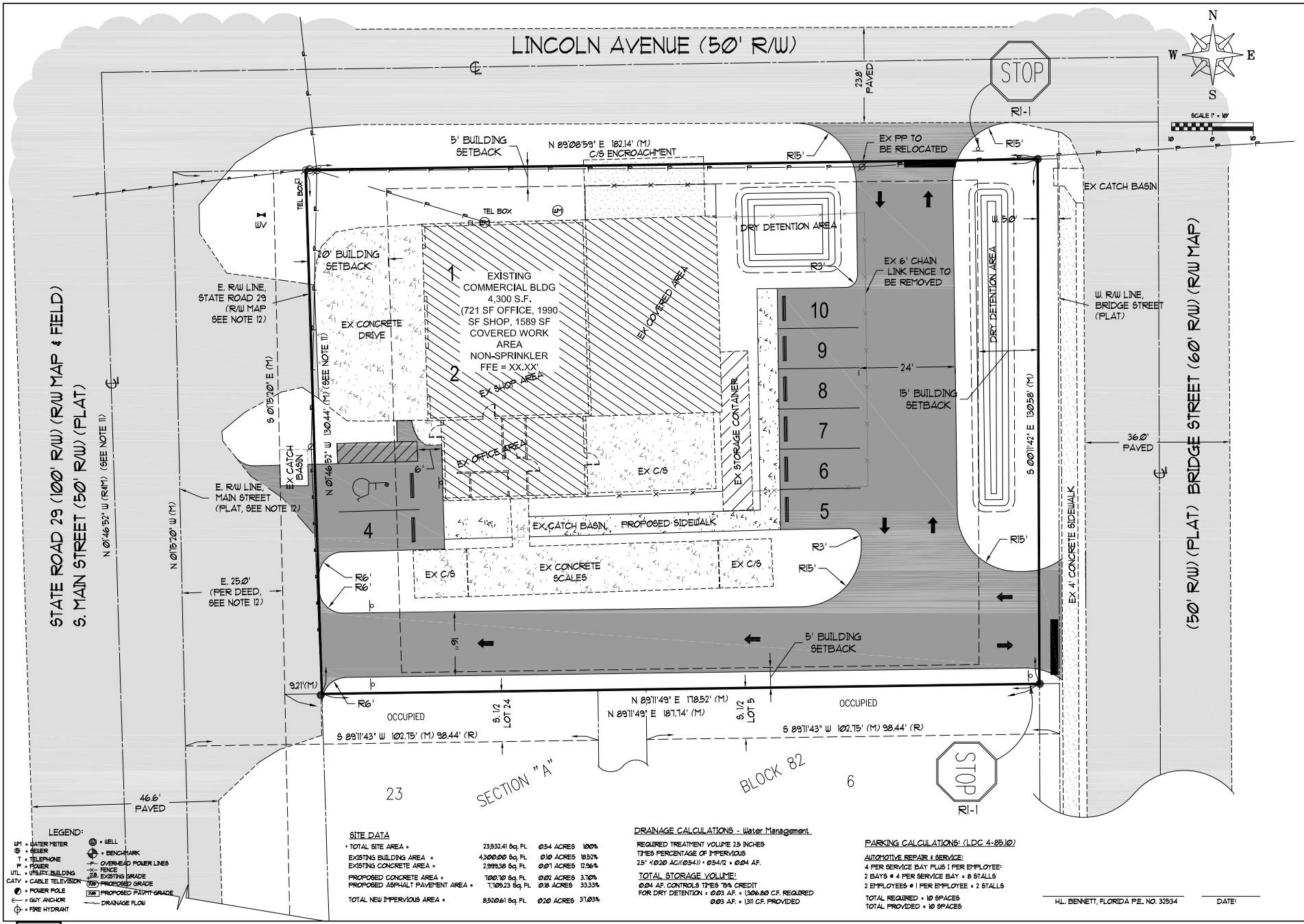
Average Rate	Range of Rates	Standard Deviation
4.90	3.72 - 5.65	*

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers



LEGEND:

- WM = WATER METER
- S = SEWER
- T = TELEPHONE
- P = POWER
- UTIL. = UTILITY BUILDING
- CATV = CABLE TELEVISION
- = POWER POLE
- = GUY ANCHOR
- = FIRE HYDRANT
- W = WELL
- = BENCHMARK
- OVER-HEAD POWER LINES
- FENCE
- 21.6 EXISTING GRADE
- 21.65 PROPOSED GRADE
- PROPOSED PAVMT GRADE
- DRAINAGE FLOW

SITE DATA

TOTAL SITE AREA =	23,532.41 Sq. Ft.	0.54 ACRES	100%
EXISTING BUILDING AREA =	4,300.00 Sq. Ft.	0.10 ACRES	18.52%
EXISTING CONCRETE AREA =	2,999.38 Sq. Ft.	0.07 ACRES	12.96%
PROPOSED CONCRETE AREA =	700.10 Sq. Ft.	0.02 ACRES	3.70%
PROPOSED ASPHALT PAVEMENT AREA =	7,706.23 Sq. Ft.	0.18 ACRES	33.33%
TOTAL NEW IMPERVIOUS AREA =	8,520.61 Sq. Ft.	0.20 ACRES	37.03%

DRAINAGE CALCULATIONS - Water Management

REQUIRED TREATMENT VOLUME 2.5 INCHES TIMES PERCENTAGE OF IMPERVIOUS
2.5" * (0.20 AC/(0.54)) * 0.54/12 = 0.04 A.F.

TOTAL STORAGE VOLUME:
0.04 A.F. CONTROLS TIMES 75% CREDIT FOR DRY DETENTION = 0.03 A.F. = 1,306.80 C.F. REQUIRED
0.03 A.F. = 1,311 C.F. PROVIDED

PARKING CALCULATIONS: (LDC 4-85.10)

AUTOMOTIVE REPAIR & SERVICE:
4 PER SERVICE BAY PLUS 1 PER EMPLOYEE:
2 BAYS * 4 PER SERVICE BAY = 8 STALLS
2 EMPLOYEES * 1 PER EMPLOYEE = 2 STALLS

TOTAL REQUIRED = 10 SPACES
TOTAL PROVIDED = 10 SPACES

W.L. BENNETT, FLORIDA P.E. NO. 32534 DATE:

FIELD SURVEY DATE: 2/6/26

REVISIONS

MADRID VEHICLE REPAIR SHOP
682 S MAIN STREET, LABELLE, FL. 33935
PH: (863) 673-2381

SHEET TITLE
CONCEPTUAL SITE PLAN
SEC 9, TWP 43 S, RGE 29 E.
CITY OF LABELLE, FLORIDA

H. L. BENNETT & ASSOCIATES INC.
241 YEOMANS AVENUE - P.O. DRAWER 2151
LABELLE, FLORIDA 33975 PH: (863) 675-8882
FAX (863) 675-1321
L.B. #7146

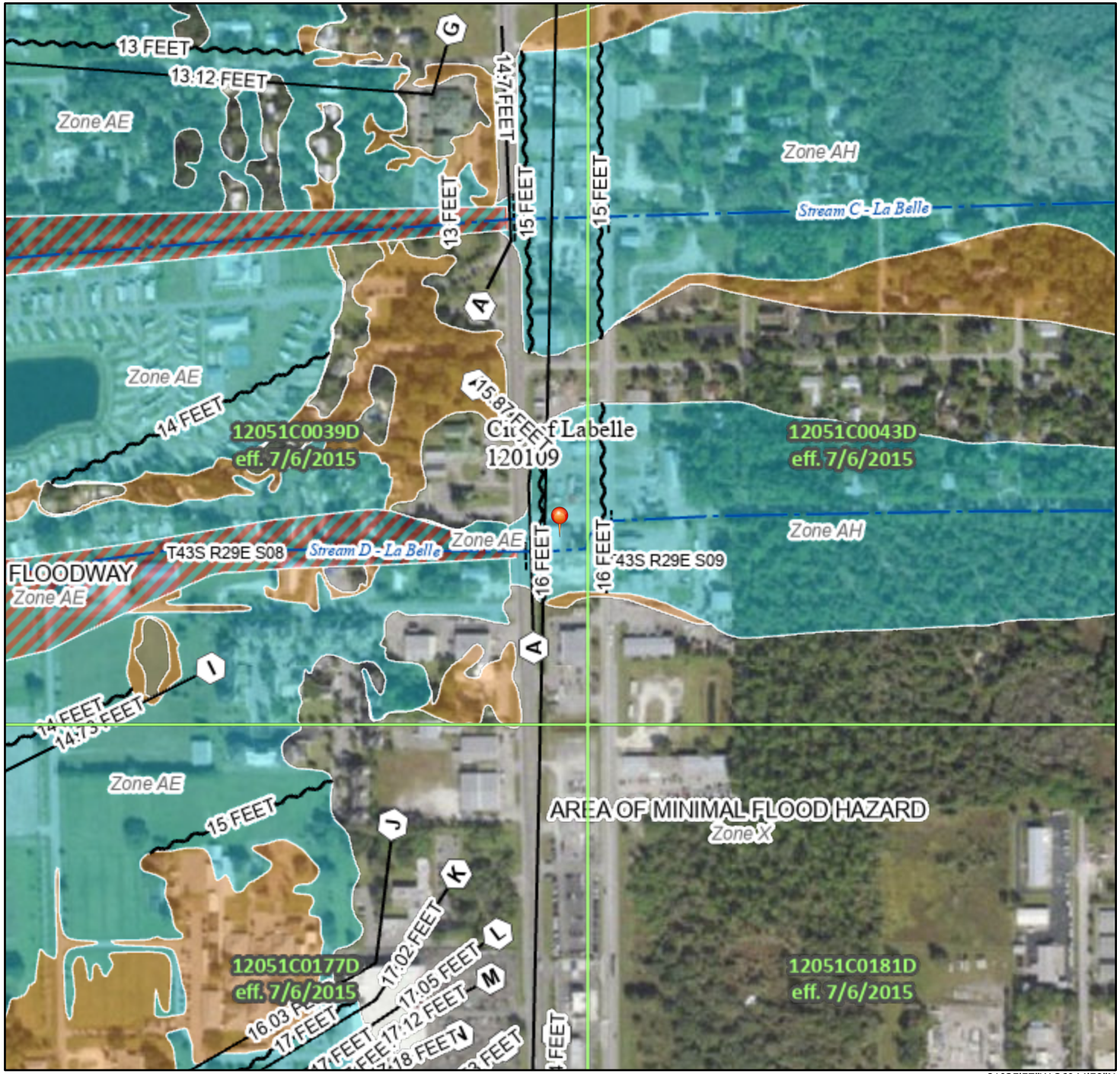
DRAWN BY: APEREZ
DESIGNED BY: HLB
JOB
FILE
SHEET

Section 8, Item C.

FEMA Flood Zone

National Flood Hazard Layer FIRMette

81°26'35"W 26°45'22"N



81°25'57"W 26°44'50"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND IN UT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/16/2026 at 11:04 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community id FIRM panel number, and FIRM effective date. Map i unmapped and unmodernized areas cannot be use regulatory purposes.

Stormwater / Drainage Information

Stormwater

A Pre-Application Conference was held on May 6, 2026 with City of LaBelle Staff. At the time of the Pre-Application Conference one of the reviewers requested that the Applicant coordinate with SFWMD staff regarding stormwater/drainage.

Consistent with Chapter 403 Section 814 of the Florida Statutes, coordination with the SFWMD does not appear to be required for a project of this magnitude. The Applicant's Engineer will self-certify via an FDEP 10-2 Certification at the time of site permitting.

Draft Resolution

DRAFT RESOLUTION

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, APPROVING A SPECIAL EXCEPTION TO ALLOW AN AUTOMOTIVE SERVICE AND REPAIR FACILITY WITHIN THE B-2 (BUSINESS GENERAL) ZONING DISTRICT FOR PROPERTY LOCATED AT 682 SOUTH MAIN STREET, LABELLE, FLORIDA; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION NO. _____

WHEREAS, the Applicant has submitted a request for a Special Exception pursuant to Section 4-70.8 of the City of LaBelle Land Development Code to allow a vehicle service and repair facility within the B-2 (Business General) zoning district for property located at 682 South Main Street, LaBelle, Florida; and

WHEREAS, the subject property consists of approximately 0.631 acres and is more particularly described in the application materials submitted by the Applicant; and

WHEREAS, the subject property is currently zoned B-2 (Business General) pursuant to the City of LaBelle Official Zoning Map amended July 2023; and

WHEREAS, the subject property has historically operated as an automotive service and repair facility known as Kenny's Muffler & Tire and contains an existing 50-ton truck scale; and

WHEREAS, the proposed redevelopment does not increase building square footage or building height and instead focuses on improving site circulation, stormwater management, parking organization, pedestrian safety, and overall site functionality; and

WHEREAS, the Applicant has requested approval of a deviation from the maximum impervious surface limitation applicable to the B-2 zoning district due to the redevelopment nature of the project and the existing developed condition of the site; and

WHEREAS, the City Commission finds that strict application of the maximum impervious surface requirement is not practical under the circumstances of this redevelopment project because the property has historically functioned as an intensively developed commercial automotive site with existing impervious areas and compacted soils; and

WHEREAS, the City Commission further finds that the proposed redevelopment results in substantial site improvements over existing conditions, including improved stormwater treatment and attenuation facilities, improved traffic circulation, reduced dust impacts, improved pedestrian circulation, and enhanced site organization; and

WHEREAS, the proposed redevelopment does not increase building square footage, building height, or materially intensify the historic use of the property; and

WHEREAS, the City Commission has reviewed the application materials, concept plan, staff report, public testimony, and all evidence presented during the duly advertised public hearing; and

WHEREAS, the City Commission finds that the proposed Special Exception and associated deviation satisfy the applicable review criteria set forth in Section 3-21 of the City of LaBelle Land Development Code; and

WHEREAS, the City Commission finds that approval of the Special Exception and associated deviation are consistent with the goals, objectives, policies, guiding principles, and programs of the City of LaBelle Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS

The foregoing recitals are true and correct and are incorporated herein by reference as findings of the City Commission.

SECTION 2. APPROVAL OF SPECIAL EXCEPTION AND DEVIATION

The City Commission hereby approves:

1. The Special Exception request to allow an automotive service and repair facility within the B-2 (Business General) zoning district; and
2. A deviation from the maximum impervious surface limitation otherwise applicable within the B-2 zoning district;

for the property located at 682 South Main Street, LaBelle, Florida, subject to the conditions set forth herein.

SECTION 3. FINDINGS OF FACT

The City Commission hereby finds:

A. Compatibility

The proposed use is compatible with surrounding properties and zoning classifications, including surrounding B-2 and adjacent I-1A zoning districts.

B. Redevelopment and Site Improvements

The project constitutes redevelopment of an existing commercial automotive site and provides substantial improvements over existing conditions, including:

- Improved internal traffic circulation and defined parking areas

- Reduced dust through asphalt parking and drive aisle improvements
- Addition of stormwater treatment and attenuation facilities
- Improved pedestrian safety through installation of sidewalks
- Enhanced site organization and operational efficiency

The redevelopment improves overall site functionality and appearance without increasing the size of the existing structure.

C. Traffic and Access

The proposed concept plan improves ingress and egress conditions and maintains adequate access from SR 29/S Main Street, Lincoln Avenue, and Bridge Street.

The redevelopment provides safer and more organized onsite circulation than currently exists by establishing defined parking areas, drive aisles, and pedestrian circulation improvements.

D. Stormwater Improvements

The project introduces dry detention treatment areas where no formal stormwater treatment currently exists, resulting in improved stormwater attenuation and water quality treatment compared to existing conditions.

The City Commission finds that the proposed stormwater improvements represent a substantial environmental benefit to the property and surrounding area.

E. Impervious Surface Deviation

The City Commission finds that approval of the requested deviation from the maximum impervious surface limitation is justified due to the redevelopment nature of the project and the long-standing developed condition of the site.

The Commission further finds that:

- The site has historically functioned as an automotive service facility with substantial impervious and compacted surface areas;
- The redevelopment does not increase building square footage or building height;
- The project improves existing conditions through formalized circulation, paved parking, and stormwater management facilities;
- Strict compliance with the impervious surface limitation would create practical redevelopment constraints and could discourage meaningful site improvements; and
- The proposed stormwater treatment and attenuation facilities substantially improve environmental performance compared to existing conditions.

Accordingly, the requested deviation is found to be reasonable and appropriate under the circumstances presented.

F. Comprehensive Plan Consistency

The proposed Special Exception and associated deviation are consistent with the City of LaBelle Comprehensive Plan, including policies encouraging redevelopment, economic reinvestment, transportation safety improvements, environmental enhancement, and continued productive use of commercially designated property.

SECTION 4. CONDITIONS OF APPROVAL

Approval of the Special Exception and deviation is subject to the following conditions:

1. Development of the site shall be substantially consistent with the approved Concept Plan, as may be revised and approved administratively by City staff.
2. A revised Concept Plan shall further define all outdoor storage areas associated with the automotive repair use.
3. All outdoor storage areas shall be screened from public view by opaque fencing.
4. Any fencing installed on the site shall maintain a minimum height of six (6) feet and shall not exceed ten (10) feet in height.
5. No fencing, landscaping, storage, signage, or other site improvements shall obstruct required visibility triangles or otherwise impair vehicular sight distance along adjacent roadways.
6. The Applicant shall maintain the site in a neat and orderly condition, including timely removal and lawful disposal of unusable tires.
7. The Applicant shall coordinate with the South Florida Water Management District regarding stormwater management improvements, as applicable.
8. Stormwater facilities shall comply with applicable City standards and any required Engineer-of-Record certifications.
9. Any future signage or lighting shall comply with the requirements of the City of LaBelle Land Development Code.
10. Any substantial deviation from the approved use or Concept Plan may require additional review and approval by the City.

SECTION 5. CONFLICTS

All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE

This Resolution shall become effective immediately upon adoption.

DULY ADOPTED in regular session this ____ day of _____, 2026.

CITY COMMISSION
CITY OF LABELLE, FLORIDA

By: _____
Mayor

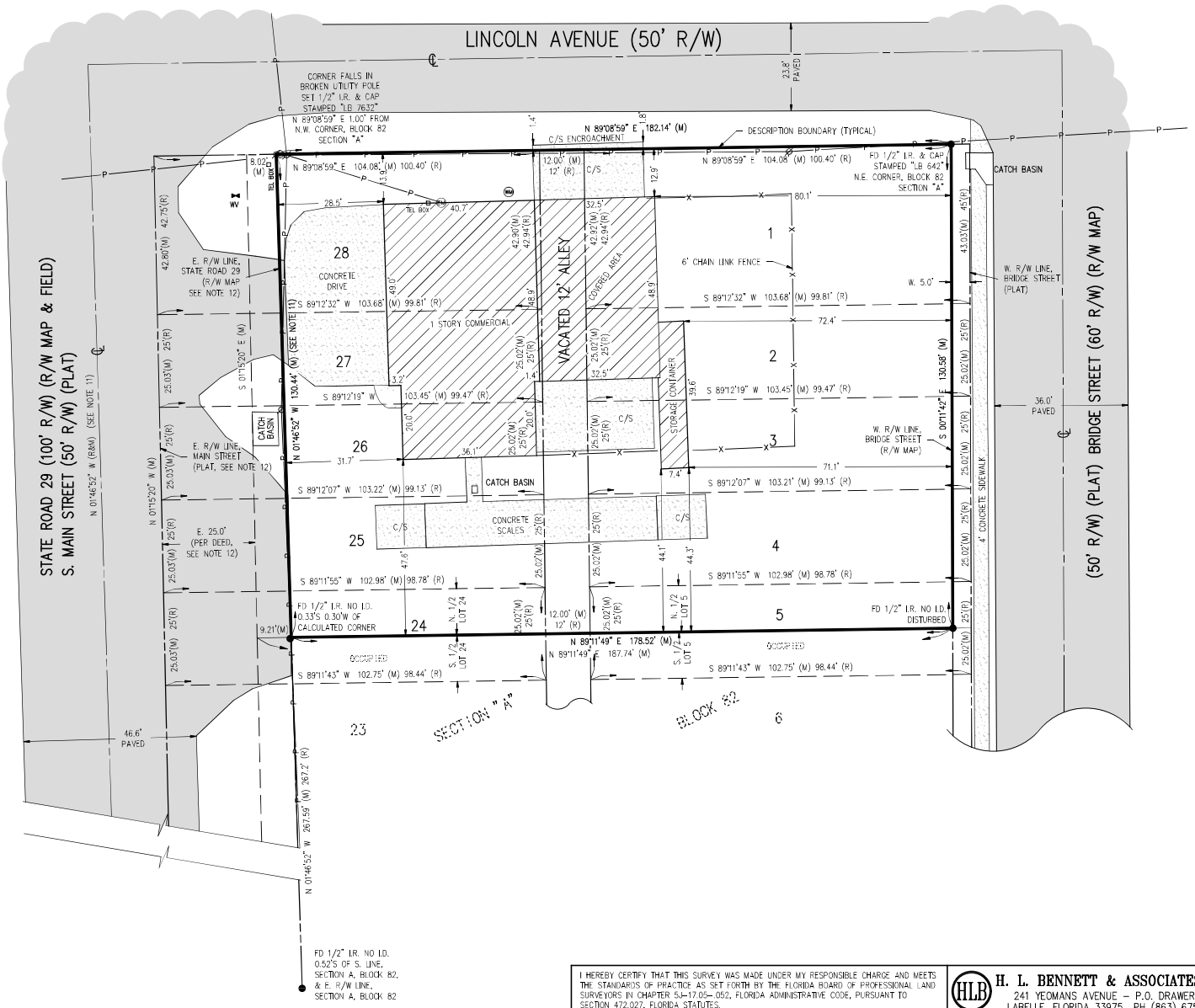
ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

City Attorney

Property Survey



SCALE: 1" = 20'

20 0 20

ABBREVIATIONS

D. & P.U.E. = DRAINAGE & PUBLIC UTILITY EASEMENT
M = MEASURED
R = RECORDED
R&M = RECORDED & MEASURED
R/W = RIGHT OF WAY
WM = WATER METER
C/S = CONCRETE SLAB
C/W = CONCRETE WALK
EM = ELECTRIC METER
I.R. = IRON ROD
FD = FOUND
℄ OR CL = CENTERLINE
CM = CONCRETE MONUMENT
I.D. = IDENTIFICATION
FIP = FOUND IRON PIPE
TEL = TELEPHONE
UGE = UNDERGROUND ELECTRIC
O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.I.D. = PARCEL IDENTIFICATION
RCP = REINFORCED CONCRETE PIPE

LEGEND

- FOUND CONCRETE MONUMENT
- SET CONCRETE MONUMENT L.B. 7632
- FOUND REBAR AS SHOWN
- SET 1/2" REBAR & CAP L.B. 7632
- FOUND PERMANENT REFERENCE MONUMENT
- FOUND PERMANENT CONTROL POINT
- SET PERMANENT CONTROL POINT
- FOUND NAIL AS SHOWN
- SET NAIL AND DISK L.B. 7632
- POWER POLE
- FIRE HYDRANT
- OVERHEAD POWER LINES
- FENCE
- ELEVATION
- TOP OF BANK

SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONES "AH" AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 12019G-039 D, EFFECTIVE DATE, JULY 6, 2015.

BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF BRIDGE STREET BEARING S 00°11'42" E AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, FP ID "4178783" DATED 04/29/14.

DESCRIPTION: (O.R.B. 1067, PG. 252 & 253)
ALL OF LOTS 1 THROUGH 4 AND THE NORTH ONE HALF OF LOT 5, LESS THE EAST 5.00 FEET THEREOF FOR RIGHT OF WAY FOR BRIDGE STREET, THE NORTH ONE HALF OF LOT 24 AND ALL OF LOTS 25 THROUGH 28, LESS THE WEST 25.00 FEET THEREOF FOR RIGHT OF WAY FOR STATE ROAD NO. 29, TOGETHER WITH THE VACATED ALLEYS LYING WITHIN THIS PARCEL. ALL BEING IN THE HAYNES SOUTH CENTRAL ADDITION TO LABELLE, FLORIDA, BLOCK 82, SECTION A, AS RECORDED IN PLAT BOOK 2, PAGE 56, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, LYING AND BEING IN SECTION 9, TOWNSHIP 43 SOUTH, RANGE 29 EAST.

CERTIFICATIONS:
MADDRID INVESTMENTS #1 LLC.

SURVEYOR'S NOTES

1. UNLESS OTHERWISE NOTED THERE ARE NO VISIBLE IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.

2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.

3. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.

4. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

5. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.

6. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE REPORT.

7. THE SURVEY IS CERTIFIED TO THE LAST DATE OF FIELD WORK, NOT THE DATE OF SIGNATURE.

8. UNDERGROUND IMPROVEMENTS, FOUNDATIONS, AND/OR UTILITIES, IF ANY, WERE NOT LOCATED AS PART OF THIS SURVEY.

9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

10. NO ENCROACHMENTS WERE FOUND, ABOVE OR BELOW GROUND, UNLESS INDICATED HEREON.

11. THERE ARE NO BEARINGS SHOWN ON THE RECORDED PLAT. BEARINGS SHOWN AS RECORDED HEREON ARE BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 29 IN HENDRY COUNTY, FP ID "4178783" DATED 04/29/14.

12. THE DEED FOR THE SUBJECT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1067, PAGES 252 AND 253, IS IN CONFLICT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 29 IN HENDRY COUNTY, FP ID "4178783" DATED 04/29/14. NO FIELD MONUMENTATION WAS FOUND TO REFLECT THE RIGHT OF WAY AS DESCRIBED IN THE DEED. THIS SURVEYOR HELD THE POSITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.05-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
FOR: H.L. BENNETT & ASSOCIATES, INC. LB #7632

H.L. BENNETT, FLORIDA REG. NO. 3403
HAL L. BENNETT FLORIDA REG. NO. 6546

DATE:

H. L. BENNETT & ASSOCIATES, INC.
241 YEOMANS AVENUE – P.O. DRAWER 2137
LABELLE, FLORIDA 33975 PH (863) 675-8882

BOUNDARY SURVEY
OF A PARCEL IN
SECTION 9, TOWNSHIP 43 S, RANGE 29 E.
HENDRY COUNTY, FLORIDA

REVISIONS

DWN BY: LM DATE: 02/16/26 CHKD BY: DWG. ID: 2
F.B. 211 PG. 2 FIELD SURVEY DATE: 02/11/26 SHEE
CLIENT: MADDRID INVESTMENTS #1 LLC.
PROJECT NUMBER: 26028 SECTION 9, TOWNSHIP 43 S, RAN

Authorization / Affidavit

Sunbiz Sheets



Detail by Entity Name

Florida Limited Liability Company
MADRID INVESTMENTS #1 LLC

Filing Information

Document Number	L22000008506
FEI/EIN Number	APPLIED FOR
Date Filed	01/03/2022
Effective Date	01/01/2022
State	FL
Status	ACTIVE

Principal Address

2003 LIGHTHOUSE CT
LABELLE, FL 33935

Mailing Address

2003 LIGHTHOUSE CT
LABELLE, FL 33935

Registered Agent Name & Address

MADRID, FELIX
2003 LIGHTHOUSE CT
LABELLE, FL 33935

Authorized Person(s) Detail

Name & Address

Title MGR

MADRID, FELIX
2003 LIGHTHOUSE CT
LABELLE, FL 33935

Title MGR

Madrid, Maria R
2003 LIGHTHOUSE CT
LABELLE, FL 33935

Annual Reports

Report Year	Filed Date

2024	04/29/2024
2025	05/01/2025
2026	04/30/2026

Document Images

04/30/2026 -- ANNUAL REPORT	View image in PDF format
05/01/2025 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
01/03/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Pre-Application Notes

Hugo Vargas
Commissioner

Jackie Ratica
Commissioner

Kevin Holland
Commissioner

Bobbie Spratt
Commissioner

"The City of Oaks"

Julie C. Wilkins
Mayor

Pre-Application Meeting Notes
682 S. Main Street
Special Exception for Florida Tires & More
May 6, 2026

The following notes are provided as a courtesy and additional information provided at time of application submission may result in modified and/or new comments.

Project: Automotive Repair / Tire Service Facility
Request Type: Special Exception – Automotive Repair Use in B-2 Zoning
Location: Corner parcel at Bridge Street / Main Street intersection

Project Overview

- Applicant proposes reuse of the existing former automotive repair building for a similar automotive service/tire-related use.
- Existing building includes:
  - Office area on south end
  - Covered/open service area at rear
  - Outdoor tire and material storage areas
- Concept plan submitted to address:
  - Parking layout
  - Circulation improvements
  - Outdoor storage screening
  - Potential fenced storage areas

Transportation

- Existing site previously lacked defined parking.
- Staff generally supported the revised parking arrangement.
- Traffic reviewer noted:
  - Potential internal conflict point near Bridge Street/Main Street circulation
  - Vehicles crossing internal circulation routes may create turning conflicts
  - Speeds are expected to remain low, minimizing operational concern

Fire Department Comments

- No objection to proposed use itself.
- Fire expressed concern regarding:
  - Long-term outdoor storage of used tires
  - Historical accumulation issues on prior ownership
- Recommendation:

- Include condition requiring timely removal/disposal of unusable tires
- Additional note:
  - If rear covered area is enclosed in the future, sprinkler requirements may be triggered depending on square footage and storage configuration.

Stormwater / Drainage

- Applicant intends to pursue drainage review through South Florida Water Management District.
- Site concept currently proposes retention treatment areas.
- Staff recommended:
  - Coordinate directly with SFWMD
  - Confirm exemption or permitting pathway in writing
  - Provide pre/post drainage calculations
  - Show discharge locations and retention calculations on grading/drainage plan
- Drainage and grading may be combined onto one engineering sheet for this site.

Code Enforcement

- No active code enforcement cases on the property at this time.

Planning

Outdoor Storage & Screening

- Outdoor tire/material storage will require screening per City Code.
- Applicant indicated willingness to:
  - Install opaque fencing
  - Add vegetative buffering if needed
  - Clean up and formalize outdoor storage areas
- Staff clarified:
  - Outdoor storage screening is required regardless of whether tires/materials are new or used
  - Screening must consist of:
    - 100% opaque fence/wall, or
    - Vegetative hedge
  - Minimum height: 6 feet
  - Maximum height: 10 feet

Landscaping

- No additional landscaping requirements triggered due to surrounding B-2 zoning.
- Formal landscape plan not required.

Special Exception

- Applicant will be required to submit:
  - Full Special Exception application
  - Narrative responses to review criteria (LDC 3-21(A-K))
  - Site plan and supporting materials
  - Outdoor storage screening details
  - Optional building renderings, including one that shows the outdoor storage screening
- Once application is deemed complete:
  - Staff review will occur internally

- Property will be noticed for public hearing
- Adjacent property owners will receive mailed notice
- Request will proceed to City Commission for consideration

Next Steps

- Applicant to prepare and submit:
  - Special Exception application
  - Narrative justification responses
  - Finalized site/circulation plan
  - Outdoor storage screening details
  - Drainage/stormwater documentation
- Planning staff will provide:
  - Meeting recap notes
  - Application materials
  - Relevant code sections and review criteria
  - Outdoor storage screening requirements

Payment – Copy of Check

1158

MADRID HOUSING, INC.
PO BOX 2822
LABELLE, FL 33975

FIRST BANK
CLEWISTON
LA BELLE, FLORIDA 33935
63-377-670

5/26/2026

PAY
TO THE
ORDER OF CITY OF LABELLE

$ **1,500.00

One Thousand Five Hundred and 00/100********** DOLLARS

CITY OF LABELLE
PO BOX 458
LABELLE, FL 33975

Security features. Details on back.

Felix Madrid
AUTHORIZED SIGNATURE

MEMO

⑈001158⑈ ⑆067003778⑆ 2014 3265⑈06

CITY OF LABELLE, FLORIDA

Planning Staff Report
1860 Hickpochee Ave
Variance

TYPE OF CASE: Variance

STAFF REVIEWER: Patty Kulak

DATE: July 9, 2026

APPLICANT: RaceTrac

AGENT: Gina Penney

REQUEST: Variance from Section 4-87.6(1)(A) and (B) of the City of LaBelle Land Development Regulations to permit a 20-foot-tall pole sign within the State Road 80 Overlay District for the proposed RaceTrac development located at 1860 W. Hickpochee Avenue.

LOCATION: 1860 W. Hickpochee Avenue

PROPERTY SIZE: 6.78+/-acres

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

Existing Future Land Use Designation:	Commercial
Existing Zoning:	PUD – Race Trac
Land Use:	Convenient Store with Fuel Pumps

SURROUNDING LAND USE:

North:	FLU –	Residential, Medium Density (*Hendry County*)
	Zoning –	A-2 (Agricultural) (*Hendry County*)
	Land Use –	Vacant / Agricultural
South:	FLU –	Employment Village
	Zoning –	PUD (Planned Unit Development)
	Land Use –	Walmart Shopping Center
East:	FLU –	Employment Village
	Zoning –	Penny Johnson PUD

Land Use – Tractor Supply Store

West: FLU – Employment Village
Zoning – B-3 (Business Heavy)
Land Use – Vacant / Agricultural

STAFF NARRATIVE:

RaceTrac, Inc. is requesting a variance from Section 4-87.6(1)(A) and (B) of the City of LaBelle Land Development Regulations to permit a 20-foot-tall pole sign within the State Road 80 Overlay District.

The subject property consists of approximately 6.78 acres located along the south side of West Hickpochee Avenue (State Road 80) at the western gateway into the City of LaBelle. The property is under construction for a RaceTrac convenience store and fueling station and is located within the State Road 80 Overlay District.

Section 4-87.6(1)(A) and (B) of the Land Development Regulations prohibits pole signs within the State Road 80 Overlay District and limits sign height to 10 feet. The applicant is requesting approval of a 20-foot-tall pole sign to provide site identification and fuel pricing information associated with the proposed development.

The proposed pole sign was initially reviewed and approved in error as part of the sign permit process before it was determined that the subject property falls within the boundaries of the State Road 80 Overlay District. The applicant states that the subject property functions as a highway-oriented commercial site serving regional traffic and that the requested sign height is necessary to provide visibility and identification for motorists traveling along State Road 80.

The proposed sign is intended solely for business identification and display of fuel pricing information, which are customary components of convenience store and fueling station developments. The surrounding corridor is characterized by commercial development and highway-oriented uses. The variance request seeks relief from the pole sign prohibition and height limitation established by the overlay district with the justification that this specific location is different from other sites along State Roa 80 because of the rural character of being south of Helms Road.

The variance petition was reviewed by applicable City departments as part of the review process. If approved, the applicant will be required to obtain all applicable sign permits and comply with all remaining requirements of the City of LaBelle Land Development Regulations prior to installation of the proposed sign.

VARIANCE REVIEW CRITERIA:

The following is Staff's analysis of the Applicant's request in relation to LDC Section 3-22, which sets forth the review criteria for special exceptions.

a. Unique or peculiar conditions or circumstances exist, which relate to the location, size, and characteristics of the land or structure involved, and are not generally applicable to other lands or structures in the same district.

   The unique condition of the subject property is that, although it is located within the State Road 80 Overlay District, it is outside the traditional downtown environment that the

overlay regulations were intended to protect. Additionally, the original approval and issuance of the sign permit in 2025 occurred in error, creating a site-specific circumstance due to the applicant's reliance on that approval and the passage of time since its issuance. Staff finds these circumstances are unique to the subject property and are not generally applicable to other properties within the overlay district.

b. The strict and literal enforcement of the zoning section of the land development regulations would create an undue hardship as distinguished from a mere inconvenience on the property owners. Physical handicaps or disability of the applicant and other considerations may be considered where relevant to the request.

Strict application of the overlay district regulations would create undue hardship by requiring the redesign of a previously reviewed, approved, and permitted sign by the City in error. The applicant reasonably relied upon the approved permit during project planning and development. Staff finds that the hardship extends beyond a mere inconvenience and results from the prior approval and unique circumstances associated with this property.

c. The granting of a variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood, or otherwise detrimental to the public welfare.

The proposed pole sign is intended solely for business identification and fuel pricing information customary for convenience store and fueling station developments. The surrounding corridor is characterized by commercial and highway-oriented uses, and the proposed sign is appropriately scaled for the roadway environment. Staff finds that granting the variance would not be injurious to surrounding properties, incompatible with the surrounding area, or detrimental to the public welfare.

d. The condition giving rise to the requested variance has not been created by any person presently having an interest in the property and the conditions cannot reasonably be corrected or avoided by the applicant.

The conditions giving rise to the variance request were not created by the applicant. The subject property's location within the State Road 80 Overlay District and the approval and issuance of the sign permit in error were circumstances beyond the applicant's control.

e. The requested variance is the minimum modification of the regulation at issue that will afford relief.

The requested variance represents the minimum relief necessary to allow the previously approved 20-foot pole sign to remain in place. No additional relief from the overlay district regulations is being requested. Staff finds that the request is limited in scope and represents the minimum modification necessary to afford relief.

f. The variance granted will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures, or required improvements under similar conditions.

Granting the requested variance would not confer a special privilege upon the applicant. Rather, it would provide reasonable relief for a property with unique circumstances, including its location outside the traditional downtown environment and the prior approval and issuance of the sign permit in error. Staff finds that the request is site-specific and does not establish a privilege unavailable to similarly situated properties.

STAFF RECOMMENDATION

Staff recommends APPROVAL subject to the following conditions:

1. The variance approval applies only to the subject property located at 1860 W. Hickpochee Avenue, LaBelle, Florida.
2. The variance approval authorizes one (1) 20-foot-tall pole sign within the State Road 80 Overlay District, substantially consistent with the plans and exhibits submitted with the variance petition.
3. This approval authorizes relief only from Section 4-87.6(1)(A) and (B) of the City of LaBelle Land Development Regulations. All other applicable provisions of the Land Development Regulations shall remain in full force and effect.
4. Any modification to the approved sign location, height, dimensions, or design that substantially differs from the approved plans shall require further review and approval by the City.
5. The applicant shall obtain all applicable sign permits and approvals from the City of LaBelle prior to installation, replacement, or modification of the approved sign.

SUGGESTED MOTION(S):
APPROVAL:

I make a motion to approve the 1860 W. Hickpochee Avenue Variance.

APPROVAL WITH CONDITIONS:

I make a motion to approve the 1860 W. Hickpochee Avenue Variance, 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:

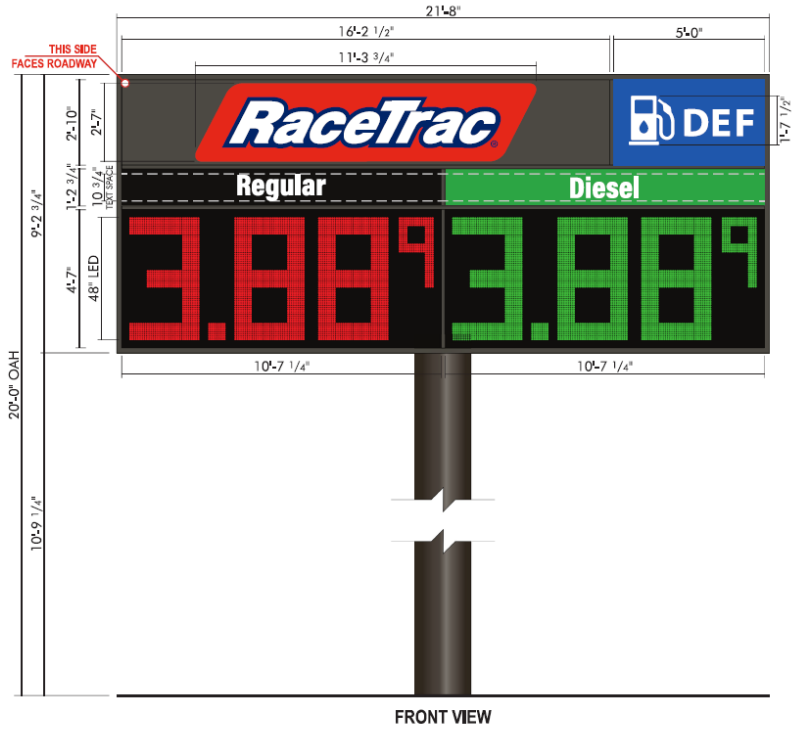
I make a motion to deny 1860 W. Hickpochee Avenue Variance. The request does not meet the Variance criteria:

EXHIBIT A
SIGN RENDERING

200 SqFt Price Sign- 48" LED- N

*All sign components to be UL listed. All wiring to conform to UL specifications. Installations to be per NEC requirements. All signs to bear UL labels.
STAMPED, SEALED ENGINEERING REQUIRED
FOUNDATION INFORMATION PROVIDED BY RACETRAC. MANUFACTURER RESPONSIBLE FOR HAVING A LICENSED ENGINEER VALIDATE FOUNDATION DESIGN PRIOR TO INSTALL
DOUBLE FACED
QUANTITY 1
ALL FUEL GRADE PANELS TO BE ACCESSIBLE FROM TOP OF SIGN

PRICER SPECIFIC COLORS			
C1	LOGO RED	C7	PRICER GREEN
C23	SW 7048 URBANE BRONZE	C8	PRICER RED
C6	PRICER BLACK		



FRONT VIEW

SPECIFICATIONS:

SIGN FACES:
- **LOGO PANEL:** Aluminum panel painted ***EFC Standard C23*** with parallelogram mounted to the surface. Parallelogram to be channel letter-type construction with .177" thick Polycarbonate face panels with 1st surface applied translucent vinyl graphics. Parallelogram copy to be digital print provided by Miratec. Systems with red background and with blue area of logo graphic also printed. Cabinet and trim cap to be painted Red C1.
- **REGULAR UNLEADED PRODUCT PANEL:** Solar Grade Polycarbonate; Background to be 1st surface applied opaque vinyl Black C6; "Regular" to be show-through white.
- **DIESEL PRODUCT PANEL:** Solar Grade Polycarbonate; Background to be 1st surface applied translucent vinyl Green C7; "Diesel" to be show-through white.

INTERIOR ILLUMINATION: Sloan Sign Box 3 LED Interior Illumination powered by low voltage power supplies.

THIS IS BEHIND THE LOGO PANEL, FUEL GRADE PANELS & DEF/CAT/DRIVE THRU (*IF APPLICABLE*) PANELS.

SIGN FRAME: 2" x 2" x .25" steel tube with .063" aluminum cladding painted ***EFC Standard C23.*** Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainer to be painted ***EFC Standard C23.***



SLOAN SIGN BOX 3
LED Interior Illumination

FUEL GRADE FONT:
ACUMIN PRO CONDENSED BLACK

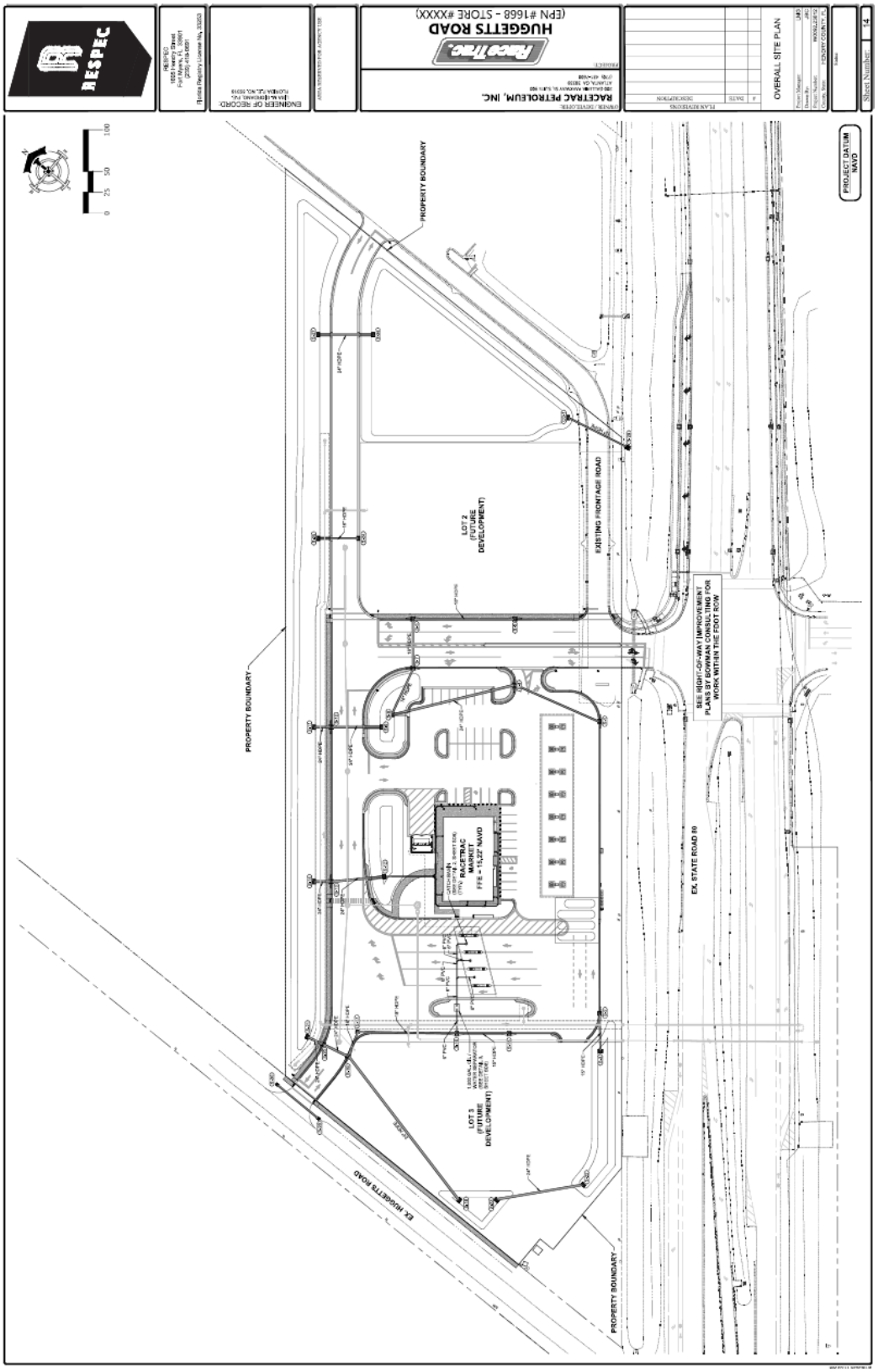
Huggetts Road & SR 80
LaBelle, FL 33935

RaceTrac

***COLOR SCHEDULE* on Page 3**

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

EXHIBIT B
SITE PLAN



CITY OF LABELLE
RESOLUTION 2026-16
RACETRAC SIGN VARIANCE

A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR A VARIANCE FROM THE STATE ROAD 80 OVERLAY DISTRICT REGULATIONS ESTABLISHED IN THE LAND DEVELOPMENT CODE SECTION 4-87 THAT PROHIBITS POLE SIGNS; TO ALLOW FOR A POLE SIGN AT THE SUBJECT PROPERTY LOCATED AT 1860 W. HICKPOCHEE AVE ; IN THE CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Racetrac, the Applicant, has filed a Variance application to allow a 20-foot pole sign within the State Road 80 Overlay District on the subject property located at 1860 West Hickpochee Avenue; and,

WHEREAS, a duly advertised public hearing was held on July 9, 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 to allow a 20-foot pole sign within the State Road 80 Overlay District at the subject property located at 1860 West Hickpochee Avenue in the Racetrac Planned Unit Development zoning district, City of LaBelle, Florida, subject to the following conditions:

1. The variance approval applies only to the subject property located at 1860 W. Hickpochee Avenue, LaBelle, Florida.
2. The variance approval authorizes one (1) 20-foot-tall pole sign within the State Road 80 Overlay District, substantially consistent with the plans and exhibits submitted with the variance petition.

3. This approval authorizes relief only from Section 4-87.6(1)(A) and (B) of the City of LaBelle Land Development Regulations. All other applicable provisions of the Land Development Regulations shall remain in full force and effect.
4. Any modification to the approved sign location, height, dimensions, or design that substantially differs from the approved plans shall require further review and approval by the City.
5. The applicant shall obtain all applicable sign permits and approvals from the City of LaBelle prior to installation, replacement, or modification of the approved sign.

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

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

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

THE CITY OF LABELLE, FLORIDA

By: _____
Julie C. Wilkins, Mayor

Attest: _____
Tijauna Warner, 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	_____	_____

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE STATE OF FLORIDA, COUNTY OF HENDRY, BEING A PORTION OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST ALSO BEING THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 675, PAGE 1232 (PARENT TRACT), LESS AND EXCEPT OFFICIAL RECORDS BOOK 980, PAGE 606 AND OFFICIAL RECORDS BOOK 1006, PAGE 364, ALL OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, ALSO BEING THE SOUTHWEST CORNER OF PARKWOOD ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 3, PAGE 23, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE S.00°57'57"E., ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 980, PAGE 606 AND EAST LINE THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 541.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 80, A VARIABLE WIDTH RIGHT OF WAY; THENCE S.50°19'03"W., ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 980, PAGE 606 AND SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 359.27 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.50°19'03"W., ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 874.94 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER; THENCE N.89°45'38"W., ALONG SAID SOUTH LINE, FOR A DISTANCE OF 127.19 FEET; THENCE N.00°35'24"W. FOR A DISTANCE OF 20.00 FEET; THENCE N.89°45'38"W. FOR A DISTANCE OF 40.00 FEET TO THE EAST RIGHT OF WAY OF HUGGETTS ROAD (35 FEET FROM CENTERLINE); THENCE N.00°35'24"W., ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 358.12 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1006, PAGE 364 OF SAID PUBLIC RECORDS OF HENDRY COUNTY; THENCE N.50°18'08"E., ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1086.23 FEET; THENCE S.00°57'57"E. FOR A DISTANCE OF 514.00 FEET TO THE POINT OF BEGINNING.

VARIANCE PETITION

CITY OF LABELLE, FLORIDA

Date Received _____
File Number: VAR 202 -_____

Petitioner (applicant name): RaceTrac
Petitioner Address: 200 Galleria Parkway SE, Suite 900, Atlanta, GA 30339
Telephone#: 770.431.7600 E-mail: erho@racetrac.com

Agent for Petitioner (if applicable): Gina Penney
Address of Agent: 1077 W. Blue Heron Blvd. West Palm Beach, FL. 33404
Telephone#: 561-720-6936 E-mail: gina.p@atlasbtw.com

Address/Location of Subject Property: 1860 W. Hickpochee Ave. Labelle, Fl.
Legal Description of Property Involved:
BEG SE COR OF NW 1/4 OF NW 1/4 OF SEC 18-S 00 DEG 57M 57S E 541.73 FT TO N RWY SR 80-S 50 DEG 19M 03S W 359.27 FT TO POB-CONT S 50 DEG 19M 03S W 17 FT-N 39 DEG 40M 10S W 50 FT-N 50 DEG 19M 03S E 10.45 FT-N 39 DEG 40M 57S W 261.93 FT-S 50 DEG 19M 0

Existing Zoning: _____ Total Acreage/Square Footage of Subject Property: 6.78 acres

Current Use of Land: Vacant Commercial

Appeal from Section 4-87.6 (1) A. and B. of the Comprehensive Development Code,

which requires Pole signs to be prohibited and limits the sign height to 10'

Findings required. Before making a finding on an application for a variance, the City Commission shall first determine that the proposed variation in the application of this code:

(a) Unique or peculiar conditions or circumstances exist, which relate to the location, size, and characteristics of the land or structure involved, and are not generally applicable to other lands or structures in the same district.

(b) The strict and literal enforcement of the zoning section of the land development regulations would create an undue hardship as distinguished from a mere inconvenience on the property owners. Physical handicaps or disabilities of the applicant and other considerations may be considered where relevant to the request.

(c) The granting of a variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood, or otherwise detrimental to the public welfare.

(d) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property and the conditions cannot reasonably be corrected or avoided by the applicant.

(e) The requested variance is the minimum modification of the regulation at issue that will afford relief.

(f) The variance granted will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures, or required improvements under similar conditions.

Summary of Facts

See attached Variance Narrative.

BRANDING THE WORLD

national headquarters
1077 West Blue Heron Blvd.
West Palm Beach, FL 33404
800.772.7932
www.atlasbtw.com

June 11, 2026

Variance Findings Narrative

Request: Variance from Section 4-87.6(1)(A) and (B) of the City of LaBelle Land Development Regulations to permit a 20-foot-tall pole sign within the State Road 80 Overlay District for the proposed RaceTrac development located at 1860 W. Hickpochee Avenue, LaBelle, Florida.

Project Background
RaceTrac acquired the subject property located at 1860 W. Hickpochee Avenue with the understanding that a pole sign would be permitted as part of the development. During the sign permit review process, the proposed signage was initially reviewed, approved and permits were issued; however, it was later determined that the property falls within the State Road 80 Overlay District where pole signs are prohibited pursuant to Section 4-87.6(1)(A) and (B). As a result, RaceTrac is seeking a variance to allow the originally approved and permitted 20-foot pole sign.

(a) Unique or Peculiar Conditions or circumstances exist, which relate to the location, size, and characteristics of the land or structure involved, and are not generally applicable to other lands or structures in the same district.
The subject property is uniquely situated at the western gateway of the City of LaBelle along State Road 80. Although the property technically falls within the SR-80 Overlay District boundaries, it is not located within the downtown area that the overlay regulations were principally established to protect and enhance. The property is located at the beginning of the SR-80 corridor entering the City and functions as a highway-oriented commercial site serving regional travelers rather than a downtown business environment. As such, the visibility needs and operational characteristics of the site differ significantly from properties located within the traditional downtown core.

(b) The strict and literal enforcement of the zoning section of the land development regulations would create an undue hardship as distinguished from a mere inconvenience on the property owners. Physical handicaps or disabilities of the applicant and other considerations may be considered where relevant to the request.
Strict application of Section 4-87.6(1)(A) and (B) would create undue hardship by preventing RaceTrac from utilizing a sign type that was originally approved during the review process and reasonably relied upon during site planning and development. Additionally, because the site is located along a major state highway and outside the downtown environment the overlay district seeks to preserve, prohibiting a pole sign would significantly impair the visibility necessary for motorists to safely identify and access the site. The hardship is created by the property's unique location within the outer limits of the overlay district and not by any action of the applicant.

(c) The granting of a variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood, or otherwise detrimental to the public welfare.
The proposed 20-foot pole sign will not be injurious to neighboring properties, incompatible with surrounding land uses, or detrimental to the public welfare. The sign is intended solely to provide business identification and fuel pricing information customary for convenience stores and fueling stations. The surrounding corridor is characterized by commercial development and highway-oriented uses. The proposed sign will be professionally designed, maintained, and scaled appropriately for the roadway environment while preserving traffic safety and neighborhood compatibility.

(d) The condition giving rise to the requested variance has not been created by any person presently interest in the property and the conditions cannot reasonably be corrected or avoided by the applicant.
The conditions giving rise to this variance request were not created by RaceTrac. The property's inclusion within the SR-80 Overlay District and the subsequent determination that pole signs are prohibited were pre-existing conditions beyond the applicant's control. Furthermore, the applicant proceeded with site design and development in reliance upon the City's initial review and approval of the proposed 20-foot pole sign, creating a reasonable expectation that the signage complied with applicable regulations. The requested variance results from the property's location within the overlay district and the interpretation of the applicable code provisions rather than any action of the current property owner. Accordingly, the condition necessitating the variance was not self-created and cannot reasonably be corrected or avoided by the applicant.

(e) The requested variance is the minimum modification of the regulation at issue that will afford relief.
The requested 20-foot pole sign represents the minimum variance necessary to provide effective visibility and identification for motorists traveling along State Road 80. The requested height has been limited to the minimum necessary to ensure safe and adequate recognition of the site while minimizing visual impacts. No additional sign area, height, or relief beyond what is necessary to achieve visibility is being requested.

(f) The variance granted will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures, or required improvements under similar conditions.
Granting the requested variance will not confer a special privilege upon the applicant. Rather, it will provide reasonable relief for a property with unique visibility needs associated with its location on a major state highway. The request is consistent with the purpose of the variance process and will allow the property to function in a manner similar to other highway-oriented commercial developments serving the traveling public.

In Conclusion
The purpose of the State Road 80 Overlay District is to preserve and enhance the character and appearance of downtown LaBelle. While the subject property technically falls within the overlay boundary, it is located at the western gateway of the City along a major transportation corridor and does not share the same development context, pedestrian orientation, or historic character as properties located within the downtown core. The proposed RaceTrac development is a highway-oriented commercial use that relies on visibility and recognition by the traveling public.

The requested 20-foot pole sign is necessary to provide adequate site identification and safe decision-making for motorists traveling along State Road 80. The variance request results from unique site conditions and a prior approval upon which the applicant reasonably relied during project planning. Granting the variance will not adversely affect surrounding properties, impair the public welfare, or undermine the intent of the State Road 80 Overlay District. Rather, it will provide reasonable relief while allowing the property to function as intended and serve the needs of the traveling public.

Sincerely,

Gina Penney

Gina Penney | Director of Permitting
Atlas Sign Industries
P: 561-720-6936
E. gina.p@atlasbtw.com

Has a public hearing been held on this property in the past twenty-four months? No

If yes, application number or resolution number:_____

Is this hearing being requested as a result of a violation notice? No

If yes, to whom was the violation written?_____

NOTE: IF THE PETITIONER WISHES TO BE REPRESENTED BY AN AGENT, THE POWER OF ATTORNEY ON PAGE 4 MUST BE PROPERLY EXECUTED.

IF DRAWINGS PREPARED BY AN ARCHITECTURAL, ENGINEERING OR OTHER FIRM ARE SUBMITTED, THE FIRM MUST EXECUTE THE PERMISSION TO REPRODUCE ON PAGE 5.

LETTER OF AUTHORIZATION: TO BE SIGNED BY PROPERTY OWNER

ATTEST:

I/We, Race Trac, Inc., being first duly sworn, depose and say that we/I are/am the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, all sketches, data, and other supplementary matter attached to and made a part of this application, are true and correct to the best of our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer-generated or City printed shall not be altered.

As property owner I/We, Race Trac, Inc. further authorize Gina Penney to act as our/my representative in any matters regarding this Petition.

(Signature of Property Owner)

(Signature of Property Owner)

Joseph H. Akers; Chief Legal Officer
Race Trac, Inc.
(Typed or Printed Name of Owner)

(Typed or Printed Name of Owner)

State of ~~Florida~~ Georgia

County of ~~Hendry~~ Cobb

The foregoing instrument was acknowledged before me this 15th day of June, 2026,

By Joseph Akers who is personally known to me or has produced as identification.

(Signature of Notary Public – State of ~~Florida~~ Georgia)

SAMANTHA JONES NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 01, 2029

Samantha Jones
(Print, Type, or Stamp Commissioned Name of Notary Public)

PERMISSION TO REPRODUCE: TO BE COMPLETED BY ENGINEER

KNOW ALL MEN THAT I, Lisa Giordano (Title/Name), of the firm of RESPEC Company LLC, do hereby grant the City of LaBelle permission to reproduce all or a portion of all plans, drawings, etc., submitted in connection with the foregoing petition.

Lisa M. G

State of Florida

County of Hendry

The foregoing instrument was acknowledged before me this 12th day of June, 2026, By Lisa Giordano who is personally known to me or has produced as identification.

Kelly M. Mann
(Signature of Notary Public – State of Florida)

Kelly M. Mann
(Print, Type, or Stamp Commissioned Name of Notary Public)

Notary Public State of Florida
Kelly M. Mann
My Commission HH 411352
Expires 7/7/2027

Parcel Summary

Parcel ID	2 29 43 18 A00 0008.0000
Prop ID	61880
Location Address	1860 W HICKPOCHEE AVE LABELLE, FL 33935
Neighborhood/Area	COMMERCIAL LA BELLE (201000.00)
Subdivision	
Brief Legal Description*	BEG SE COR OF NW 1/4 OF NW 1/4 OF SEC 18-S 00 DEG 57M 57S E 541.73 FT TO N RWY SR 80-S 50 DEG 19M 03S W 359.27 FT TO POB-CONT S 50 DEG 19M 03S W 17 FT-N 39 DEG 40M 10S W 50 FT-N 50 DEG 19M 03S E 10.45 FT-N 39 DEG 40M 57S W 261.93 FT-S 50 DEG 19M 0 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT COMMERCIAL (1000)
Sec/Twp/Rng	18-43-29
Tax District	City of LaBelle (District 2)
Millage Rate	20.8461
Acreage	6.776
Homestead	N

View Map

Internal Info

Market Area 10

Owner Information

RACETRAC INC
200 GALLERIA PKWY SE STE 900
ATLANTA, GA 30339

Valuation

	2025 Certified Values	2024 Certified Values
Just Market Value	$1,053,683	$1,053,683
Land Value	$1,053,683	$0
Agricultural (Market) Value	$0	$1,053,683
Agricultural Classified Value	$0	$1,511
Improvement Value	$0	$0
Non School Assessed Value	$1,053,683	$1,511
School Assessed Value	$1,053,683	$1,511
Exempt Value	$0	$0
Non School Taxable Value	$1,053,683	$1,511
School Taxable Value	$1,053,683	$1,511
Save Our Homes Deferred	$0	$0
Non Save Our Homes Deferred	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Trim Notices

Property Record Cards

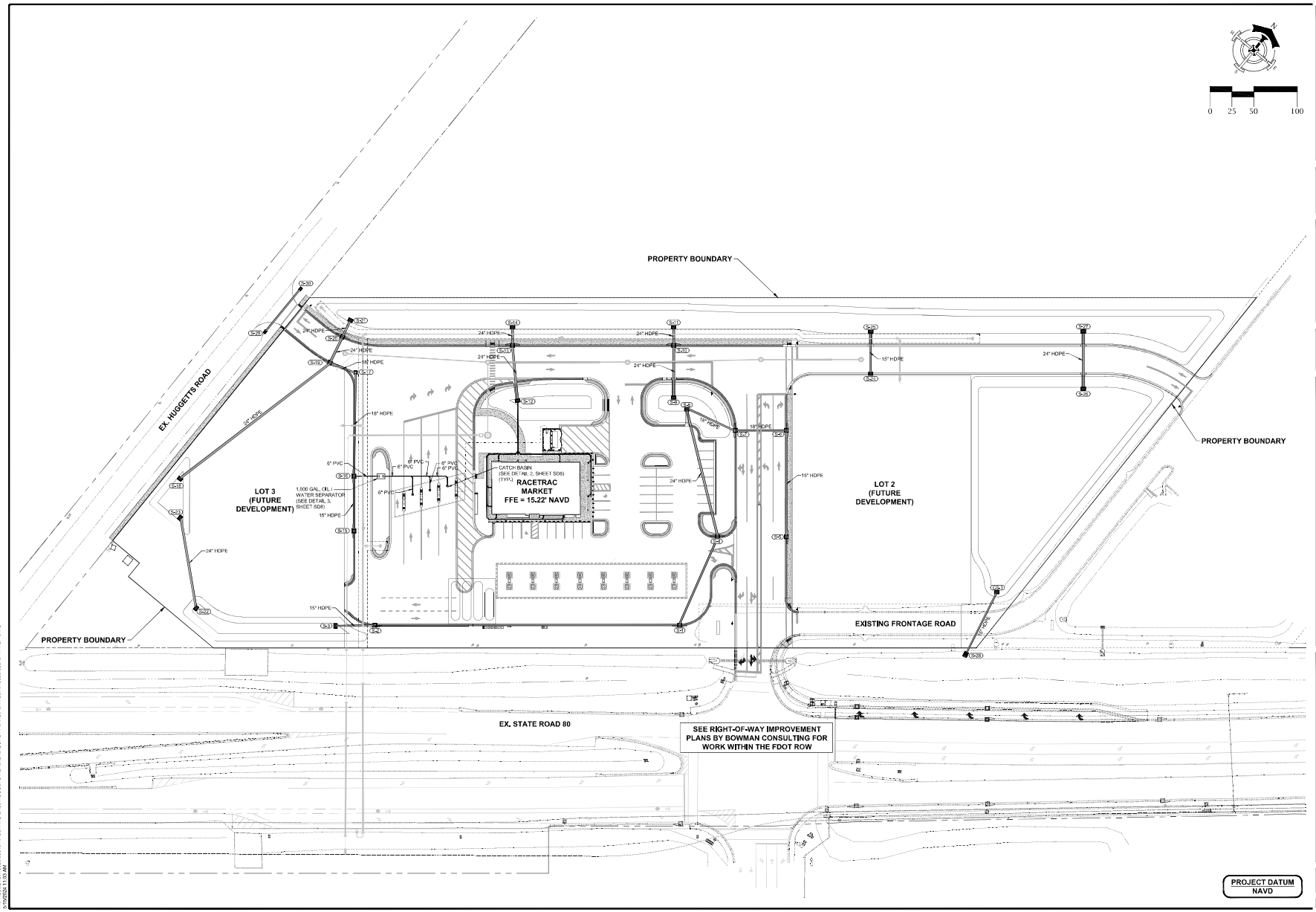
Tax Collector

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	6.78	295149.49	0	0	

Sales

Sales Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
5/29/2024	$750,000	SW	1077/1510	Unqualified (U)	Vacant	P & P LLC	RACETRAC INC



RESPEC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
Florida Registry License No. 33253

ENGINEER OF RECORD:
JEREMY B. CRAWFORD, P.E.
FLORIDA P.E. NO. 59318

AREA RESERVED FOR AGENCY USE

OWNER / DEVELOPER:
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY S.E. SUITE 900
ATLANTA, GA 30339
(770) 431-7600

PROJECT:
HUGGETTS ROAD
(EPN #1668 – STORE #XXXX)

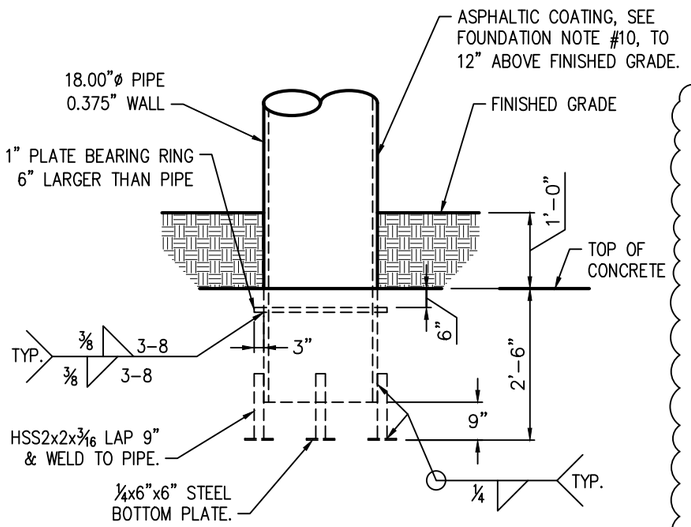
#	DATE	PLAN REVISIONS DESCRIPTION

OVERALL SITE PLAN

Project Manager:	LMG
Drawn By:	JBC
Project Number:	W0092.23012
County, State:	HENDRY COUNTY, FL
Status:	

Sheet Number: 14

N:\PROJECTS\W0092.23012\4ACE TRAC SHD\HUGGETTS ROAD\CAD\CONST PLANS\PLAN SET\W0092C230123-4ACE-TRAC-SHD-HUGGETTS-ROAD-CAD-CONST PLANS-PLAN SET-OVERALL SITE PLAN.DWG
5/10/2024 11:03 AM



EMBEDMENT DETAIL

SCALE: N.T.S.

BEARING SURFACE FOR FOUNDATION IS TO BE PREPARED PER RECOMMENDATIONS OF SOIL ENGINEER AS STATED IN THE SOIL REPORT AND ANY SUPPLEMENTAL SOIL INFORMATION ISSUED FOR THIS SITE OF INSTALLATION.

Universal Engineering Sciences, LLC.	(239) 489-2443
REPORT BY	PHONE #
0730.2300157.0000	December 7, 2023
REPORT NO.	DATED

DESIGN CRITERIA

BUILDING CODE: FBC 2023 (8TH EDITION)/ASCE 7-22
ANALYSIS: LRFD-AISC 15TH
CHAPTER 16; SECTION 1609.3.1
ULTIMATE WIND SPEED VULT = 147 MPH
NOMINAL WIND SPEED VASD = 114 MPH
RISK CATEGORY: II VASD = VULT√0.6
EXPOSURE: C

FOUNDATION DESIGN CRITERIA - SPREAD FOUNDATIONS

THIS CONCRETE FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318-19
ALLOWABLE SOIL BEARING PRESSURE = 2,500 PSF. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2500PSI IN 28 DAYS.
VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION.

This item has been digitally signed and sealed by E. Roberts Alley, Jr. on March 17, 2026.

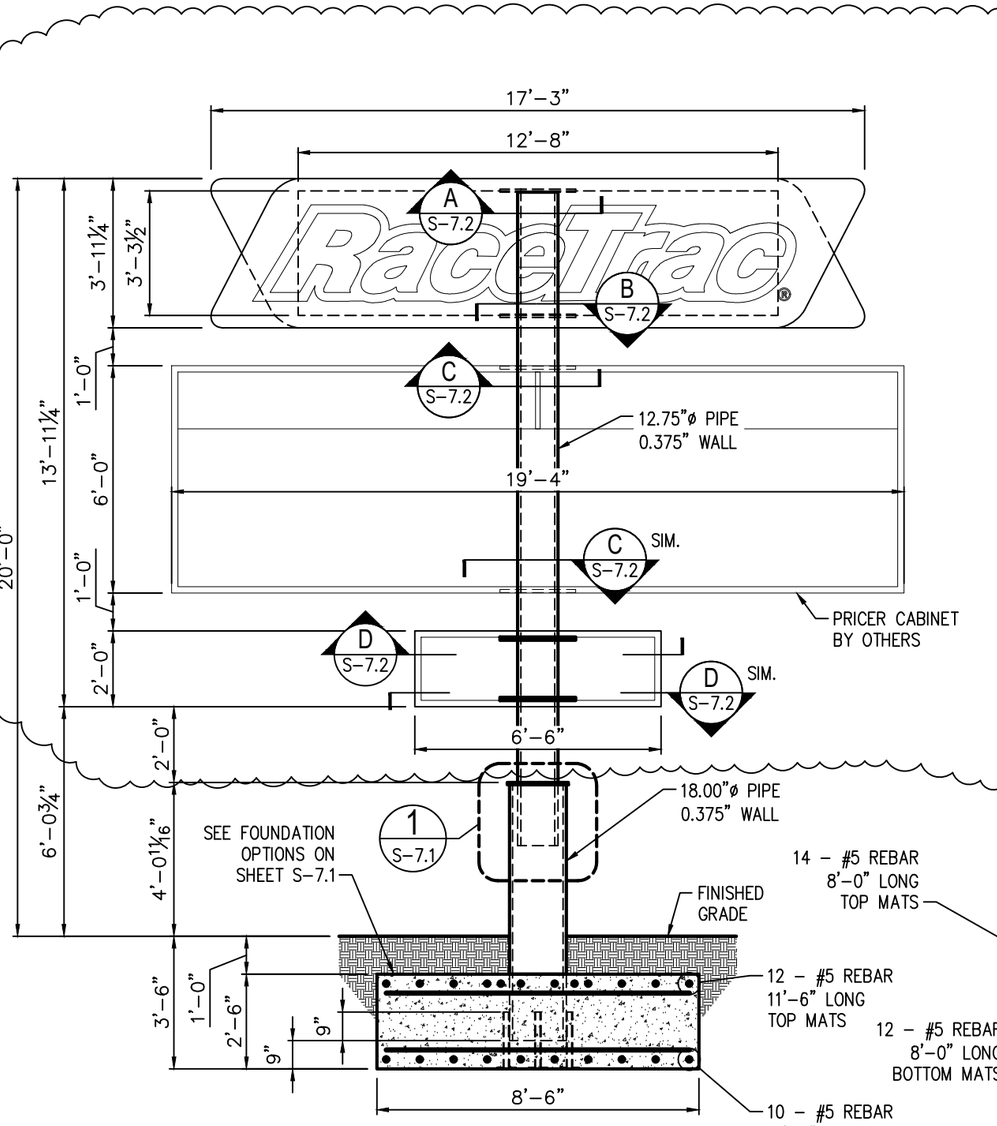
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ERNEST ROBERTS ALLEY JR. LICENSE No 76314 STATE OF FLORIDA PROFESSIONAL ENGINEER

3/17/2026

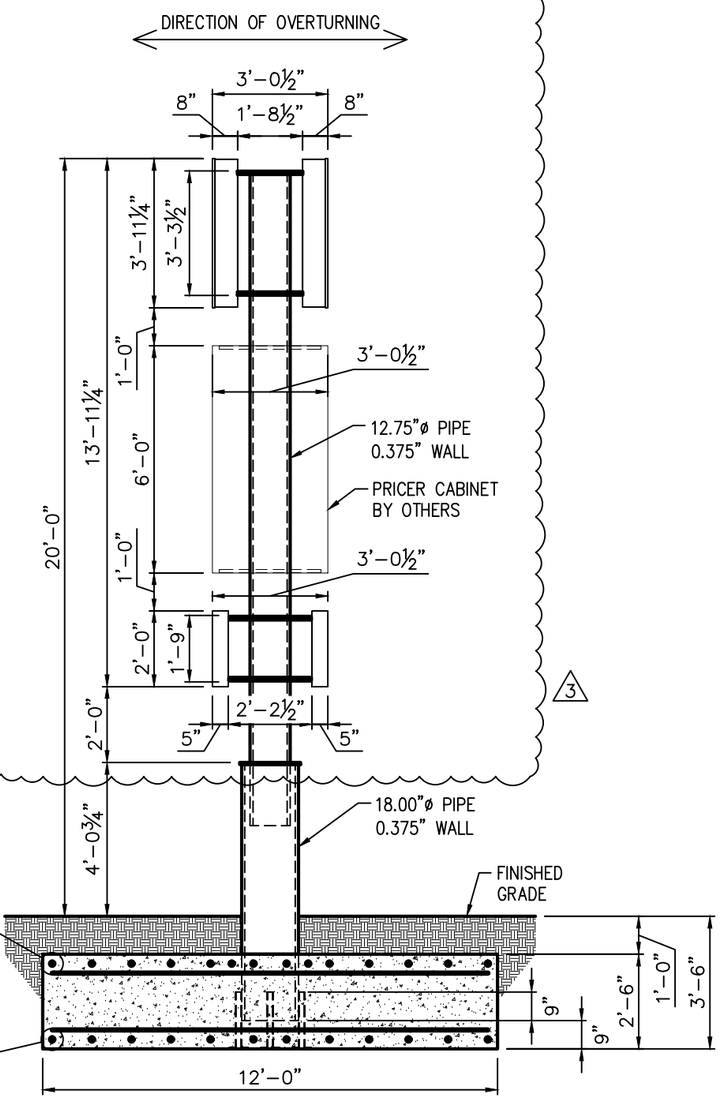
SIGN COMPANY TO USE EXPERIENCED EXCAVATION CREW TO PERFORM FOUNDATION EXCAVATION.

WHERE REQUIRED, PLACE ELECTRICAL CONDUIT IN FOUNDATION PRIOR TO CONCRETE POUR.



SIGN N: FRONT ELEVATION

SCALE: ¼" = 1'-0"



SIGN N: SIDE ELEVATION

SCALE: ¼" = 1'-0"

Drawn	BLR
Checked	ERA
EE Job#	100X6218
Created	9/3/2024

Engineer: ERNEST ROBERTS ALLEY
License Number: 76314

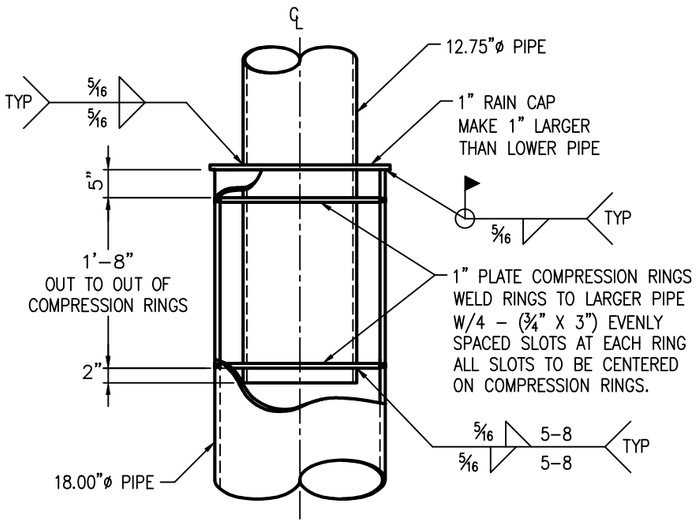
Elrod Engineering, LLC
Certificate of Authorization: 30647
887 Seven Oaks Blvd., Suite 1010
Smyrna, TN 37167
800-553-5111

RACETRAC
200 GALLERIA PKWY, SUITE 900
Atlanta, GA 30339

SIGN N : 20'-0" OAH PYLON
RACETRAC (LABELLE)
HUGGETTS RD. & SR 80
LABELLE, FL 33935

No.	Date	Revision	By
1	10/18/2024	ADDED BAHAMA SHUTTERS ON S-8	BLR
2	2/12/2026	REVISED SIGN N TO STACKED CABINETS	BLR
3	3/17/2026	REVISED STACKED CABINET DIMENSIONS	BLR

S-7

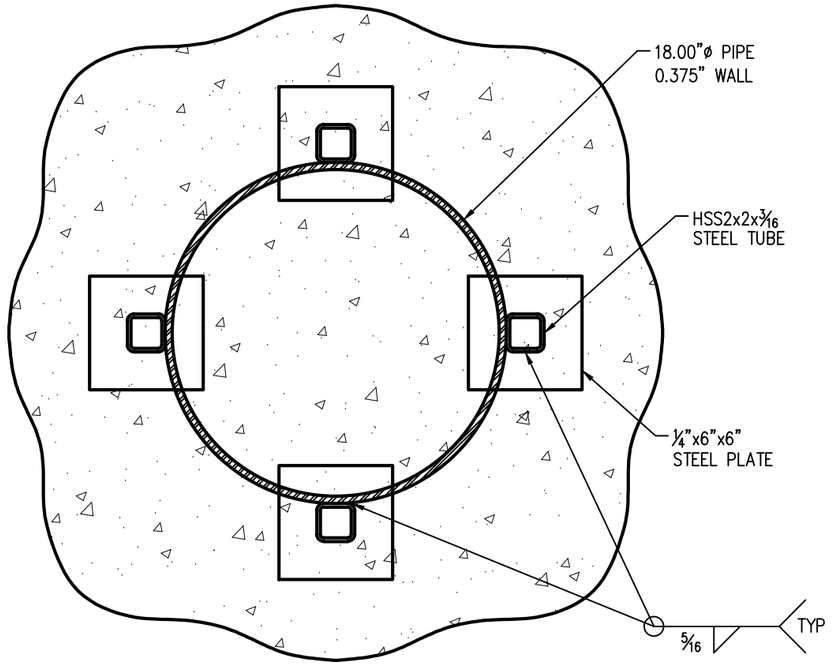


SPLICE DETAIL

SCALE: N.T.S.

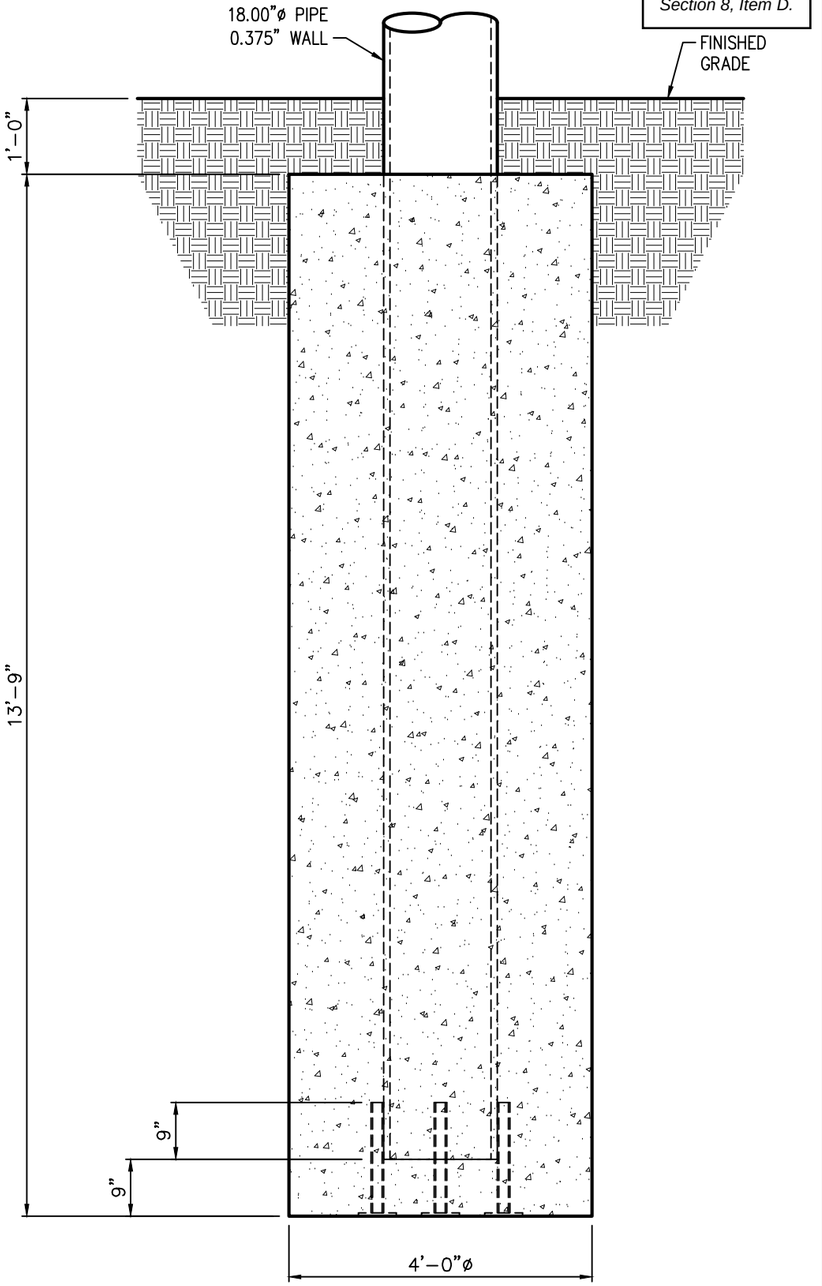
1

PIPE IS TO BE REJECTED IF SPLICE IS NOT FABRICATED PER THE DETAIL CONTAINED ON THIS DRAWING.



EMBEDMENT PLAN DETAIL

SCALE: 1½" = 1'–0"



ROUND PIER FOUNDATION OPTION

SCALE: ½" = 1'–0"

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ERNEST ROBERTS ALLEY JR. LICENSE No 76314 STATE OF FLORIDA PROFESSIONAL ENGINEER

3/17/2026

FOUNDATION DESIGN CRITERIA - ROUND PIER FOUNDATIONS

THIS CONCRETE FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318–14
ALLOWABLE LATERAL SOIL PRESSURE = 100PSF/FT WITH 2X INCREASE APPLIED. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2500PSI IN 28 DAYS.
VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION.

Drawn	BLR
Checked	ERA
EE Job#	100X6218
Created	9/3/2024

Engineer:
ERNEST ROBERTS ALLEY
License Number:
76314

Elrod Engineering, LLC
Certificate of Authorization: 30647
887 Seven Oaks Blvd., Suite 1010
Smyrna, TN 37167
800-553-5111

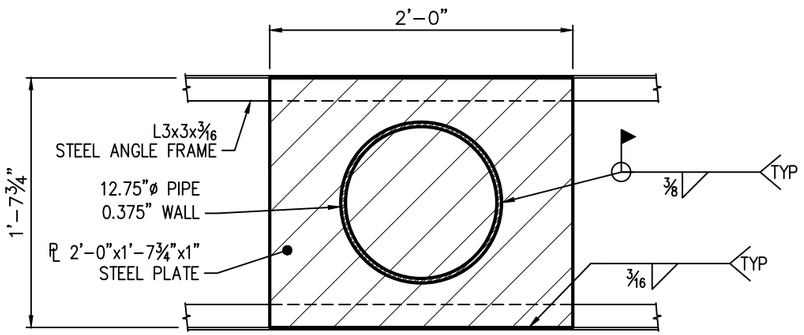
RACETRAC
200 GALLERIA PKWY, SUITE 900
Atlanta, GA 30339

SIGN N : 20'-0" OAH PYLON

RACETRAC (LABELLE)
HUGGETTS RD. & SR 80
LABELLE, FL 33935

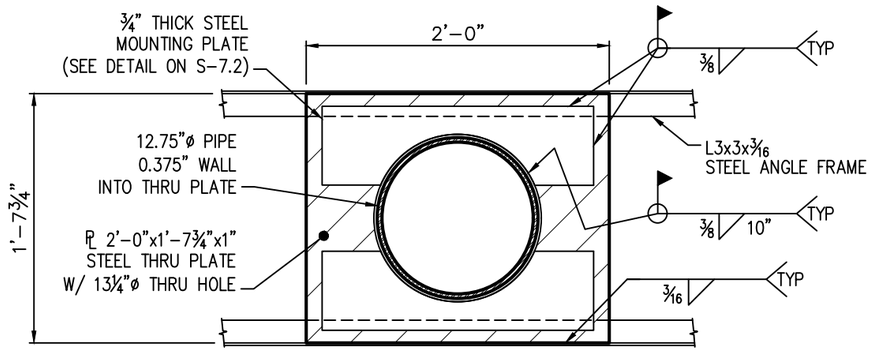
No.	Date	Revision	By
1	10/18/2024	ADDED BAHAMA SHUTTERS ON S-8	BLR
2	2/12/2026	REVISED SIGN N TO STACKED CABINETS	BLR
3	3/17/2026	REVISED STACKED CABINET DIMENSIONS	BLR

S-7.1



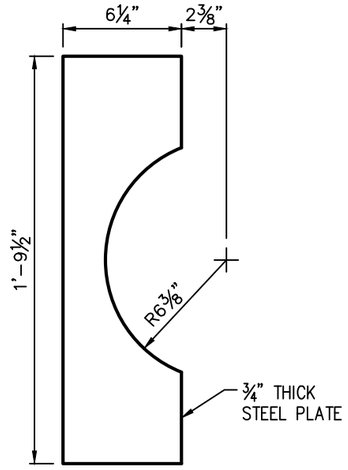
SECTION - TOP CABINET TOP PLATE (A)

SCALE: 1" = 1'-0"



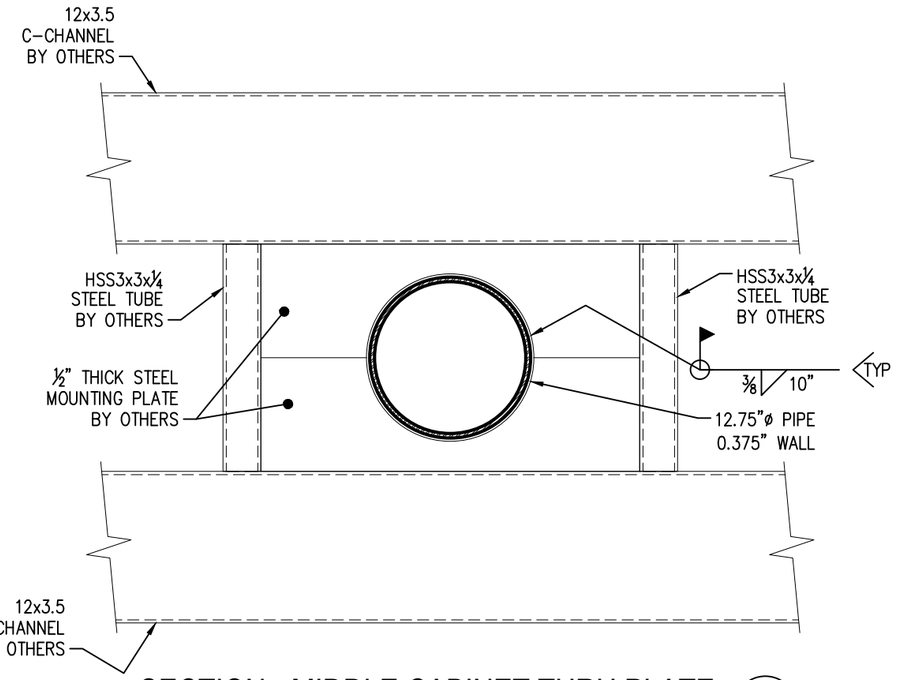
SECTION - TOP CABINET THRU PLATE (B)

SCALE: 1" = 1'-0"



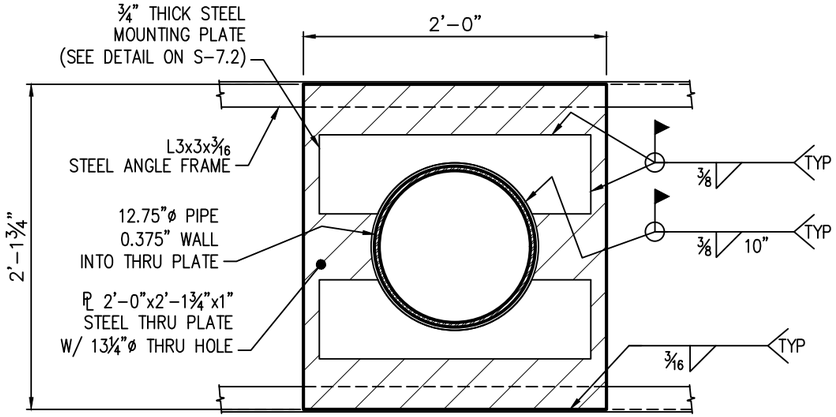
MOUNTING PLATE DETAIL

SCALE: 1½" = 1'-0"



SECTION - MIDDLE CABINET THRU PLATE (C)

SCALE: 1" = 1'-0"



SECTION - BOTTOM CABINET THRU PLATE (D)

SCALE: 1" = 1'-0"

This item has been digitally signed and sealed by E. Roberts Alley, Jr. on March 17, 2026.

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ERNEST ROBERTS ALLEY JR. LICENSE No 76314 STATE OF FLORIDA PROFESSIONAL ENGINEER

3/17/2026

Drawn	BLR
Checked	ERA
EE Job#	100X6218
Created	9/3/2024

Engineer: ERNEST ROBERTS ALLEY
License Number: 76314

Elrod Engineering, LLC
Certificate of Authorization: 30647
887 Seven Oaks Blvd., Suite 1010
Smyrna, TN 37167
800-553-5111

RACETRAC
200 GALLERIA PKWY, SUITE 900
Atlanta, GA 30339

SIGN N : 20'-0" OAH PYLON
RACETRAC (LABELLE)
HUGGETTS RD. & SR 80
LABELLE, FL 33935

No.	Date	Revision	By
1	10/18/2024	ADDED BAHAMA SHUTTERS ON S-8	BLR
2	2/12/2026	REVISED SIGN N TO STACKED CABINETS	BLR
3	3/17/2026	REVISED STACKED CABINET DIMENSIONS	BLR

S-7.2

200 SqFt Price Sign- (2) 40" LED - N

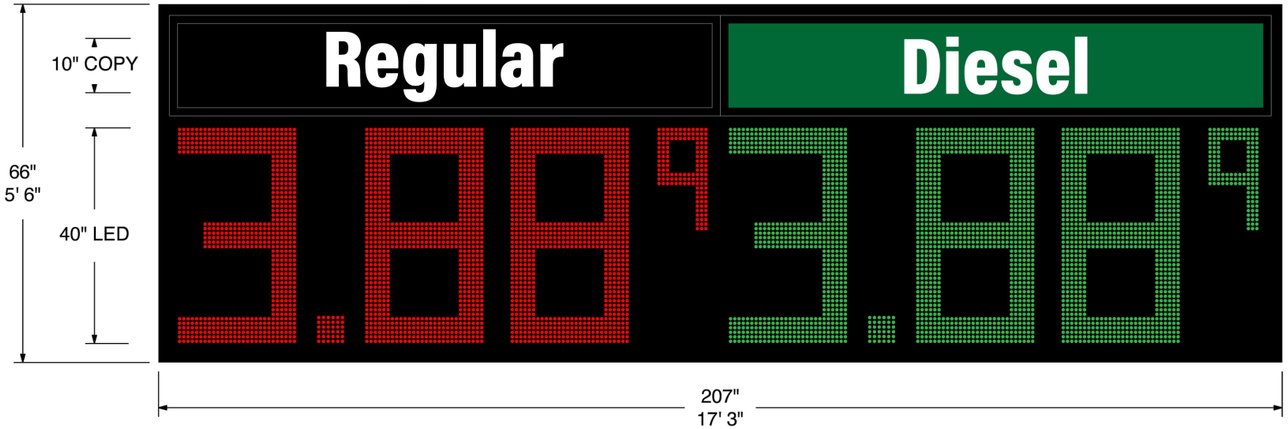
SUNSHINE®
316 S. 6th Street
St. Joseph, MO 64501
800. 821. 9013

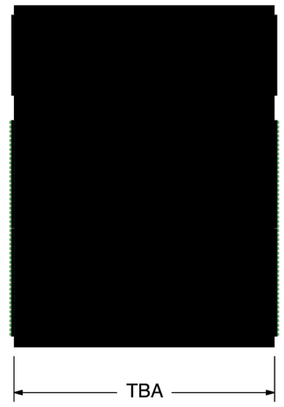
Client	Install Location	Sales
RaceTrac	TBA	Scott Bye 816-387-4218 scott@sunshine.us.com
	Client Approval:	Date:

Date: Feb 2025 Job #: 20000

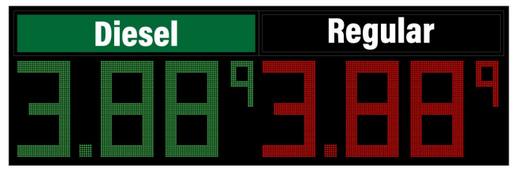
Revisions:	Date:
Revisions	Nov 4, 2024

Label VO approx. 15.5" x 98.5"





* Digits back to back



Cabinet Specs		Label Specs		Other
Digit Size & Style:	40" LED	LED Backlit Label Panel -		• Minimum digit spacing
Digit Color:	Red/Green	Label Font:	Acumin Pro Condensed Black	• Label and cabinet colors for representation only
Overall Cabinet Size:	5'6"h x 17'3"w x TBAd	Label Panel Color:	6555 Black	• 94.9 sq ft
Cabinet Color:	Black		3M 3630-26 Green	• 24 total AC amps
Single or Double Face:	Double	Label Type Color:	White	• Cabinet(s) will have lifting/install eyebolt(s)
Build type:	New cabinet			• Electrical to be knocked out and ran at installer's preference

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Sunshine Electronic Display Corporation or its authorized agent. All installation details are suggested only. All signs must be installed in accordance with NATIONAL, STATE, ELECTRICAL AND BUILDING CODES. Sunshine Electronic Display Corporation has no responsibility for wind loads, installations or electrical circuits. These are the sole responsibility of the Buyer/user.
* Actual LED size and configuration may vary

c UL us LISTED
UL File Number: E340294
CCN: UXYT

ETL LISTED
CONFORMS TO UL STD 48
UL STD 1433
CERTIFIED TO CAN/CSA STD C22.2 NO. 207
102482

Electrical/LED information was provided by others and was not designed by Elrod Engineering LLC

This item has been digitally signed and sealed by E. Roberts Alley, Jr. on March 17, 2026.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ERNEST ROBERTS ALLEY JR. LICENSE No 76314 STATE OF FLORIDA PROFESSIONAL ENGINEER

3/17/2026

FL 71 & Magnolia Road
Marianna, FL 32448

RaceTrac

COLOR SCHEDULE on Page 3

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

Drawn	BLR
Checked	ERA
EE Job#	100X6218
Created	9/3/2024

Engineer:
ERNEST ROBERTS ALLEY
License Number:
76314

Elrod Engineering, LLC
Certificate of Authorization: 30647
887 Seven Oaks Blvd., Suite 1010
Smyrna, TN 37167
800-553-5111

RACETRAC
200 GALLERIA PKWY, SUITE 900
Atlanta, GA 30339

SIGN N : ELECTRICAL

RACETRAC (LABELLE)
HUGGETTS RD. & SR 80
LABELLE, FL 33935

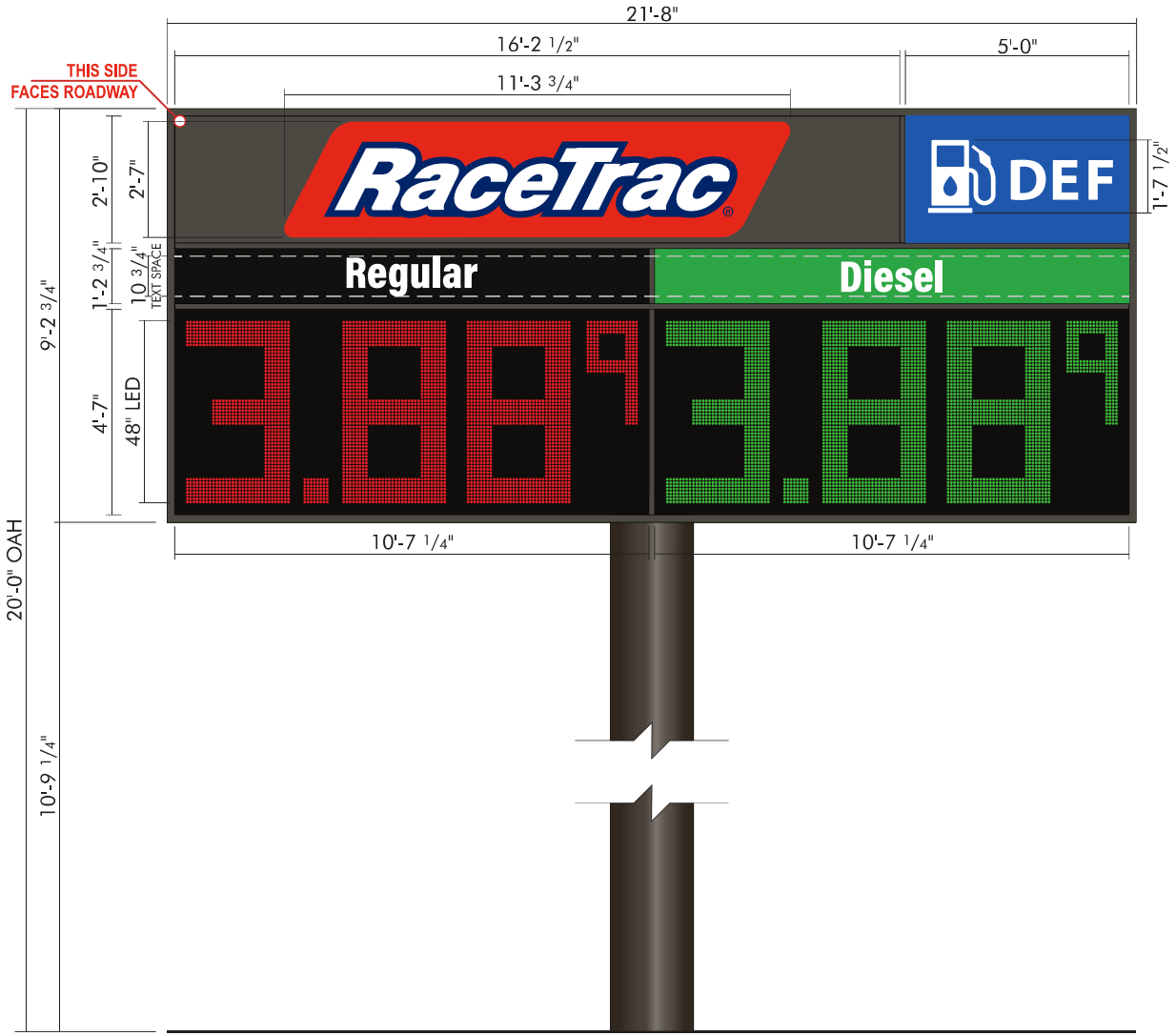
No.	Date	Revision	By
1	10/18/2024	ADDED BAHAMA SHUTTERS ON S-8	BLR
2	2/12/2026	REVISED SIGN N TO STACKED CABINETS	BLR
3	3/17/2026	REVISED STACKED CABINET DIMENSIONS	BLR

S-7.2

200 SqFt Price Sign- 48" LED- N

*All sign components to be UL listed. All wiring to conform to UL specifications. Installations to be per NEC requirements. All signs to bear UL labels.
STAMPED, SEALED ENGINEERING REQUIRED
FOUNDATION INFORMATION PROVIDED BY RACETRAC. MANUFACTURER RESPONSIBLE FOR HAVING A LICENSED ENGINEER VALIDATE FOUNDATION DESIGN PRIOR TO INSTALL
DOUBLE FACED
QUANTITY 1
ALL FUEL GRADE PANELS TO BE ACCESSIBLE FROM TOP OF SIGN

PRICER SPECIFIC COLORS			
C1	LOGO RED	C7	PRICER GREEN
C23	SW 7048 URBANE BRONZE	C8	PRICER RED
C6	PRICER BLACK		



FRONT VIEW

SPECIFICATIONS:

SIGN FACES:

- **LOGO PANEL:** Aluminum panel painted ***EFC Standard C23*** with parallelogram mounted to the surface. Parallelogram to be channel letter-type construction with .177" thick Polycarbonate face panels with 1st surface applied translucent vinyl graphics. Parallelogram copy to be digital print provided by Miratec. Systems with red background and with blue area of logo graphic also printed. Cabinet and trim cap to be painted Red C1.
- **REGULAR UNLEADED PRODUCT PANEL:** Solar Grade Polycarbonate; Background to be 1st surface applied opaque vinyl Black C6; "Regular" to be show-through white.
- **DIESEL PRODUCT PANEL:** Solar Grade Polycarbonate; Background to be 1st surface applied translucent vinyl Green C7; "Diesel" to be show-through white.

INTERIOR ILLUMINATION: Sloan Sign Box 3 LED Interior Illumination powered by low voltage power supplies.

THIS IS BEHIND THE LOGO PANEL, FUEL GRADE PANELS & DEF/CAT/DRIVE THRU (*IF APPLICABLE*) PANELS.

SIGN FRAME: 2" x 2" x .25" steel tube with .063" aluminum cladding painted ***EFC Standard C23***. Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainer to be painted ***EFC Standard C23***.



SLOAN SIGN BOX 3
LED Interior Illumination

FUEL GRADE FONT:

ACUMIN PRO
CONDENSED BLACK

Huggetts Road & SR 80
LaBelle, FL 33935

RaceTrac

COLOR SCHEDULE or 3

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND ALLAPPLICABLE STATE AND LOCALCODES. NO SUBSTITUTIONS ALLOWED.

200 SqFt Price Sign- 48" LED- N

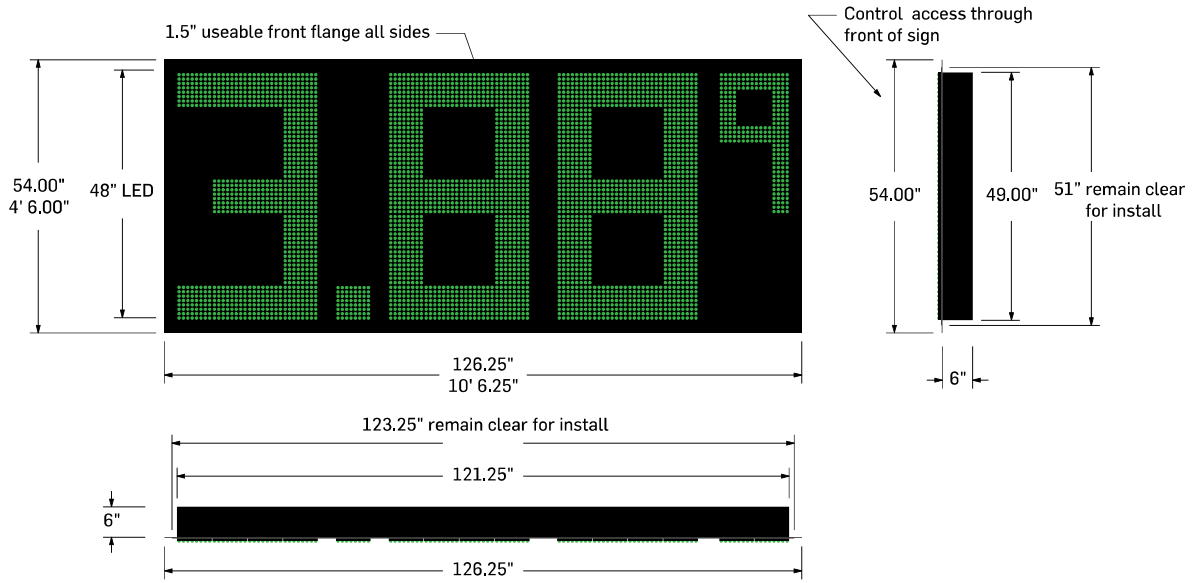
SUNSHINE
316 S. 6th Street
St. Joseph, MO 64501
800. 821. 9013

Client	Install Location	Sales
RaceTrac	TBA	

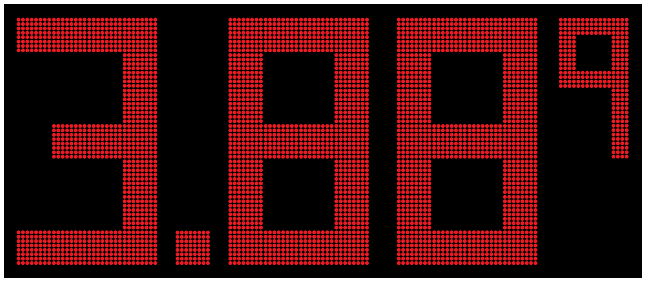
Client Approval: Date:

Date: Nov 2020 Job #:

Revisions:	Date:



* All units same build specs



Cabinet Specs		Label Specs	Other
Digit Size & Style:	48" LED		* Minimum digit spacing
Digit Color:	Green/Amber		* 47.3 sq ft per unit
Overall Cabinet Size:	4'6"h x 10'6.25"w x 6"d		* 21.58 total AC amps including both cabinets and sides
Cabinet Color:	Black		* Cabinet(s) will have lifting/install eyebolt(s)
Single or Double Face:	Double		* Electrical to be knocked out and ran at installer's preference
Build type:	Drop-in		

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Sunshine Electronic Display Corporation or its authorized agent. All installation details are suggested only. All signs must be installed in accordance with NATIONAL, STATE, ELECTRICAL AND BUILDING CODES. Sunshine Electronic Display Corporation has no responsibility for wind loads, installations or electrical circuits. These are the sole responsibility of the Buyer/user.
* Actual LED size and configuration may vary

c UL us LISTED
UL File Number: E340294
CCN: UXYT

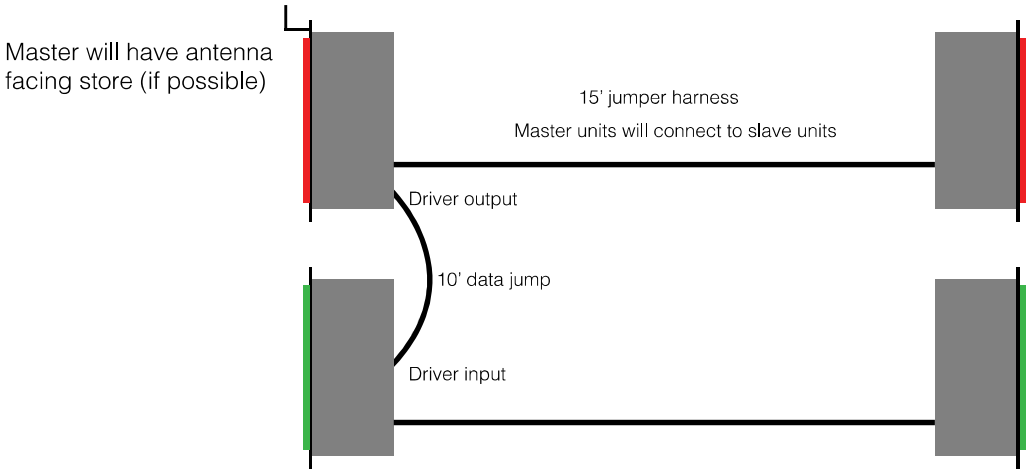
102482 CERTIFIED TO CAN/CSA STD C22.2 NO. 207

200 SqFt Price Sign- 48" LED- N

SUNSHINE
316 S. 6th Street
St. Joseph, MO 64501
800. 821. 9013

Client	Install Location	Sales	Date:	Job #:
Racetrac			Revisions:	Date:
	Client Approval:	Date:		

For install help call: 800-821-9013 ext. 4216



POS wireless board mounted in store



15 amp 120V circuit on 24 hours connected to each box.

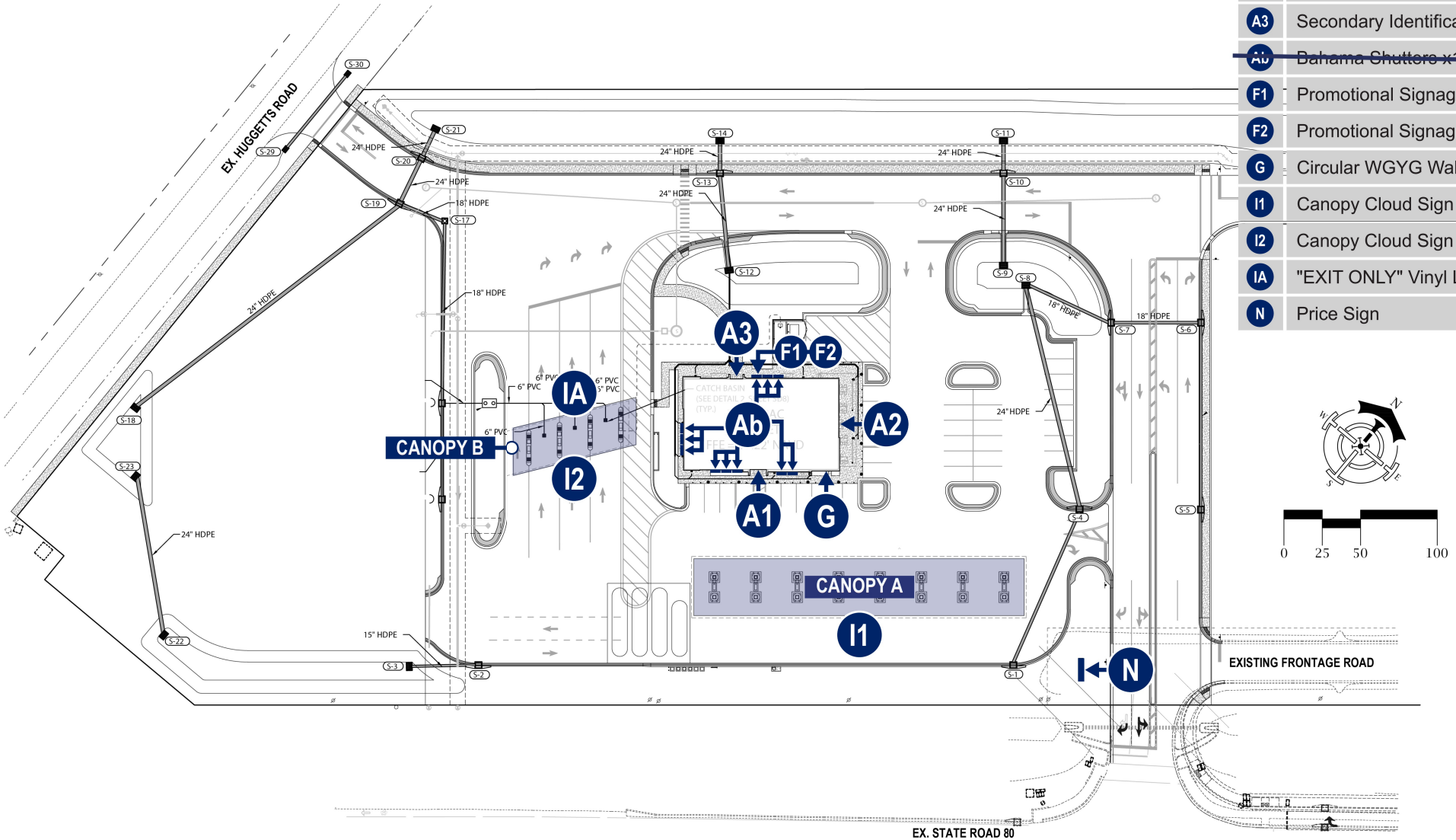
Junction boxes located inside cabinet.

Must be dedicated circuit and have their own neutral and ground

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCALCODES. NO SUBSTITUTIONS ALLOWED.

Site Plan

Sign Legend	
A1	Main Identification Sign
A2	Secondary Identification Sign
A3	Secondary Identification Sign
~~Ab~~	~~Bahama Shutters x11~~
F1	Promotional Signage
F2	Promotional Signage
G	Circular WGYG Wall Sign
I1	Canopy Cloud Sign
I2	Canopy Cloud Sign
IA	"EXIT ONLY" Vinyl Letters
N	Price Sign



Huggetts Road & SR 80
LaBelle, FL 33935

RaceTrac

COLOR SCHEDULE on Page 3

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

RESOLUTION NO. 2026 - 17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA,VACATING A PARCEL OF LAND LYING IN SECTIONS 18 TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA, BEING A PORTION OF A 50 FOOT RIGHTS-OF-WAY KNOWN AS A AVENUE AND FORD AND HENDRY STREETS AS SHOWN ON THE PLAT OF EVELYN TERRACE SUBDIVISION AS PER THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 46 OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owners of the adjacent properties, Steve and Kassandra Whidden, have requested the City vacate that portion of the right-of-way described herein and previously occupied by said owners; and

WHEREAS, it appears that the public notice of said application was published and evidence thereof given as required by law; and

WHEREAS, Hendry County, and TCPA Properties, Inc., are the fee simple owners of the properties abutting the area sought to be vacated; and

WHEREAS, the City Commission finds vacation of the said rights-of-way totaling 1.23± acres as described herein, will not affect the ownership or right of convenient access of persons owning other properties in the area; and

WHEREAS, the City Commission has found that the right-of-way which is the subject of this petition no longer serves a public purpose and is a proper subject for vacation pursuant to Chapter 177, Florida Statutes.

NOW, THEREFORE, be it resolved by the City Commission of the City of LaBelle, Florida:

SECTION ONE. The above recitals are true and correct and are incorporated herein by this reference.

SECTION TWO. The City Commission of the City of LaBelle hereby vacates, abandons, discontinues and closes the public right-of-way described as in the title above and as described and depicted in **Exhibit "A"** attached hereto and incorporated herein by reference.

SECTION THREE. This Resolution shall take effect immediately upon recordation in the Public Records of Hendry County, Florida.

ADOPTED BY THE CITY COMMISSION of the City of LaBelle, Florida this 9th day of July, 2026.

Attest: **CITY OF LABELLE, FLORIDA**

By:_____ By: _____
Tijauna Warner, Deputy City Clerk Julie C. Wilkins, Mayor

Reviewed for legal sufficiency:

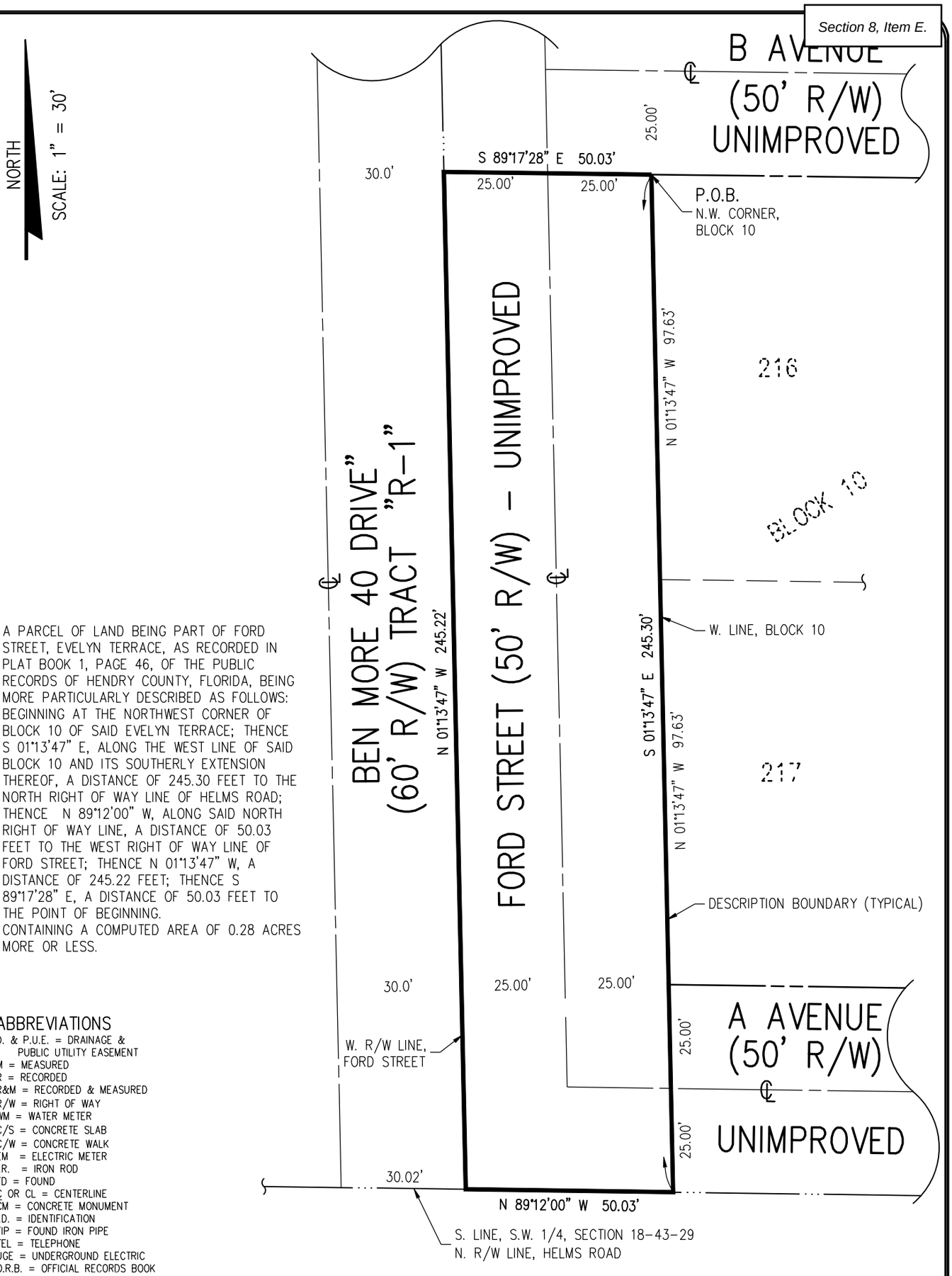
By: _____
Kaylee Tuck, City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Holland	_____ (Yes)	_____ (No)
Vice Mayor Ratica	_____ (Yes)	_____ (No)
Commissioner Spratt	_____ (Yes)	_____ (No)
Commissioner Vargas	_____ (Yes)	_____ (No)
Mayor Wilkins	_____ (Yes)	_____ (No)



A PARCEL OF LAND BEING PART OF FORD STREET, EVELYN TERRACE, AS RECORDED IN PLAT BOOK 1, PAGE 46, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 10 OF SAID EVELYN TERRACE; THENCE S 01°13'47" E, ALONG THE WEST LINE OF SAID BLOCK 10 AND ITS SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 245.30 FEET TO THE NORTH RIGHT OF WAY LINE OF HELMS ROAD; THENCE N 89°12'00" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 50.03 FEET TO THE WEST RIGHT OF WAY LINE OF FORD STREET; THENCE N 01°13'47" W, A DISTANCE OF 245.22 FEET; THENCE S 89°17'28" E, A DISTANCE OF 50.03 FEET TO THE POINT OF BEGINNING.
CONTAINING A COMPUTED AREA OF 0.28 ACRES MORE OR LESS.

ABBREVIATIONS

D. & P.U.E. = DRAINAGE & PUBLIC UTILITY EASEMENT
M = MEASURED
R = RECORDED
R&M = RECORDED & MEASURED
R/W = RIGHT OF WAY
WM = WATER METER
C/S = CONCRETE SLAB
C/W = CONCRETE WALK
EM = ELECTRIC METER
I.R. = IRON ROD
FD = FOUND
℄ OR CL = CENTERLINE
CM = CONCRETE MONUMENT
I.D. = IDENTIFICATION
FIP = FOUND IRON PIPE
TEL = TELEPHONE
UGE = UNDERGROUND ELECTRIC
O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.I.D. = PARCEL IDENTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH OF A DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
FOR: H.L. BENNETT & ASSOCIATES, INC. LB #7632

HAL L. BENNETT License Number 6546 STATE OF FLORIDA Professional Surveyor and Mapper

Hal L Bennett
Digitally signed by Hal L Bennett
Date: 2025.12.22 11:39:27 -05'00'

H.L. BENNETT, FLORIDA REG. NO. 3403 DATE
HAL L. BENNETT FLORIDA REG. NO. 6546

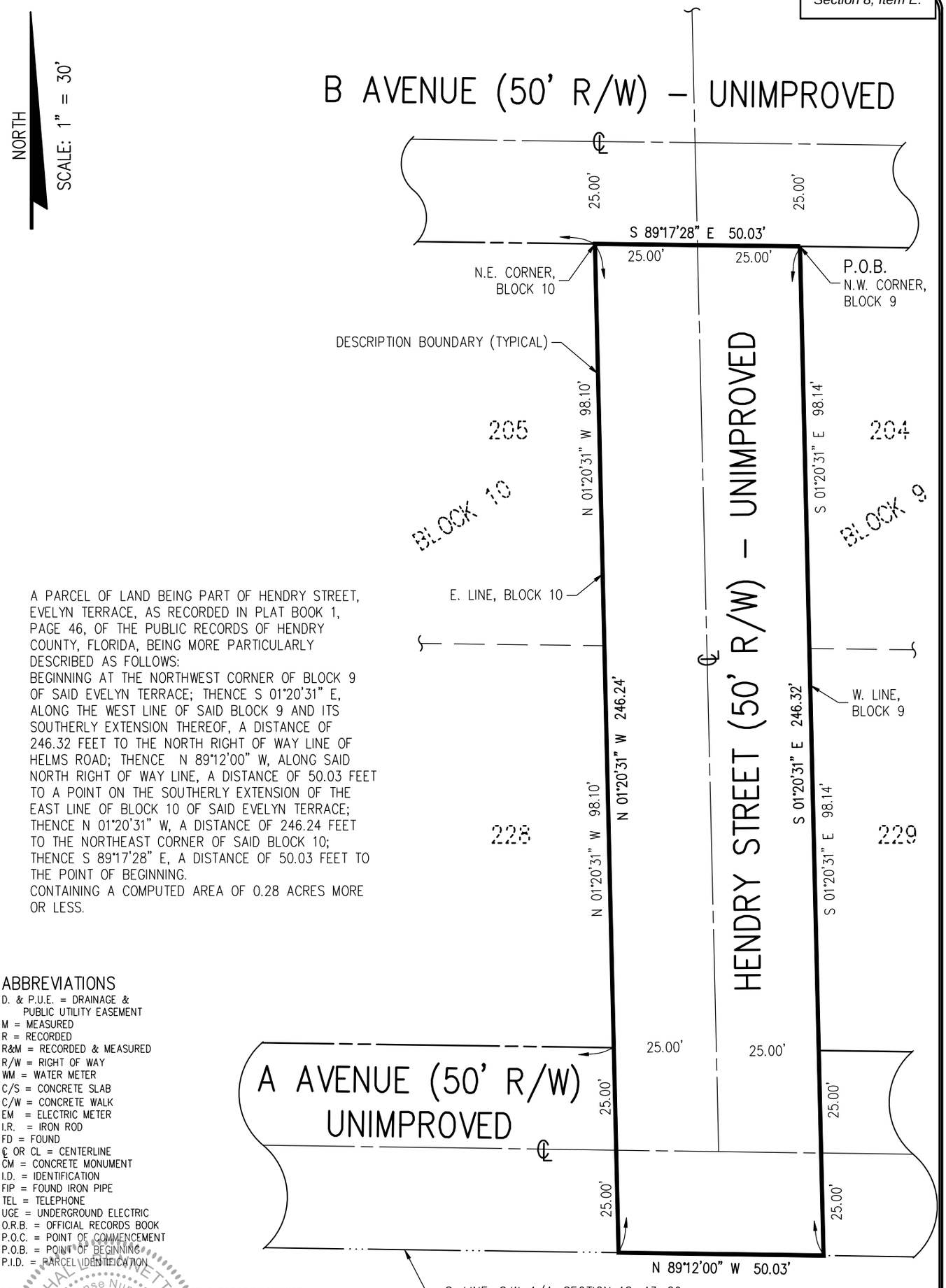
"NOT A SURVEY"

REVISIONS

DWN BY: LM DATE: 12/18/25 CHKD BY: DWG. ID: 22274FORDST
CLIENT: WHIDDEN SHEET: 1 OF 1
PROJECT NUMBER: 22274 SECTION 18, TOWNSHIP 43 S, RANGE 29 E.

H. L. BENNETT & ASSOCIATES, INC.
241 YEOMANS AVENUE – P.O. DRAWER 2137
LABELLE, FLORIDA 33975 PH (863) 675-8882

SKETCH OF DESCRIPTION
OF A PARCEL IN
HENDRY COUNTY, FLORIDA



A PARCEL OF LAND BEING PART OF HENDRY STREET, EVELYN TERRACE, AS RECORDED IN PLAT BOOK 1, PAGE 46, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF BLOCK 9 OF SAID EVELYN TERRACE; THENCE S 01°20'31" E, ALONG THE WEST LINE OF SAID BLOCK 9 AND ITS SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 246.32 FEET TO THE NORTH RIGHT OF WAY LINE OF HELMS ROAD; THENCE N 89°12'00" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 50.03 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF BLOCK 10 OF SAID EVELYN TERRACE; THENCE N 01°20'31" W, A DISTANCE OF 246.24 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 10; THENCE S 89°17'28" E, A DISTANCE OF 50.03 FEET TO THE POINT OF BEGINNING.
CONTAINING A COMPUTED AREA OF 0.28 ACRES MORE OR LESS.

ABBREVIATIONS

D. & P.U.E. = DRAINAGE & PUBLIC UTILITY EASEMENT
M = MEASURED
R = RECORDED
R&M = RECORDED & MEASURED
R/W = RIGHT OF WAY
WM = WATER METER
C/S = CONCRETE SLAB
C/W = CONCRETE WALK
EM = ELECTRIC METER
I.R. = IRON ROD
FD = FOUND
℄ OR CL = CENTERLINE
CM = CONCRETE MONUMENT
I.D. = IDENTIFICATION
FIP = FOUND IRON PIPE
TEL = TELEPHONE
UGE = UNDERGROUND ELECTRIC
O.R.B. = OFFICIAL RECORDS BOOK
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P.I.D. = PARCEL IDENTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH OF A DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
FOR: H.L. BENNETT & ASSOCIATES, INC. LB #7632

HAL L. BENNETT License Number LS 3403 STATE OF FLORIDA Professional Surveyor and Mapper

Hal L Bennett
Digitally signed by Hal L Bennett
Date: 2025.12.22 11:38:37 -05'00'

H.L. BENNETT, FLORIDA REG. NO. 3403 — DATE
HAL L. BENNETT FLORIDA REG. NO. 6546

"NOT A SURVEY"

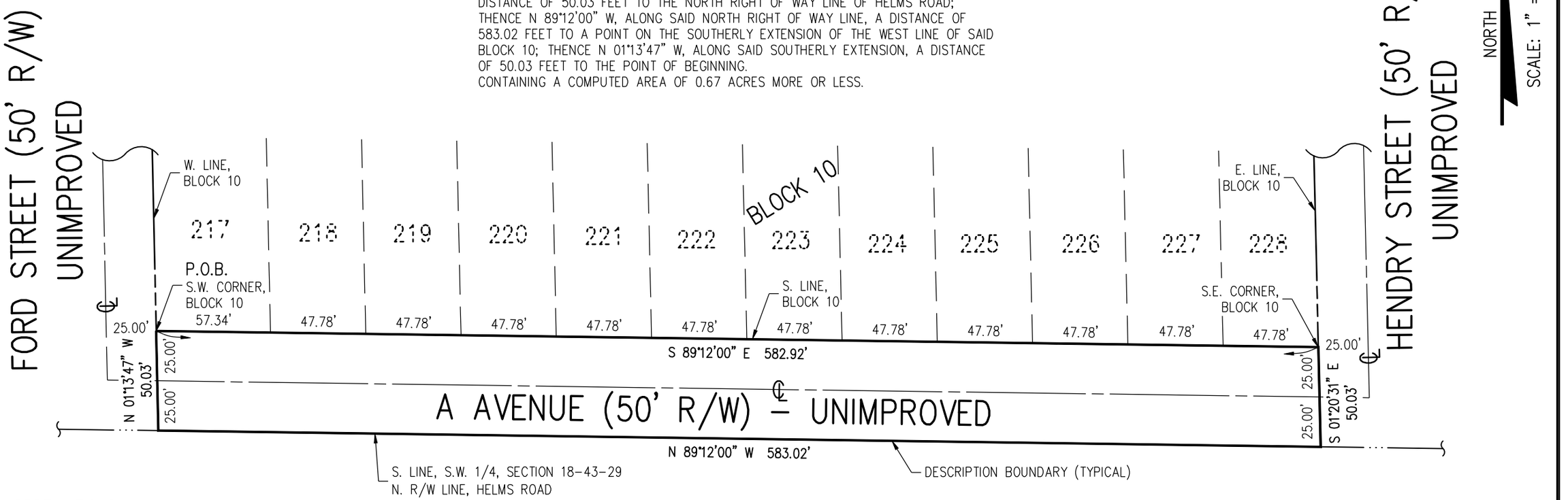
REVISIONS

DWN BY: LM DATE: 12/18/25 CHKD BY: DWG. ID: 22274HENDRYST
CLIENT: WHIDDEN SHEET: 1 OF 1
PROJECT NUMBER: 22274 SECTION 18, TOWNSHIP 43 S, RANGE 29 E.

H. L. BENNETT & ASSOCIATES, INC.
241 YEOMANS AVENUE – P.O. DRAWER 2137
LABELLE, FLORIDA 33975 PH (863) 675-8882

SKETCH OF DESCRIPTION
OF A PARCEL IN
HENDRY COUNTY, FLORIDA

A PARCEL OF LAND BEING PART OF A AVENUE, EVELYN TERRACE, AS RECORDED IN PLAT BOOK 1, PAGE 46, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 10 OF SAID EVELYN TERRACE; THENCE S 89°12'00" E, ALONG THE SOUTH LINE OF SAID BLOCK 10, A DISTANCE OF 582.92 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 10; THENCE S 01°20'31" E, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 10, A DISTANCE OF 50.03 FEET TO THE NORTH RIGHT OF WAY LINE OF HELMS ROAD; THENCE N 89°12'00" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 583.02 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 10; THENCE N 01°13'47" W, ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 50.03 FEET TO THE POINT OF BEGINNING.
CONTAINING A COMPUTED AREA OF 0.67 ACRES MORE OR LESS.



ABBREVIATIONS
D. & P.U.E. = DRAINAGE & PUBLIC UTILITY EASEMENT
M = MEASURED
R = RECORDED
R&M = RECORDED & MEASURED
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FOR: H.L. BENNETT & ASSOCIATES, INC. LB #7632

HAL L BENNETT — LICENSE NUMBER — STATE OF FLORIDA — Professional Surveyor and Mapper

Hal L Bennett
Digitally signed by Hal L Bennett
Date: 2025.12.22 11:37:36 -05'00'

H.L. BENNETT, FLORIDA REG. NO. 3403 — DATE
HAL L. BENNETT FLORIDA REG. NO. 6546

REVISIONS

DWN BY: LM DATE: 12/18/25 CHKD BY: DWG. ID: 22274AAVE
CLIENT: WHIDDEN SHEET: 1 OF 1
PROJECT NUMBER: 22274 SECTION 18, TOWNSHIP 43 S, RANGE 29 E.

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SKETCH OF DESCRIPTION
OF A PARCEL IN
HENDRY COUNTY, FLORIDA