

# CITY OF LABELLE



## AGENDA

### **Regular Commission Meeting**

Thursday, October 24, 2024, at 5:30 PM

LaBelle Commission Chambers

481 West Hickpochee Ave

LaBelle, FL 33975

#### **CITY COMMISSION:**

Julie C. Wilkins., Mayor  
Daniel Akin, Commissioner  
Jackie Ratica, Commissioner  
Bobbie Spratt, Commissioner  
Hugo Vargas, Commissioner

#### **ADMINISTRATION:**

Tijauna Warner, BAS, 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. **Presentations**
5. **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 September Check Register**

**B. Approval of Minutes:**

- September 12, 2024 LPA Meeting Minutes
- September 12, 2024 City Commission Meeting Minutes
- September 13, 2024 Tentative Budget Hearing Meeting Minutes
- September 27, 2024 City Commission Workshop Minutes
- September 27, 2024 Final Budget Hearing Meeting Minutes

**C. Approval of Staff Reports:**

- HCSO- Lt. Hudson
- Fire Department- Chief Stevens
- Building Department- Mark Lynch
- Code Enforcement- Zane Mungillo
- Planning and Zoning- Alexis Crespo
- Finance- Lilly Davenport
- Public Works- Mitch Wills
- Woodard & Curran- Justin deMello
- Four Waters Engineering- Laura Constantino

**D. RESOLUTION 2024-25 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA RATIFYING THE DECLARED STATE OF LOCAL EMERGENCY WHICH PROVIDED FOR EMERGENCY GOVERNMENTAL OPERATIONS RELATED TO HURRICANE HELENE; AND PROVIDING AN EFFECTIVE DATE.**

**E. RESOLUTION 2024-26 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, APPROVING SIGNATORIES FOR VARIOUS BANK ACCOUNTS OF THE CITY OF LABELLE AT FIRST BANK; FURTHER AUTHORIZING CITY OFFICIALS TO EXECUTE ALL NECESSARY DOCUMENTS WITH FIRST BANK; PROVIDING AN EFFECTIVE DATE.**

- F. RESOLUTION 2024-27 A RESOLUTION OF THE CITY OF LABELLE, FLORIDA DECLARING CERTAIN REAL PROPERTY AS SURPLUS AND AUTHORIZING THE MAYOR TO DISPOSE OF SURPLUS PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.
- G. Engineering Proposal for Citrus Street Wastewater Treatment Plant Upgrades
- H. LaBelle Clean Water Facility Plan SAHFI Amendment Proposal
- I. LaBelle Drinking Water Facility Plan SAHFI Amendment Proposal
- J. LaBelle Clean Water Fiscal Solutions SAHFI Amendment Proposal
- K. LaBelle Drinking Water Fiscal Solutions SAHFI Amendment Proposal
- L. Forrey Park - Steven Lynn, Director of Parks & Recreation
- M. Tetra Tech Master Services Agreement RFQ 2024-02
- N. Woodard & Curran Master Services Agreement RFQ 2024-02
- O. WWTF Emergency Upgrades Recommendation of Award
- P. LaBelle Septic to Sewer Phases G-H-I
- Q. Hendry County School District and Community Signage
- R. LaBelle DW260390 SAHFI Drinking Water Agreement (*addition*)
- S. Consent for Mayor to Sign LaBelle SAHFI Clean Water Agreement (*addition*)
- T. DEP Agreement WG037 Change Order No. 2 (*addition*)

**6. 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. 2025 Legislative Priorities
- B. Discussion Marijuana Ordinance
- C. Discussion Tree Height Ordinance
- D. Compliance Update, Audit Update, & Financial Reporting - Lilly Davenport, Finance Director

**7. Public Hearings and/or Ordinances**

- A. ORDINANCE 2024 - 07 (*first reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA; AMENDING THE CITY OF LABELLE LAND DEVELOPMENT CODE, CHAPTER 4, ARTICLE IV, SECTON 4.71; AMENDING REGULATIONS RELATING TO THE DOWNTOWN BUSINESS DISTRICT; PROVIDING FOR RATIFICATION OF PRIOR ACTIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.
- B. ORDINANCE 2024 - 08 (*second reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, ADOPTING AN OFFICIAL CITY SEAL; PROVIDING FOR CONFLICT; PROVIDING FOR AUTHORIZATION OF USE; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.
- C. ORDINANCE 2024 - 09 (*second reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA; RELATING TO SCHOOL ZONE ENFORCEMENT WITHIN THE CITY OF LABELLE; AMENDING THE CITY OF LABELLE CODE, CHAPTER 12, CREATING A NEW

ARTICLE IV, SCHOOL ZONES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

- D. ORDINANCE 2024-10 AN *(first reading)* ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE 2022-03 FOR THE OLD GROVE PLANNED UNIT DEVELOPMENT (AKA OAKBROOKE LAKE) LOCATED NORTH OF HELMS ROAD, SOUTH OF COWBOY WAY, AND ¾ MILES WEST OF STATE ROAD 29, CITY OF LABELLE, HENDRY COUNTY, FLORIDA; AMENDING THE CONDITIONS AND SCHEDULE OF USES; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.
- E. ORDINANCE 2024-11 *(first reading)* AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING THE CITY OF LABELLE ZONING MAP FOR A 56+/-ACRE PROPERTY LOCATED IMMEDIATELY EAST OF DR. MARTIN LUTHER KING JR. BLVD. AND SOUTH OF STATE ROAD 80; AMENDING THE ZONING DISTRICT FROM AGRICULTURE (AG), SINGLE FAMILY-LOW DENSITY (R-1A), AND SINGLE-FAMILY MEDIUM DENSITY (R-1) TO THE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT; PROVIDING FOR IDENTIFICATION OF THE SUBJECT PROPERTY; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
- F. Rate Increases 80% Sewer and 50% Water

**8. Public Comment on Non-Agenda Items**

*(Limited to 3 minutes per person)*

**9. City Related Business by Commissioners**

- A. Commissioner Akin
- B. Commissioner Ratica
- C. Commissioner Spratt
- D. Commissioner Vargas - Single Family Zoning Permit
- E. Mayor Wilkins

**10. Adjournment**

**Upcoming Meetings:**

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

**City of Labelle Office Closures:**

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**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.

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### **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](mailto: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)