

CITY OF LABELLE



AGENDA

City Commission & Tentative Budget Meeting

Thursday, September 10, 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. Roll Call

- A. Swear-In Ceremony - The Honorable Mayor Vince Ross
- B. Swear-In Ceremony - The Honorable Commissioner Jackie Ratica

3. Invocation and Pledge of Allegiance

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

5. Presentations

- A. National Diapers Week Proclamation

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 August Check Register

B. Approval of *Month* Minutes:

August 13, 2026 City Commission Budget Workshop Minutes

August 13, 2026 Local Planning Agency Meeting Minutes

August 13, 2026 City Commission Meeting Minutes

August 27, 2026 City Commission Budget Workshop & Special Meeting Minutes

C. Approval of Staff Reports:

-Fire Department- Chief Brent Stevens

-Building Department- Mark Lynch

-Code Enforcement- Zane Mungillo

D. 2025-2026 Bad Debt Write-Off

E. RCM Utilities LaBelle WWTP Lift Station

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. Spratt & Associates Lobbying Service Agreement

8. Public Hearings and/or Ordinances

- A. RESOLUTION 2026-29 A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR A VARIANCE FROM THE DOWNTOWN CENTER ZONING DISTRICT DEVELOPMENT REGULATIONS ESTABLISHED IN LAND DEVELOPMENT CODE FOR BUILD-TO LINE AND FRONTAGE PERCENTAGE REQUIREMENTS AT THE SUBJECT PROPERTY LOCATED

AT 100 N. LEE STREET, IN THE CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

- B.** RESOLUTION 2026-31 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, SETTING THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2026 – 2027 PURSUANT TO SECTION 200.065, FLORIDA STATUTES, TOGETHER WITH A ROLL-BACK RATE; ESTABLISHING THE DATE, TIME, AND PLACE OF PUBLIC HEARINGS TO CONSIDER THE PROPOSED MILLAGE RATE AND TENTATIVE BUDGET FOR FISCAL YEAR 2026 – 2027; PROVIDING FOR AN EFFECTIVE DATE.
- C.** RESOLUTION 2026-32 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA PROVIDING FOR THE ADOPTION OF THE TENTATIVE MUNICIPAL BUDGET FOR THE FISCAL YEAR 2026-2027; AND PROVIDING FOR AN EFFECTIVE DATE.
- D.** ORDINANCE 2026-08 (*first reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR TRANSMITTAL OF AMENDMENTS TO THE CITY OF LABELLE COMPREHENSIVE PLAN; TO AMEND THE TEXT OF THE FUTURE LAND USE ELEMENT, TRAFFIC CIRCULATION ELEMENT, HOUSING ELEMENT, INFRASTRUCTURE ELEMENT, CONSERVATION ELEMENT, RECREATION AND OPEN SPACE ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, CONCURRENCY MANAGEMENT ELEMENT, PUBLIC SCHOOL FACILITIES ELEMENT, ECONOMIC DEVELOPMENT ELEMENT AND PRIVATE PROPERTY RIGHTS ELEMENT; AMENDING THE FUTURE LAND USE MAP AND OTHER COMPREHENSIVE PLAN MAPS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.
- E.** ORDINANCE 2026-01 (*first 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 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.
- F.** ORDINANCE 2026-02 (*first reading*) 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.
- G.** ORDINANCE 2026-11 (*first reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR TRANSMITTAL OF A COMPREHENSIVE PLAN AMENDMENT RELATING TO THE WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.
- H.** ORDINANCE 2026-12 (*first reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING CHAPTER 8.7, HISTORIC PRESERVATION, OF THE CITY OF LABELLE CODE OF ORDINANCES, TO CONFORM THE CITY’S HISTORIC PRESERVATION PROGRAM TO THE REQUIREMENTS OF THE CERTIFIED LOCAL

GOVERNMENT PROGRAM UNDER 36 CFR PART 61; REVISING THE COMPOSITION, TERMS, AND DUTIES OF THE HISTORIC PRESERVATION BOARD; ADDING PROVISIONS FOR PUBLIC MEETINGS, STATE REPORTING, NATIONAL REGISTER NOMINATIONS, AND STANDARDS COMPLIANCE; UPDATING REFERENCES TO STATE AGENCIES; ADOPTING DESIGN GUIDELINES BY REFERENCE; ESTABLISHING AN AD VALOREM TAX EXEMPTION FOR THE REHABILITATION OF HISTORIC PROPERTIES UNDER SECTION 196.1997, FLORIDA STATUTES; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

- I. ORDINANCE 2026-09 (*second reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA; AMENDING THE CITY OF LABELLE CODE, CHAPTER 14, ARTICLE V, MUNICIPAL DOCK; AND CREATING SECTION 14-88, PROHIBITED ACTIVITIES WITHIN THE MUNICIPAL DOCK; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR PROHIBITED ACTIVITIES, ENFORCEMENT, AND PENALTIES; PROVIDING FOR RATIFICATION OF PRIOR ACTIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.
- J. ORDINANCE 2026-10 (*second reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA; AMENDING THE CITY OF LABELLE CODE, CHAPTER 6, FIRE PREVENTION, ARTICLE II, FIRE PREVENTION AND LIFE SAFETY STANDARDS; AMENDING SECTIONS 6-12, CODE ADOPTED; APPLICABILITY, AND 6-13, AMENDMENTS TO FIRE PREVENTION CODE; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR THE ADOPTION OF THE CURRENT EDITION OF THE FLORIDA FIRE PREVENTION CODE AND RELATED STANDARDS; PROVIDING FOR RATIFICATION OF PRIOR ACTIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND 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:

September 17, 2026 Final Budget Meeting

October 8, 2026 LPA & City Commission Meeting

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

City of Labelle Office Closures:

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)