

CITY OF LABELLE



AGENDA

Regular Commission Meeting

Thursday, October 08, 2026, at 5:30 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

Vince Ross, Mayor
Kevin Holland, Commissioner
Jackie Ratica, Commissioner
Bobbie Spratt, Commissioner
Hugo Vargas, Commissioner

ADMINISTRATION:

Tijauna Warner, MPA, MMC, 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. Lee Health - Katie Larsen, Government Relations Director
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 September Check Register**
 - B. **Approval of September Minutes:**
 - September 10, 2026 LPA Meeting Minutes
 - September 10, 2026 City Commission & Tentative Budget Meeting Minutes
 - September 17, 2026 City Commission Final Budget Special Meeting Minutes
 - C. **Approval of Staff Reports:**
 - HCSO- Lt. Allen Hudson
 - Fire Department- Chief Brent Stevens
 - Building Department- Mark Lynch
 - Code Enforcement- Zane Mungillo
 - Woodard & Curran- Justin deMello
 - D. Maintenance Department Relocation
 - E. Upsizing Pipe - Tortilla Plant
 - F. Civic Center Capacity
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. RESOLUTION 2026-37 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, AMENDING THE CITY OF LABELLE FIRE DEPARTMENT FEE SCHEDULE AND CHARGES RELATED TO LAND DEVELOPMENT APPLICATIONS, PLAN REVIEWS, INSPECTIONS, RE-INSPECTIONS, PERMITS, AND FIRE APPARATUS STANDBY SERVICES; PROVIDING FOR THE ADOPTION OF AN AMENDED FEE SCHEDULE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.
8. **Public Hearings and/or Ordinances**

- A. ORDINANCE 2026-01 (*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 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 (*second 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.
- C. ORDINANCE 2026-12 (*second 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.

9. Public Comment on Non-Agenda Items

(Limited to 3 minutes per person)

10. City Related Business by Commissioners

11. Adjournment

Upcoming Meetings:

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

November 12, 2026 LPA & City Commission Meeting

City of Labelle Office Closures:

November 26-27, 2026 Thanksgiving Holiday

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)