

CITY OF LABELLE



MINUTES

Local Planning Agency 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

Minutes

1. Call to Order

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

2. Roll Call

PRESENT

Mayor Julie C. Wilkins

Vice Mayor Jackie Ratica

Commissioner Bobbie Spratt

Commissioner Hugo Vargas

Commissioner Kevin Holland

Deputy City Clerk Tijauna Warner

Acting City Attorney Kaylee Tuck

ABSENT

City Attorney Derek Rooney

3. Invocation and Pledge of Allegiance

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

4. New Business

- A. ORDINANCE 2026-08 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.

Mayor Wilkins expressed concern that proceeding with this item would not fulfill a commitment made to citizens at a community meeting held in May 2025, where the public was promised an opportunity to review and provide feedback on proposed changes before any action was taken. She noted that while the planning staff had recommended proceeding first to the Commission, her understanding was that a second community meeting had been promised and not yet been held.

Patty Kulak clarified that if the item were continued, the state transmittal could occur in September after a first reading, with state review completed in time to adopt the ordinance by the required December deadline. This schedule would allow for a community workshop on July

30, 2026, at 6:00 PM at the Civic Center, giving residents adequate opportunity to participate before any formal LPA action.

Commissioners also noted that the document was approximately 600 pages in length and that they had not been able to review it in full, adding to their discomfort with voting on the item at this time. The Commission agreed that the amendments being presented are state-required and that some citizen requested changes cannot legally be made until October 1, 2027, but expressed a desire to communicate that distinction to the public in a transparent manner.

Motion made by Commissioner Spratt to schedule a Community Meeting on July 30, 2026 at 6:00pm to discuss the Comprehensive Plan and a continuation of Ordinance 2026-08 to the August 13, 2026 LPA 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

- B. 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.

Kaylee Tuck read Ordinance 2026-01 title into the record.

The applicant's team including attorney Neil Montgomery, planning consultant Dan D'Alessio, civil engineer Taylor Parker of Bohler Engineering, and traffic engineer Brian Kelly of Simmons & White presented a revised proposal for the development of a Wawa convenience store with fuel pumps on a 1.58+/- acre vacant parcel located at the northwest corner of State Road 80 and North Main Street, generally bounded by West Yeomans Avenue to the north and West Hickpochee Avenue to the south.

Patty gave a brief description of Ordinance 2026-01 and reiterated the commission's comments.

Public Hearing Opened at 6:31 PM

Comments: Leonard Enriquesz opposed.

Public Hearing Closed at 6:35 PM

Motion made by Commissioner Vargas to approve Ordinance 2026-01 and forward to first reading, Seconded by Commissioner Holland. Mayor Wilkins called for question. A discussion ensued. Motion passed 3-2.
Voting Yea: Mayor Wilkins, Commissioner Vargas, Commissioner Holland
Voting Nay: Vice Mayor Ratica, Commissioner Spratt

- C. 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.

Kaylee Tuck read Ordinance 2026-02 title into the record.

Public Hearing Opened at 6:40pm

Public Hearing Closed at 6:40pm

Motion made by Commissioner Vargas to approve Ordinance 2026-02 with staff conditions, Seconded by Commissioner Holland. Mayor Wilkins called for the question.

Motion passed 3-2.

Voting Yea: Mayor Wilkins, Commissioner Vargas, Commissioner Holland

Voting Nay: Vice Mayor Ratica, Commissioner Spratt

5. Adjournment

Motion made by Commissioner Spratt 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 6:48 PM.



Attest: Tijauna Warner, MPA, MMC, City Clerk

A blue ink signature of Julie C. Wilkins, Mayor, written over a horizontal line.

Julie C. Wilkins, Mayor