

# CITY OF LABELLE



## MINUTES

**Local Planning Agency Meeting**  
Thursday, June 12, 2025, at 5:30 PM

LaBelle Commission Chambers  
481 West Hickpochee Ave  
LaBelle, FL 33975

### **CITY COMMISSION:**

Julie C. Wilkins., Mayor  
Kevin Holland, 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

## Minutes

### 1. Call to Order

The meeting was called to order by Mayor Wilkins at 5:31 PM.

### 2. Roll Call

PRESENT

Mayor Julie C. Wilkins

Commissioner Kevin Holland

Commissioner Jackie Ratica

Commissioner Bobbie Spratt

Commissioner Hugo Vargas

City Attorney Derek Rooney

Deputy City Clerk Tijauna Warner

### 3. Invocation and Pledge of Allegiance

Commissioner Holland led the invocation, Commissioner Ratica led the Pledge of Allegiance.

### 4. New Business

- A. ORDINANCE 2025 - 02 (first reading) LABELLE CHAPTER 144 DISABLED AMERICAN VETERANS PLANNED UNIT DEVELOPMENT AMENDMENT AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE 2020-14 FOR THE DISABLED AMERICAN VETERANS FLEA MARKET PLANNED UNIT DEVELOPMENT; ADDING 0.48+/- ACRES TO THE PLANNED UNIT DEVELOPMENT FOR PARKING; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

*Alexis Crespo gave a brief overview of Ordinance 2025 - 02.*

***No public comments.***

**Motion made by Commissioner Spratt to approve Ordinance 2025 - 02, Seconded by Commissioner Vargas. Mayor Wilkins called for the question. Motion passed unanimously.**

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

- B. ORDINANCE 2025 - 03 (first reading) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA; AMENDING THE CITY OF LABELLE CODE, CHAPTER 11, ARTICLE V, STREET VENDING; AND AMENDING APPENDIX B, LAND DEVELOPMENT CODE, CHAPTER 4, ARTICLE V, SUPPLEMENTARY DISTRICT REGULATIONS, CREATING SECTION 4-92; AMENDING REGULATIONS RELATING TO MOBILE VENDING; PROVIDING FOR RATIFICATION OF PRIOR ACTIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

*Alexis Crespo gave a brief overview of Ordinance 2025 - 03.*

***No public comments.***

**Motion made by Commissioner Vargas to approve Ordinance 2025 - 03 with amendments recommended by staff, Seconded by Commissioner Spratt. Mayor Wilkins called for the question. Motion passed unanimously.**

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

***Local Planning Agency Recessed at 6:01 PM***

***Local Planning Agency Reconvened at 6:06 PM***

- C. ORDINANCE 2025 - 04 (first reading) THE RESIDENCES AT GRANDE OAKS ANNEXATION AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, ANNEXING A 26.26+/-ACRE PROPERTY LOCATED ¼ MILE SOUTH OF HELMS ROAD AND WEST OF STATE ROAD 29, 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 13 DATE.

*Attorney Derek Rooney swore in everyone that wish to speak on all items moving forward.*

*Justyna Gale gave a brief overview of Grande Oaks PUD.*

*Patty Kulak gave a brief overview of Ordinance 2025-04, Ordinance 2025-05, & Ordinance 2025-06.*

***No public comments.***

**Motion made by Commissioner Vargas that the ordinances were not found in compliance with the comprehensive plan, Seconded by Commissioner Spratt. Mayor Wilkins called for the question. A discussion ensued. Motion passed 4-1.**

**Voting Yea: Commissioner Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland**

**Voting Nay: Mayor Wilkins**

- D. ORDINANCE 2025 - 05 (first reading) THE RESIDENCES AT GRANDE OAKS SMALL-SCALE COMPREHENSIVE PLAN MAP AMENDMENT AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FOR A 26.26+/-ACRE PROPERTY LOCATED ¼ MILE SOUTH OF HELMS ROAD AND WEST OF STATE ROAD 29; AMENDING THE COMPREHENSIVE PLAN DESIGNATION FOR THE PROPERTY FROM UNINCORPORATED HENDRY COUNTY COMPREHENSIVE PLAN "HIGH DENSITY RESIDENTIAL" DESIGNATION TO THE CITY OF LABELLE "OUTLYING MIXED USE" DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
- E. ORDINANCE 2025 - 06 (first reading) THE RESIDENCES AT GRAND OAKS PLANNED UNIT DEVELOPMENT AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING THE CITY OF LABELLE ZONING MAP FOR A 26.26+/-ACRE PROPERTY LOCATED ¼ MILE SOUTH OF HELMS ROAD AND WEST OF STATE ROAD 29, AMENDING THE ZONING DESIGNATION FROM UNINCORPORATED HENDRY COUNTY GENERAL AGRICULTURE (A-2) ZONING DISTRICT TO CITY OF LABELLE 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**

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There being no further business to discuss, Mayor Wilkins adjourned the meeting at 6:57 PM.

  
Julie C. Wilkins, Mayor



ATTEST: Tijauna Warner, BAS, MMC, City Clerk

