

# CITY OF LABELLE



## AGENDA

### **Regular Commission Meeting**

Thursday, September 11, 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, MPA, MMC, Deputy City Clerk  
Derek Rooney, Esq., City Attorney  
Mitchell Wills, Superintendent PW



## Agenda

1. **Call to Order**
2. **Roll Call**
3. **Invocation and Pledge of Allegiance**
4. **Additions of Emergency Basis From Mayor, Deletions and Approval of Agenda Items**
5. **Presentations**

A. LaBelle Little League 12U All Stars Baseball Team Members & Coaches Proclamations

B. Volunteer Fire Chief of the Year (FFCA) Recognition - Chief Brent Stevens

C. Day of Remembrance Proclamation

D. National Diapers Week Proclamation

E. Firehouse Community Theatre

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 Minutes:**

July 31, 2025 City Commissions Budget Workshop & Special Meeting Minutes

August 7, 2025 City Commission Meeting Minutes

C. **Approval of Staff Reports:**

-HCSO- Lt. Allen Hudson

-Fire Department- Chief Brent Stevens

-Building Department- Mark Lynch

-Code Enforcement- Zane Mungillo

D. 2026 Legislative Priority Request

E. Letter of Credit Renewals

F. 2025-2026 Renewal Proposal Property & Casualty Insurance PRM

G. RESOLUTION 2025-12 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE; AMENDING THE RETIREMENT PLAN AND TRUST FOR THE FIREFIGHTERS OF THE CITY OF LABELLE; PROVIDING FOR SEVERABILITY; REPEALING ALL RESOLUTIONS IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

H. Gray Robinson Fee Update

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. Art Gallery /LaBelle Garden Club
- B. Hari's Discount Liquor

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

- A. RESOLUTION 2025 -10 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, SETTING THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2025 – 2026 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 2025 – 2026; PROVIDING FOR AN EFFECTIVE DATE.
- B. RESOLUTION 2025 - 11 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 2025-2026; AND PROVIDING FOR AN EFFECTIVE DATE.
- C. 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.
- D. ORDINANCE 2025 - 04 (second 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.
- E. ORDINANCE 2025 - 05 (second 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.
- F. ORDINANCE 2025 - 06 (second 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.

- G.** ORDINANCE 2025 - 07 (first reading) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING THE CITY OF LABELLE ZONING MAP FOR A 8.91+/-ACRE PROPERTY LOCATED AT THE NORTHEAST CORNER OF SOUTH CAPTAIN HENDRY DRIVE AND STATE ROAD 80, AMENDING THE ZONING DESIGNATION FROM BUSINESS (B-2) 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.

**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.

September 18, 2025 City Commission Special Final Budget Meeting

October 9, 2025 Local Planning Agency & City Commission Meeting

**City of Labelle Office Closures:**

November 11, 2025 Veterans Day

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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.

**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)



# City of LaBelle Honoring Coach Bryce Hall

*Coach of the 2025 LaBelle Little League 12U All Stars Baseball Team  
District Champion & Championship Finalist*

## Proclamation

**WHEREAS**, Bryce Hall, as a proud coach of the LaBelle Little League 12U All Stars Baseball Team, has exhibited outstanding skill, determination, and sportsmanship throughout the 2025 season; and

**WHEREAS**, he played an instrumental role in helping his team achieve the title of District Champions, proudly representing the City of LaBelle in local and regional competition; and

**WHEREAS**, Bryce Hall and the 12U All Stars advanced to the Championship Game, showcasing hard work, discipline, and excellence on and off the field; and

**WHEREAS**, he have exemplified the values of teamwork, perseverance, and community pride, making himself a role model for youths in our city; and

**WHEREAS**, the City of LaBelle recognizes and celebrates the commitment and achievements of our young athletes who bring honor and inspiration to our community;

**NOW, THEREFORE, BE IT PROCLAIMED**, that the Mayor and City Commission of the City of LaBelle do hereby recognize and commend Bryce Hall for his outstanding contributions to the LaBelle Little League 12U All Stars and for being a District Champion and Championship Game Finalist during the 2025 season.

*We extend our deepest congratulations and appreciation for a job well done.*

**PROCLAIMED** this 11th Day of September, 2025.

\_\_\_\_\_  
Kevin Holland, Commissioner

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Bobbie Spratt, Commissioner

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Hugo Vargas, Commissioner

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Jackie Ratica, Vice Mayor

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Julie C. Wilkins, Mayor  
City of LaBelle



*City of LaBelle*  
*Honoring Coach Daniel Moss*

*Coach of the 2025 LaBelle Little League 12U All Stars Baseball Team*  
*District Champion & Championship Finalist*

*Proclamation*

***WHEREAS,** Daniel Moss, as a proud coach of the LaBelle Little League 12U All Stars Baseball Team, has exhibited outstanding skill, determination, and sportsmanship throughout the 2025 season; and*

***WHEREAS,** he played an instrumental role in helping his team achieve the title of District Champions, proudly representing the City of LaBelle in local and regional competition; and*

***WHEREAS,** Daniel Moss and the 12U All Stars advanced to the Championship Game, showcasing hard work, discipline, and excellence on and off the field; and*

***WHEREAS,** he have exemplified the values of teamwork, perseverance, and community pride, making himself a role model for youths in our city; and*

***WHEREAS,** the City of LaBelle recognizes and celebrates the commitment and achievements of our young athletes who bring honor and inspiration to our community;*

***NOW, THEREFORE, BE IT PROCLAIMED,** that the Mayor and City Commission of the City of LaBelle do hereby recognize and commend Daniel Moss for his outstanding contributions to the LaBelle Little League 12U All Stars and for being a District Champion and Championship Game Finalist during the 2025 season.*

*We extend our deepest congratulations and appreciation for a job well done.*

***PROCLAIMED** this 11th Day of September, 2025.*

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Kevin Holland, Commissioner

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Bobbie Spratt, Commissioner

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Hugo Vargas, Commissioner

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Jackie Ratica, Vice Mayor

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Julie C. Wilkins, Mayor  
City of LaBelle



*City of LaBelle*  
*Honoring Coach Brad Smith*

*Coach of the 2025 LaBelle Little League 12U All Stars Baseball Team*  
*District Champion & Championship Finalist*

*Proclamation*

**WHEREAS**, Brad Smith, as a proud coach of the LaBelle Little League 12U All Stars Baseball Team, has exhibited outstanding skill, determination, and sportsmanship throughout the 2025 season; and

**WHEREAS**, he played an instrumental role in helping his team achieve the title of District Champions, proudly representing the City of LaBelle in local and regional competition; and

**WHEREAS**, Brad Smith and the 12U All Stars advanced to the Championship Game, showcasing hard work, discipline, and excellence on and off the field; and

**WHEREAS**, he have exemplified the values of teamwork, perseverance, and community pride, making himself a role model for youths in our city; and

**WHEREAS**, the City of LaBelle recognizes and celebrates the commitment and achievements of our young athletes who bring honor and inspiration to our community;

**NOW, THEREFORE, BE IT PROCLAIMED**, that the Mayor and City Commission of the City of LaBelle do hereby recognize and commend Brad Smith for his outstanding contributions to the LaBelle Little League 12U All Stars and for being a District Champion and Championship Game Finalist during the 2025 season.

*We extend our deepest congratulations and appreciation for a job well done.*

**PROCLAIMED** this 11th Day of September, 2025.

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Kevin Holland, Commissioner

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Bobbie Spratt, Commissioner

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Hugo Vargas, Commissioner

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Jackie Ratica, Vice Mayor

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Julie C. Wilkins, Mayor  
City of LaBelle



*City of LaBelle  
Honoring Aiden Meyer*

*Member of the 2025 LaBelle Little League 12U All Stars Baseball Team  
District Champion & Championship Finalist*

*Proclamation*

**WHEREAS**, Aiden Meyer, as a proud member of the LaBelle Little League 12U All Stars Baseball Team, has exhibited outstanding skill, determination, and sportsmanship throughout the 2025 season; and

**WHEREAS**, he played an instrumental role in helping the team achieve the title of District Champions, proudly representing the City of LaBelle in local and regional competition; and

**WHEREAS**, Aiden and the 12U All Stars advanced to the Championship Game, showcasing hard work, discipline, and excellence on and off the field; and

**WHEREAS**, he have exemplified the values of teamwork, perseverance, and community pride, making himself a role model for fellow youth in our city; and

**WHEREAS**, the City of LaBelle recognizes and celebrates the commitment and achievements of our young athletes who bring honor and inspiration to our community;

**NOW, THEREFORE, BE IT PROCLAIMED**, that the Mayor and City Commission of the City of LaBelle do hereby recognize and commend Aiden Meyer for his outstanding contributions to the LaBelle Little League 12U All Stars and for being a District Champion and Championship Game Finalist during the 2025 season.

*We extend our deepest congratulations and appreciation for a job well done.*

**PROCLAIMED** this 11th Day of September, 2025.

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Kevin Holland, Commissioner

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Bobbie Spratt, Commissioner

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Hugo Vargas, Commissioner

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Jackie Ratica, Vice Mayor

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Julie C. Wilkins, Mayor  
City of LaBelle



# City of LaBelle Honoring Bryce Lynch

*Member of the 2025 LaBelle Little League 12U All Stars Baseball Team  
District Champion & Championship Finalist*

## Proclamation

**WHEREAS**, Bryce Lynch, as a proud member of the LaBelle Little League 12U All Stars Baseball Team, has exhibited outstanding skill, determination, and sportsmanship throughout the 2025 season; and

**WHEREAS**, he played an instrumental role in helping the team achieve the title of District Champions, proudly representing the City of LaBelle in local and regional competition; and

**WHEREAS**, Bryce and the 12U All Stars advanced to the Championship Game, showcasing hard work, discipline, and excellence on and off the field; and

**WHEREAS**, he have exemplified the values of teamwork, perseverance, and community pride, making himself a role model for fellow youth in our city; and

**WHEREAS**, the City of LaBelle recognizes and celebrates the commitment and achievements of our young athletes who bring honor and inspiration to our community;

**NOW, THEREFORE, BE IT PROCLAIMED**, that the Mayor and City Commission of the City of LaBelle do hereby recognize and commend Bryce Lynch for his outstanding contributions to the LaBelle Little League 12U All Stars and for being a District Champion and Championship Game Finalist during the 2025 season.

*We extend our deepest congratulations and appreciation for a job well done.*

**PROCLAIMED** this 11th Day of September, 2025.

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Kevin Holland, Commissioner

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Bobbie Spratt, Commissioner

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Hugo Vargas, Commissioner

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Jackie Ratica, Vice Mayor

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Julie C. Wilkins, Mayor  
City of LaBelle



# City of LaBelle Honoring Colt Morrison

*Member of the 2025 LaBelle Little League 12U All Stars Baseball Team  
District Champion & Championship Finalist*

## Proclamation

**WHEREAS**, Colt Morrison, as a proud member of the LaBelle Little League 12U All Stars Baseball Team, has exhibited outstanding skill, determination, and sportsmanship throughout the 2025 season; and

**WHEREAS**, he played an instrumental role in helping the team achieve the title of District Champions, proudly representing the City of LaBelle in local and regional competition; and

**WHEREAS**, Colt and the 12U All Stars advanced to the Championship Game, showcasing hard work, discipline, and excellence on and off the field; and

**WHEREAS**, he have exemplified the values of teamwork, perseverance, and community pride, making himself a role model for fellow youth in our city; and

**WHEREAS**, the City of LaBelle recognizes and celebrates the commitment and achievements of our young athletes who bring honor and inspiration to our community;

**NOW, THEREFORE, BE IT PROCLAIMED**, that the Mayor and City Commission of the City of LaBelle do hereby recognize and commend Colt Morrison for his outstanding contributions to the LaBelle Little League 12U All Stars and for being a District Champion and Championship Game Finalist during the 2025 season.

*We extend our deepest congratulations and appreciation for a job well done.*

**PROCLAIMED** this 11th Day of September, 2025.

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Kevin Holland, Commissioner

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Bobbie Spratt, Commissioner

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Hugo Vargas, Commissioner

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Jackie Ratica, Vice Mayor

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Julie C. Wilkins, Mayor  
City of LaBelle



# City of LaBelle Honoring Cooper Smith

*Member of the 2025 LaBelle Little League 12U All Stars Baseball Team  
District Champion & Championship Finalist*

## Proclamation

**WHEREAS**, Cooper Smith, as a proud member of the LaBelle Little League 12U All Stars Baseball Team, has exhibited outstanding skill, determination, and sportsmanship throughout the 2025 season; and

**WHEREAS**, he played an instrumental role in helping the team achieve the title of District Champions, proudly representing the City of LaBelle in local and regional competition; and

**WHEREAS**, Cooper and the 12U All Stars advanced to the Championship Game, showcasing hard work, discipline, and excellence on and off the field; and

**WHEREAS**, he have exemplified the values of teamwork, perseverance, and community pride, making himself a role model for fellow youth in our city; and

**WHEREAS**, the City of LaBelle recognizes and celebrates the commitment and achievements of our young athletes who bring honor and inspiration to our community;

**NOW, THEREFORE, BE IT PROCLAIMED**, that the Mayor and City Commission of the City of LaBelle do hereby recognize and commend Cooper Smith for his outstanding contributions to the LaBelle Little League 12U All Stars and for being a District Champion and Championship Game Finalist during the 2025 season.

*We extend our deepest congratulations and appreciation for a job well done.*

**PROCLAIMED** this 11th Day of September, 2025.

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Kevin Holland, Commissioner

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Bobbie Spratt, Commissioner

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Hugo Vargas, Commissioner

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Jackie Ratica, Vice Mayor

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Julie C. Wilkins, Mayor  
City of LaBelle



*City of LaBelle*  
*Honoring Drayton Vanhouten*

*Member of the 2025 LaBelle Little League 12U All Stars Baseball Team*  
*District Champion & Championship Finalist*

*Proclamation*

***WHEREAS,** Drayton Vanhouten, as a proud member of the LaBelle Little League 12U All Stars Baseball Team, has exhibited outstanding skill, determination, and sportsmanship throughout the 2025 season; and*

***WHEREAS,** he played an instrumental role in helping the team achieve the title of District Champions, proudly representing the City of LaBelle in local and regional competition; and*

***WHEREAS,** Drayton and the 12U All Stars advanced to the Championship Game, showcasing hard work, discipline, and excellence on and off the field; and*

***WHEREAS,** he have exemplified the values of teamwork, perseverance, and community pride, making himself a role model for fellow youth in our city; and*

***WHEREAS,** the City of LaBelle recognizes and celebrates the commitment and achievements of our young athletes who bring honor and inspiration to our community;*

***NOW, THEREFORE, BE IT PROCLAIMED,** that the Mayor and City Commission of the City of LaBelle do hereby recognize and commend Drayton Vanhouten for his outstanding contributions to the LaBelle Little League 12U All Stars and for being a District Champion and Championship Game Finalist during the 2025 season.*

*We extend our deepest congratulations and appreciation for a job well done.*

***PROCLAIMED** this 11th Day of September, 2025.*

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Kevin Holland, Commissioner

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Bobbie Spratt, Commissioner

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Hugo Vargas, Commissioner

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Jackie Ratica, Vice Mayor

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Julie C. Wilkins, Mayor  
City of LaBelle



# City of LaBelle Honoring Fisher Kingman

*Member of the 2025 LaBelle Little League 12U All Stars Baseball Team  
District Champion & Championship Finalist*

## Proclamation

**WHEREAS**, Fisher Kingman, as a proud member of the LaBelle Little League 12U All Stars Baseball Team, has exhibited outstanding skill, determination, and sportsmanship throughout the 2025 season; and

**WHEREAS**, he played an instrumental role in helping the team achieve the title of District Champions, proudly representing the City of LaBelle in local and regional competition; and

**WHEREAS**, Fisher and the 12U All Stars advanced to the Championship Game, showcasing hard work, discipline, and excellence on and off the field; and

**WHEREAS**, he have exemplified the values of teamwork, perseverance, and community pride, making himself a role model for fellow youth in our city; and

**WHEREAS**, the City of LaBelle recognizes and celebrates the commitment and achievements of our young athletes who bring honor and inspiration to our community;

**NOW, THEREFORE, BE IT PROCLAIMED**, that the Mayor and City Commission of the City of LaBelle do hereby recognize and commend Fisher Kingman for his outstanding contributions to the LaBelle Little League 12U All Stars and for being a District Champion and Championship Game Finalist during the 2025 season.

*We extend our deepest congratulations and appreciation for a job well done.*

**PROCLAIMED** this 11th Day of September, 2025.

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Kevin Holland, Commissioner

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Bobbie Spratt, Commissioner

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Hugo Vargas, Commissioner

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Jackie Ratica, Vice Mayor

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Julie C. Wilkins, Mayor  
City of LaBelle



# City of LaBelle Honoring Jacob Jones

*Member of the 2025 LaBelle Little League 12U All Stars Baseball Team  
District Champion & Championship Finalist*

## *Proclamation*

**WHEREAS**, Jacob Jones, as a proud member of the LaBelle Little League 12U All Stars Baseball Team, has exhibited outstanding skill, determination, and sportsmanship throughout the 2025 season; and

**WHEREAS**, he played an instrumental role in helping the team achieve the title of District Champions, proudly representing the City of LaBelle in local and regional competition; and

**WHEREAS**, Jacob and the 12U All Stars advanced to the Championship Game, showcasing hard work, discipline, and excellence on and off the field; and

**WHEREAS**, he have exemplified the values of teamwork, perseverance, and community pride, making himself a role model for fellow youth in our city; and

**WHEREAS**, the City of LaBelle recognizes and celebrates the commitment and achievements of our young athletes who bring honor and inspiration to our community;

**NOW, THEREFORE, BE IT PROCLAIMED**, that the Mayor and City Commission of the City of LaBelle do hereby recognize and commend Jacob Jones for his outstanding contributions to the LaBelle Little League 12U All Stars and for being a District Champion and Championship Game Finalist during the 2025 season.

*We extend our deepest congratulations and appreciation for a job well done.*

**PROCLAIMED** this 11th Day of September, 2025.

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Kevin Holland, Commissioner

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Bobbie Spratt, Commissioner

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Hugo Vargas, Commissioner

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Jackie Ratica, Vice Mayor

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Julie C. Wilkins, Mayor  
City of LaBelle



*City of LaBelle*  
*Honoring Marcelino Deleon*

*Member of the 2025 LaBelle Little League 12U All Stars Baseball Team*  
*District Champion & Championship Finalist*

*Proclamation*

**WHEREAS,** Marcelino Deleon, as a proud member of the LaBelle Little League 12U All Stars Baseball Team, has exhibited outstanding skill, determination, and sportsmanship throughout the 2025 season; and

**WHEREAS,** he played an instrumental role in helping the team achieve the title of District Champions, proudly representing the City of LaBelle in local and regional competition; and

**WHEREAS,** Marcelino and the 12U All Stars advanced to the Championship Game, showcasing hard work, discipline, and excellence on and off the field; and

**WHEREAS,** he have exemplified the values of teamwork, perseverance, and community pride, making himself a role model for fellow youth in our city; and

**WHEREAS,** the City of LaBelle recognizes and celebrates the commitment and achievements of our young athletes who bring honor and inspiration to our community;

**NOW, THEREFORE, BE IT PROCLAIMED,** that the Mayor and City Commission of the City of LaBelle do hereby recognize and commend Marcelino Deleon for his outstanding contributions to the LaBelle Little League 12U All Stars and for being a District Champion and Championship Game Finalist during the 2025 season.

*We extend our deepest congratulations and appreciation for a job well done.*

**PROCLAIMED** this 11th Day of September, 2025.

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Kevin Holland, Commissioner

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Bobbie Spratt, Commissioner

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Hugo Vargas, Commissioner

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Jackie Ratica, Vice Mayor

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Julie C. Wilkins, Mayor  
City of LaBelle



# City of LaBelle Honoring Tyson Callaway

*Member of the 2025 LaBelle Little League 12U All Stars Baseball Team  
District Champion & Championship Finalist*

## Proclamation

**WHEREAS**, Tyson Callaway, as a proud member of the LaBelle Little League 12U All Stars Baseball Team, has exhibited outstanding skill, determination, and sportsmanship throughout the 2025 season; and

**WHEREAS**, he played an instrumental role in helping the team achieve the title of District Champions, proudly representing the City of LaBelle in local and regional competition; and

**WHEREAS**, Tyson and the 12U All Stars advanced to the Championship Game, showcasing hard work, discipline, and excellence on and off the field; and

**WHEREAS**, he have exemplified the values of teamwork, perseverance, and community pride, making himself a role model for fellow youth in our city; and

**WHEREAS**, the City of LaBelle recognizes and celebrates the commitment and achievements of our young athletes who bring honor and inspiration to our community;

**NOW, THEREFORE, BE IT PROCLAIMED**, that the Mayor and City Commission of the City of LaBelle do hereby recognize and commend Tyson Callaway for his outstanding contributions to the LaBelle Little League 12U All Stars and for being a District Champion and Championship Game Finalist during the 2025 season.

*We extend our deepest congratulations and appreciation for a job well done.*

**PROCLAIMED** this 11th Day of September, 2025.

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Kevin Holland, Commissioner

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Bobbie Spratt, Commissioner

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Hugo Vargas, Commissioner

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Jackie Ratica, Vice Mayor

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Julie C. Wilkins, Mayor  
City of LaBelle



# City of LaBelle Honoring Jenson Moss

*Member of the 2025 LaBelle Little League 12U All Stars Baseball Team  
District Champion & Championship Finalist*

## Proclamation

**WHEREAS,** Jenson Moss, as a proud member of the LaBelle Little League 12U All Stars Baseball Team, has exhibited outstanding skill, determination, and sportsmanship throughout the 2025 season; and

**WHEREAS,** he played an instrumental role in helping the team achieve the title of District Champions, proudly representing the City of LaBelle in local and regional competition; and

**WHEREAS,** Jenson and the 12U All Stars advanced to the Championship Game, showcasing hard work, discipline, and excellence on and off the field; and

**WHEREAS,** he have exemplified the values of teamwork, perseverance, and community pride, making himself a role model for fellow youth in our city; and

**WHEREAS,** the City of LaBelle recognizes and celebrates the commitment and achievements of our young athletes who bring honor and inspiration to our community;

**NOW, THEREFORE, BE IT PROCLAIMED,** that the Mayor and City Commission of the City of LaBelle do hereby recognize and commend Jenson Moss for his outstanding contributions to the LaBelle Little League 12U All Stars and for being a District Champion and Championship Game Finalist during the 2025 season.

*We extend our deepest congratulations and appreciation for a job well done.*

**PROCLAIMED** this 11th Day of September, 2025.

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Kevin Holland, Commissioner

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Bobbie Spratt, Commissioner

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Hugo Vargas, Commissioner

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Jackie Ratica, Vice Mayor

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Julie C. Wilkins, Mayor  
City of LaBelle



# City of LaBelle Honoring Charles Julian

*Member of the 2025 LaBelle Little League 12U All Stars Baseball Team  
District Champion & Championship Finalist*

## *Proclamation*

**WHEREAS**, Charles Julian, as a proud member of the LaBelle Little League 12U All Stars Baseball Team, has exhibited outstanding skill, determination, and sportsmanship throughout the 2025 season; and

**WHEREAS**, he played an instrumental role in helping the team achieve the title of District Champions, proudly representing the City of LaBelle in local and regional competition; and

**WHEREAS**, Charles and the 12U All Stars advanced to the Championship Game, showcasing hard work, discipline, and excellence on and off the field; and

**WHEREAS**, he have exemplified the values of teamwork, perseverance, and community pride, making himself a role model for fellow youth in our city; and

**WHEREAS**, the City of LaBelle recognizes and celebrates the commitment and achievements of our young athletes who bring honor and inspiration to our community;

**NOW, THEREFORE, BE IT PROCLAIMED**, that the Mayor and City Commission of the City of LaBelle do hereby recognize and commend Charles Julian for his outstanding contributions to the LaBelle Little League 12U All Stars and for being a District Champion and Championship Game Finalist during the 2025 season.

*We extend our deepest congratulations and appreciation for a job well done.*

**PROCLAIMED** this 11th Day of September, 2025.

\_\_\_\_\_  
Kevin Holland, Commissioner

\_\_\_\_\_  
Bobbie Spratt, Commissioner

\_\_\_\_\_  
Hugo Vargas, Commissioner

\_\_\_\_\_  
Jackie Ratica, Vice Mayor

\_\_\_\_\_  
Julie C. Wilkins, Mayor  
City of LaBelle



*City of LaBelle*  
*Honoring Brayden Palladino*

*Member of the 2025 LaBelle Little League 12U All Stars Baseball Team*  
*District Champion & Championship Finalist*

*Proclamation*

***WHEREAS,** Brayden Palladino, as a proud member of the LaBelle Little League 12U All Stars Baseball Team, has exhibited outstanding skill, determination, and sportsmanship throughout the 2025 season; and*

***WHEREAS,** he played an instrumental role in helping the team achieve the title of District Champions, proudly representing the City of LaBelle in local and regional competition; and*

***WHEREAS,** Brayden and the 12U All Stars advanced to the Championship Game, showcasing hard work, discipline, and excellence on and off the field; and*

***WHEREAS,** he have exemplified the values of teamwork, perseverance, and community pride, making himself a role model for fellow youth in our city; and*

***WHEREAS,** the City of LaBelle recognizes and celebrates the commitment and achievements of our young athletes who bring honor and inspiration to our community;*

***NOW, THEREFORE, BE IT PROCLAIMED,** that the Mayor and City Commission of the City of LaBelle do hereby recognize and commend Brayden Palladino for his outstanding contributions to the LaBelle Little League 12U All Stars and for being a District Champion and Championship Game Finalist during the 2025 season.*

*We extend our deepest congratulations and appreciation for a job well done.*

***PROCLAIMED** this 11th Day of September, 2025.*

\_\_\_\_\_  
Kevin Holland, Commissioner

\_\_\_\_\_  
Bobbie Spratt, Commissioner

\_\_\_\_\_  
Hugo Vargas, Commissioner

\_\_\_\_\_  
Jackie Ratica, Vice Mayor

\_\_\_\_\_  
Julie C. Wilkins, Mayor  
City of LaBelle







## City of LaBelle Day of Remembrance Proclamation

**WHEREAS**, on September 11, 2001, the United States of America suffered an unprecedented act of terrorism, resulting in the tragic loss of thousands of innocent lives at the World Trade Center in New York City, the Pentagon in Washington, D.C., and on Flight 93 in Pennsylvania; and

**WHEREAS**, we remember and honor the men, women, and children who perished that day, as well as the heroic first responders, firefighters, law enforcement officers, emergency medical personnel, and ordinary citizens who risked and sacrificed their lives to save others; and

**WHEREAS**, in the aftermath of the attacks, our nation came together with strength, resilience, and unity, demonstrating the enduring spirit of the American people; and

**WHEREAS**, the City of LaBelle stands in solidarity with communities across the nation in commemorating the lives lost, the families forever changed, and the courage shown by so many in the face of tragedy; and

**WHEREAS**, it is fitting and proper that we, as a community, pause each year to reflect, remember, and reaffirm our commitment to freedom, peace, and justice;

**NOW, THEREFORE**, I, Julie C. Wilkins, Mayor of the City of LaBelle, and on behalf of the City Commission, do hereby proclaim the day of September 11th as:

### **“Day of Remembrance ”**

in the City of LaBelle, and all residents are encouraged to honor this solemn day with acts of reflection, service, unity, and remembrance. Let us never forget the lives lost, the bravery shown, and the strength that defines us as a people and a nation.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of LaBelle to be affixed this 11th day of September, 2025.

---

Julie C. Wilkins, Mayor  
City of LaBelle



## City of LaBelle Proclamation

***WHEREAS**, diaper need, the condition of not being able to afford a sufficient supply of clean diapers to keep babies and toddlers clean, dry, and healthy, can adversely affect the health and well-being of children and their families; and*

***WHEREAS**, national surveys and research studies report that nearly one in two families struggles with diaper need, and 48 percent of families delay changing a diaper to extend the available supply; and*

***WHEREAS**, a daily or weekly supply of diapers is generally an eligibility requirement for babies and toddlers to participate in child care programs and quality early-education programs that enable children to thrive and parents to work; and*

***WHEREAS**, many parents struggling with diaper need report missing an average of five days of work each month due to an insufficient supply of diapers; and*

***WHEREAS**, without enough diapers, babies and toddlers risk infections and health problems that may require medical attention resulting in medical costs, and parents may be prevented from accessing child care needed to go to work or school, thereby destabilizing the family's economic prospects and well-being; and*

***WHEREAS**, the people of LaBelle recognize that diaper need is a public health issue, and addressing diaper need can lead to economic opportunity for the state's families and communities and improved health for children, thus ensuring all children and families have access to the basic necessities required to thrive and reach their full potential; and*

***WHEREAS**, LaBelle is proud to be home to trusted community-based organizations including The South West Florida Regional Diaper Bank that recognizes the importance of diapers in ensuring health and providing economic stability for families and thus distribute diapers to families through various channels; and*

***WHEREAS**, through their important work of addressing diaper need, diaper banks play a critical role in supporting families, improving infant health and wellbeing, and advancing our local and state economic growth; and*

***NOW, THEREFORE**, I, Julie C. Wilkins, Mayor of the City of LaBelle, and on behalf of the City Commission, do hereby proclaim the week of September 15th through September 21st, 2025 as:*

### ***"NATIONAL DIAPER NEED AWARENESS WEEK"***

*in the City of LaBelle, thank the aforementioned diaper banks, their staff, volunteers and donors, for their courageous service during the crisis, and encourage the citizens of LaBelle to donate generously to diaper banks, diaper drives, and support those organizations that collect and distribute diapers to families struggling with diaper need, so that all of LaBelle children and families can thrive and reach their full potential.*

***PROCLAIMED** this 11th Day of September, 2025.*



Range of Checking Accts: First to Last Range of Check Dates: 08/01/25 to 08/31/25  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
GEN FUND POOLED	GENERAL FUND POOLED CASH			
52225	08/01/25	SOFDU ST OF FL. DISBURSEMENT UNIT	166.92	9585
52264	08/04/25	FRS FLORIDA RETIREMENT SYSTEM	24,833.17	9592
52268	08/05/25	DEXI DEX IMAGING LLC	114.87	9597
52269	08/07/25	BOBBIES BOBBIE SPRATT	344.20	9598
52270	08/07/25	HUGVAR HUGO VARGAS	359.20	9598
52271	08/07/25	JCW JULIE CRAICY WILKINS	180.00	9598
52272	08/07/25	JRATICA JACQUELINE RATICA	359.20	9598
52265	08/08/25	SOFDU ST OF FL. DISBURSEMENT UNIT	166.92	9594
52273	08/11/25	BESPO005 Bespoke Unlimited LLC DBA	155.63	9599
52274	08/11/25	BRACOL BRAXTON COLLEGE	2,997.50	9599
52275	08/11/25	BROWEL BROWN'S WELDING LLC	220.00	9599
52276	08/11/25	CHPC0005 CPH CONSULTING, LLC	108,000.00	9599
52277	08/11/25	COMCAST COMCAST	220.59	9599
52278	08/11/25	DELL DELL MARKETING L.P.	7,395.00	9599
52279	08/11/25	EMILY005 EMILY E VILLEGAS	500.00	9599
52280	08/11/25	FAOCC FLORIDA ASSOC OF CITY CLERKS	100.00	9599
52281	08/11/25	FMPT2 FLORIDA MUNICIPAL PENSION TRST	17,330.41	9599
52282	08/11/25	GAFS GREAT AMERICA FINANCIAL SVCS	345.96	9599
52283	08/11/25	IIOMC INTNL INST OF MUNICIPAL CLERKS	135.00	9599
52284	08/11/25	JENHUB JENNIFER HUBBARD	230.65	9599
52285	08/11/25	LCBOCC LEE COUNTY SOLID WASTE	96.97	9599
52286	08/11/25	MEDAL005 MED ALLIANCE GROUP, INC	3,345.00	9599
52287	08/11/25	NRA THE NRA FOUNDATION INC	250.00	9599
52288	08/11/25	PHILLIPS PHILLIPS A/C & HEATING SERVICE	515.00	9599
52289	08/11/25	THERE005 THE REBEL RIDERS CHARITIES INC	100.00	9599
52290	08/11/25	WLMINC WOLFF'S LAWN MACHINES INC	26,518.44	9599
52291	08/11/25	AMACS AMAZON CAPITAL SERVICES	1,942.96	9602 Direct Deposit
52292	08/11/25	BSS BUSINESS SERVICES & SOLUTIONS	118.00	9602 Direct Deposit
52293	08/11/25	CAPG0005 C.A.P. GOVERNMENT, INC	2,040.00	9602 Direct Deposit
52294	08/11/25	CMCP CLARKE MOSQUITO CONTROL PROD	1,983.53	9602 Direct Deposit
52295	08/11/25	CULL CULLIGAN WATER	164.75	9602 Direct Deposit
52296	08/11/25	DEXI DEX IMAGING LLC	355.72	9602 Direct Deposit
52297	08/11/25	DOUBL005 Double M Air Conditioning Inc	3,300.00	9602 Direct Deposit
52298	08/11/25	INM INDEPENDENT NEWSMEDIA INC USA	79.50	9602 Direct Deposit
52299	08/11/25	LDRC LABELLE DOWNTOWN	1,741.00	9602 Direct Deposit
52300	08/11/25	LILLI005 LILLIAN M DAVENPORT	457.20	9602 Direct Deposit
52301	08/11/25	ORKINPC ORKIN, LLC	65.00	9602 Direct Deposit
52302	08/11/25	PRM PUBLIC RISK MANAGEMENT	51,477.34	9602 Direct Deposit
52303	08/11/25	QUALITY QUALITY 1 AUTO CARE INC	1,116.97	9602 Direct Deposit
52304	08/11/25	SSW SHARON SANDERS WHITE	330.00	9602 Direct Deposit
52305	08/11/25	SUPPLYL SUPPLYLINE	373.40	9602 Direct Deposit
52307	08/12/25	FDOR FLORIDA DEPT OF REVENUE	204.75	9605
52308	08/12/25	PRM PUBLIC RISK MANAGEMENT	9.25	9606 Direct Deposit
52309	08/13/25	VISA VISA	10,927.88	9607
52310	08/13/25	VISA VISA	1,798.82	9608
52306	08/15/25	SOFDU ST OF FL. DISBURSEMENT UNIT	294.26	9604
52311	08/18/25	CENTLINK CENTURYLINK	0.00	9609
52312	08/18/25	COLW CITY OF LABELLE, WATER & SANIT	1,209.72	9609
52313	08/18/25	FMPT2 FLORIDA MUNICIPAL PENSION TRST	7,341.59	9609



Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
GEN FUND POOLED	GENERAL FUND POOLED CASH	Continued			
52314	08/18/25	GLCC LABELLE CHAMBER OF COMMERCE	1,000.00		9609
52315	08/18/25	HOMDEF HOMETEAM PEST DEFENSE INC	926.20		9609
52316	08/18/25	ISBC IPITOMY SMARTER BUSINESS COMMU	72.83		9609
52317	08/18/25	TMOBI005 T-MOBILE USA INC.	2,204.92		9609
52318	08/18/25	CQL CAPTAINS QUICK LUBE	300.00		9612 Direct Deposit
52319	08/18/25	HAROL005 HAROLD J CURTIS	1,050.00		9612 Direct Deposit
52320	08/18/25	JENNI005 Jennifer Betancourt	68.29		9612 Direct Deposit
52321	08/18/25	LILLI005 LILLIAN M DAVENPORT	335.13		9612 Direct Deposit
52322	08/18/25	MJW MARY JO WILSON	142.50		9612 Direct Deposit
52323	08/18/25	QUALITY QUALITY 1 AUTO CARE INC	7,175.91		9612 Direct Deposit
52324	08/22/25	SOFDU ST OF FL. DISBURSEMENT UNIT	294.26		9614
52325	08/25/25	34EDL005 34ED, LLC DBA CENTEGIX	15,700.00		9615
52326	08/25/25	AAP ADVANCE AUTO PARTS	92.39		9615
52327	08/25/25	ABP ACCENT BUSINESS PRODUCTS	47.82		9615
52328	08/25/25	AFL AMERICAN FAMILY LIFE ASSR CO.	2,550.01		9615
52329	08/25/25	ALLSTATE AMERICAN HERITAGE LIFE INS CO	2,424.60		9615
52330	08/25/25	FPL FLORIDA POWER & LIGHT	0.00	08/25/25 VOID	0
52331	08/25/25	FPL FLORIDA POWER & LIGHT	5,936.09		9615
52332	08/25/25	HCCOC HENDRY COUNTY CLERK OF COURT	90.00		9615
52333	08/25/25	LEGALSH LEGAL SHIELD	73.75		9615
52334	08/25/25	LRS LABELLE RANCH SUPPLY	100.00		9615
52335	08/25/25	VAH VISION ACE HARDWARE-LABELLE	0.00	08/25/25 VOID	0
52336	08/25/25	VAH VISION ACE HARDWARE-LABELLE	1,147.85		9615
52337	08/25/25	WSC WINDMILL SPRINKLER CO., INC.	178.01		9615
52340	08/25/25	CLA COLONIAL LIFE & ACCIDENT INS.	134.21		9620
52343	08/25/25	HO HOMERO OLIVAREZ, JR	225.00		9623
52338	08/26/25	AES AIM ENGINEERING & SURVEYING	2,019.47		9618 Direct Deposit
52339	08/26/25	LNATL GLOBE LIFE	38.55		9618 Direct Deposit
52342	08/26/25	JOSHR JOSHUA RIMES	2,600.00		9622 Direct Deposit
52344	08/27/25	ADOBE ADOBE INC.	3,192.48		9624 Direct Deposit
52341	08/29/25	SOFDU ST OF FL. DISBURSEMENT UNIT	294.26		9621

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	52	2	250,249.85	0.00
Direct Deposit:	26	0	82,476.95	0.00
Total:	78	2	332,726.80	0.00

UTILITY DEPOSIT	Water Revenue Deposit			
2613	08/11/25	U-000253 SWANSON, RUSSELL & KLASEN, ANN	49.55	9600
2614	08/11/25	U-000254 GOMEZ, JANET	15.24	9600
2615	08/11/25	U-000255 SOUTHWEST FL WORKFORCE BOARD	32.81	9600
2616	08/11/25	U-000256 WJHFL LLC	78.86	9600
2617	08/11/25	U-000257 ARDON, LUIS SAMUEL	24.19	9600
2618	08/11/25	U-000258 LAFKY, CARL JAMES	105.55	9600
2619	08/11/25	U-000259 ALVAREZ TAMAYO, MAIKEL	29.14	9600
2620	08/11/25	U-000260 KING, SERENA S & STAFFORD C II	84.04	9600
2621	08/11/25	U-000261 COX, BRIAN	146.59	9600
2622	08/11/25	U-000262 PHILLIP & JORDAN INC	134.04	9600
2623	08/11/25	U-000263 JUSSAUME, CHRISTINE ANN	117.08	9600
2624	08/11/25	U-000264 VELAZQUEZ ROMAN, ALEXEY	12.18	9600
2625	08/18/25	U-000265 ALL ABOUT ME BEAUTY BAR LLC	76.37	9610
2626	08/18/25	U-000266 PORT CITY MACHINERY LLC	3.72	9610
2627	08/18/25	U-000267 WILLIAMS, LORINE GLENN	173.20	9610



Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
UTILITY DEPOSIT Water Revenue Deposit Continued					
2628	08/25/25	U-000268 FAMILY GROUNDS CAFE LLC	128.29		9616
2629	08/25/25	U-000269 SUSAN'S	105.00		9616
2630	08/25/25	U-000270 ANDREWS, BENJAMIN BEKKER	40.00		9616
2631	08/25/25	U-000271 VILLASANA BRICENO, NIURKA Y	98.62		9616
Checking Account Totals					
		Paid	Void	Amount Paid	Amount Void
		Checks: 19	0	1,454.47	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 19	0	1,454.47	0.00
UTILITY POOLED UTILITY FUND POOLED CASH					
1088	08/04/25	FRS FLORIDA RETIREMENT SYSTEM	4,785.10		9593
1089	08/11/25	DELL DELL MARKETING L.P.	2,880.00		9601
1090	08/11/25	WASTEC WASTE CONNECTIONS INC	181,251.80		9601
1091	08/11/25	BMI BADGER METER INC.	471.93		9603 Direct Deposit
1092	08/11/25	CULL CULLIGAN WATER	48.00		9603 Direct Deposit
1093	08/11/25	INDUSCO INDUSCO ENVIRONMENTAL	45,850.00		9603 Direct Deposit
1094	08/11/25	PRM PUBLIC RISK MANAGEMENT	8,284.73		9603 Direct Deposit
1095	08/11/25	WOODARD WOODARD & CURRAN INC	142,931.54		9603 Direct Deposit
1096	08/18/25	ISBC IPITOMY SMARTER BUSINESS COMMU	24.27		9611
1097	08/18/25	LUMEN LUMEN	599.25		9611
1098	08/18/25	MIGUE005 MIGUEL JOSE BAHOS	19.34		9611
1099	08/18/25	KBPI K&B PUMP & ELECTRICAL, LLC	32,984.30		9613 Direct Deposit
1100	08/25/25	ABP ACCENT BUSINESS PRODUCTS	129.20		9617
1101	08/25/25	FPL FLORIDA POWER & LIGHT	10,300.00		9617
1102	08/25/25	HRCH HENDRY REGIONAL CORP. HEALTH	20.00		9617
1103	08/25/25	WSC WINDMILL SPRINKLER CO., INC.	53.71		9617
1104	08/25/25	KGAUSE KATHARINA GAUSE	150.00		9619 Direct Deposit
1105	08/25/25	WOODARD WOODARD & CURRAN INC	5,000.00		9619 Direct Deposit
1106	08/27/25	ADOBE ADOBE INC.	709.44		9625 Direct Deposit
Checking Account Totals					
		Paid	Void	Amount Paid	Amount Void
		Checks: 10	0	200,062.67	0.00
		Direct Deposit: 9	0	236,429.94	0.00
		Total: 19	0	436,492.61	0.00
Report Totals					
		Paid	Void	Amount Paid	Amount Void
		Checks: 81	2	451,766.99	0.00
		Direct Deposit: 35	0	318,906.89	0.00
		Total: 116	2	770,673.88	0.00



Totals by Year-Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND	5-001	314,317.71	5.25-	18,414.34	332,726.80
WATER FUND	5-041	134,655.81	0.00	19.34	134,675.15
SEWER FUND	5-042	120,565.66	0.00	0.00	120,565.66
SANITATION OPERATION FUND	5-043	181,251.80	0.00	0.00	181,251.80
Year Total:		750,790.98	5.25-	18,433.68	769,219.41
WATER FUND	x-041	403.12	0.00	0.00	403.12
SEWER FUND	x-042	575.03	0.00	0.00	575.03
SANITATION OPERATION FUND	x-043	476.32	0.00	0.00	476.32
Year Total:		1,454.47	0.00	0.00	1,454.47
Total of All Funds:		752,245.45	5.25-	18,433.68	770,673.88



Totals by Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND	001	314,317.71	5.25-	18,414.34	332,726.80
WATER FUND	041	135,058.93	0.00	19.34	135,078.27
SEWER FUND	042	121,140.69	0.00	0.00	121,140.69
SANITATION OPERATION FUND	043	181,728.12	0.00	0.00	181,728.12
Total of All Funds:		752,245.45	5.25-	18,433.68	770,673.88



Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND	5-001	314,317.71	0.00	0.00	0.00	314,317.71
WATER FUND	5-041	134,655.81	0.00	0.00	0.00	134,655.81
SEWER FUND	5-042	120,565.66	0.00	0.00	0.00	120,565.66
SANITATION OPERATION FUND	5-043	181,251.80	0.00	0.00	0.00	181,251.80
Year Total:		750,790.98	0.00	0.00	0.00	750,790.98
WATER FUND	x-041	403.12	0.00	0.00	0.00	403.12
SEWER FUND	x-042	575.03	0.00	0.00	0.00	575.03
SANITATION OPERATION FUND	x-043	476.32	0.00	0.00	0.00	476.32
Year Total:		1,454.47	0.00	0.00	0.00	1,454.47
Total of All Funds:		752,245.45	0.00	0.00	0.00	752,245.45



# CITY OF LABELLE



## MINUTES

### **City Commission Budget Workshop & Special Meeting**

Thursday, July 31, 2025, at 3:00 PM

LaBelle Commission Chambers  
481 West Hickpochee Ave  
LaBelle, FL 33975

#### **CITY COMMISSION:**

Julie C. Wilkins., Mayor  
Kevin Holland, Commissioner  
Jackie Ratica, Vice Mayor  
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 budget workshop/special meeting was called to order by Mayor Wilkins at 3:01 PM.

### 2. Roll Call

PRESENT

Mayor Julie C. Wilkins  
Commissioner Bobbie Spratt  
Commissioner Hugo Vargas  
Commissioner Kevin Holland  
City Attorney Derek Rooney via Teams  
Deputy City Clerk Tijauna Warner

ABSENT

Vice Mayor Jackie Ratica

### 3. Invocation and Pledge of Allegiance

Commissioner Vargas led the invocation, Commissioner Spratt led the Pledge of Allegiance.

### 4. Presentations

A. FY2025-2026

*Fire Chief Brent Stevens gave a brief overview of the two (2) plan options for the City of LaBelle Fire Department Budget. A discussion ensued. Commissioner Spratt expressed she do not agree with anyone receiving over a 10% salary increase excluding Doug Morgan.*

**Motion made by Commissioner Holland to approve Plan 3, Seconded by Mayor Wilkins. Mayor Wilkins called for the question. A discussion ensued. Motion passed unanimously.**

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

### 5. Adjournment

**Motion made by Commissioner Spratt to adjourn the budget workshop & special meeting, Seconded by Commissioner Vargas. Mayor Wilkins called for the question. Motion passed unanimously.**

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

There being no further business to discuss, Mayor Wilkins adjourned the meeting at 4:22 PM.



---

Julie C. Wilkins, Mayor

---

ATTEST: Tijauna Warner, MPA, MMC, City Clerk



# CITY OF LABELLE



## MINUTES

### **Regular Commission Meeting**

Thursday, August 07, 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 5:30 PM.

### 2. Roll Call

PRESENT

Mayor Julie C. Wilkins  
Vice Mayor Jackie Ratica  
Commissioner Bobbie Spratt  
Commissioner Hugo Vargas  
Commissioner Kevin Holland  
City Attorney Derek Rooney  
Deputy City Clerk Tijauna Warner

### 3. Invocation and Pledge of Allegiance

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

*None.*

### 5. Presentations

*None.*

### 6. Non-Public Hearing Items for Consideration

#### A. DAV PUD includes Food Trucks

*Patty Kulak advised the City Commission that DAV PUD withdraw the inclusion of food trucks and to continue with the parking lot expansion.*

### 7. Public Hearings and/or Ordinances

- A. ORDINANCE 2025 - 03 (second 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.

*Patty Kulak gave a brief description of Ordinance 2025-03 and a discussion ensued.*

#### ***Public Hearing Opened***

*Public comments by the following: Matt Germain, Deputy Gary Hull, Zane Mungillo*

#### ***Public Hearing Closed***

**Motion made by Commissioner Vargas to approve keeping the Food Truck Ordinance the same, Seconded by Commissioner Spratt. Mayor Wilkins called for the question. A discussion ensued.**

**Commission Vargas withdrew his motion, Commissioner Spratt withdrew her second.**



Regular Commission Meeting  
August 07, 2025

*Patty Kulak will bring break an ordinance in October as a first reading.*

# **8. 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 July Check Register**

## **B. Approval of \*Month\* Minutes:**

July 10, 2025 City Commission Budget Workshop & Special Meeting Minutes

July 10, 2025 Local Planning Agency Meeting Minutes

July 10, 2025 City Commission Meeting Minutes

July 24, 2025 City Commission Budget Workshop & 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

## **D. Workforce Development Grant Application**

**Motion made by Vice Mayor Ratica to approve the Consent Agenda Items, Seconded by Commissioner Spratt. Mayor Wilkins called for the question. A discussion ensued.**

**Motion passed unanimously.**

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

# **9. Public Comment on Non-Agenda Items**

*None.*

# **10. City Related Business by Commissioners**

# **11. Adjournment**

**Motion made by Commission 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 7:01 PM.

Julie C. Wilkins, Mayor

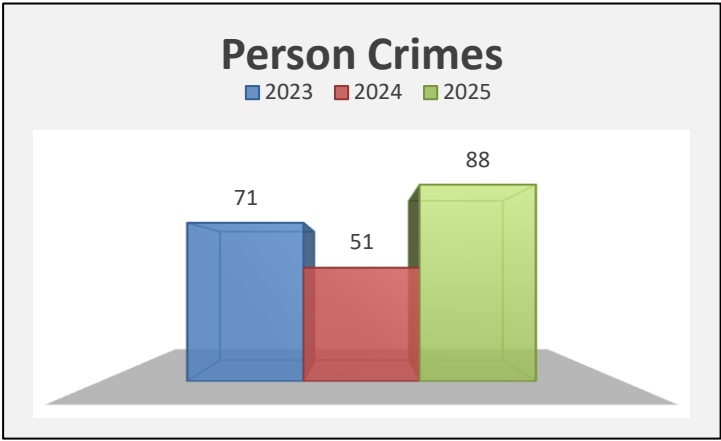
ATTEST: Tijauna Warner, MPA, MMC, City Clerk



**Hendry County Sheriff's Office**  
City of LaBelle Crime Report for September 2025 Meeting  
Dates: 1st - 24th

Person Crimes	Aug.	July	June	May
Homicide	0	0	0	0
Robbery	0	0	0	0
Sex Crime	7	1	1	0
Assault	3	0	0	2
Battery - Simple	4	1	3	4
Domestic	14	3	2	0
<b>TOTAL</b>	<b>28</b>	<b>5</b>	<b>6</b>	<b>6</b>

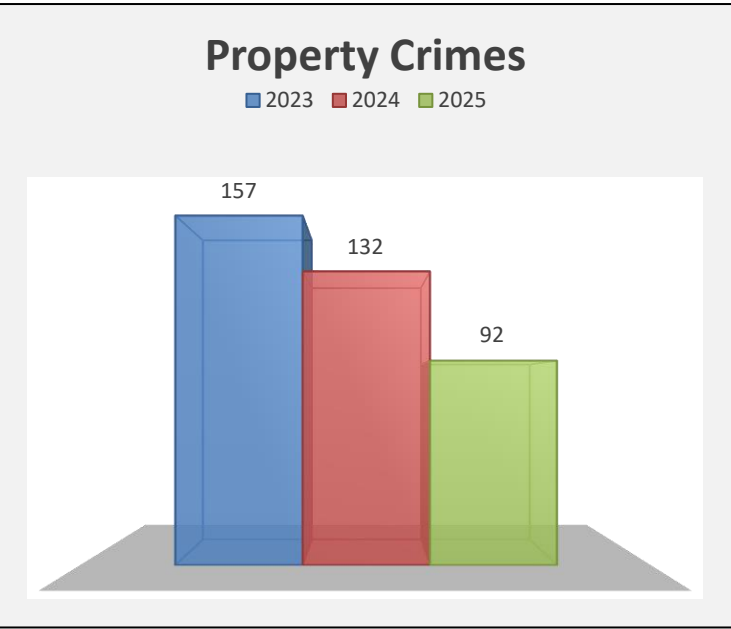
YTD 2025	YTD 2024	YTD 2023
0	0	0
0	1	0
12	8	14
13	2	5
25	20	29
38	20	23
<b>88</b>	<b>51</b>	<b>71</b>



72.5% Increase in Person Crimes

Property Crimes	Aug.	July	June	May
Stolen Vehicle	2	0	3	1
Theft				
- Construction	0	0	0	0
- Residential	13	3	2	2
- Retail	1	1	2	1
Burglary				
- Residential	4	1	0	1
- Business	0	0	0	1
- Vehicle	3	0	0	0
Criminal Mischief	2	2	1	1
<b>TOTAL</b>	<b>25</b>	<b>7</b>	<b>8</b>	<b>7</b>

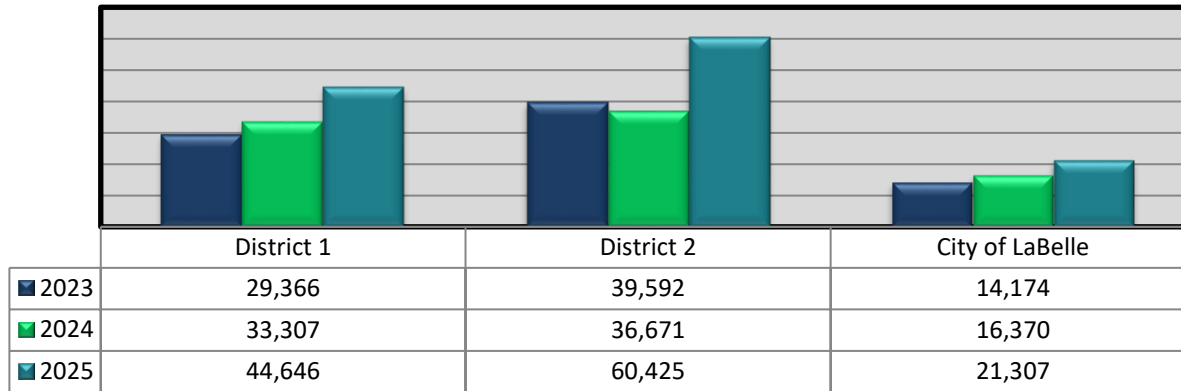
YTD 2025	YTD 2024	YTD 2023
12	9	24
0	1	0
30	46	49
6	16	21
13	13	15
2	6	4
5	19	25
24	22	19
<b>92</b>	<b>132</b>	<b>157</b>



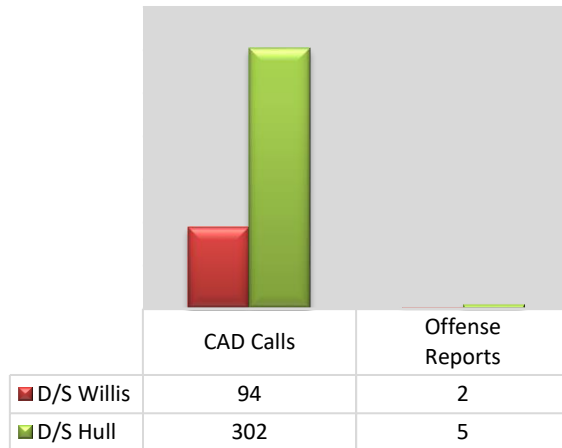
30.3% Decrease in Property Crimes



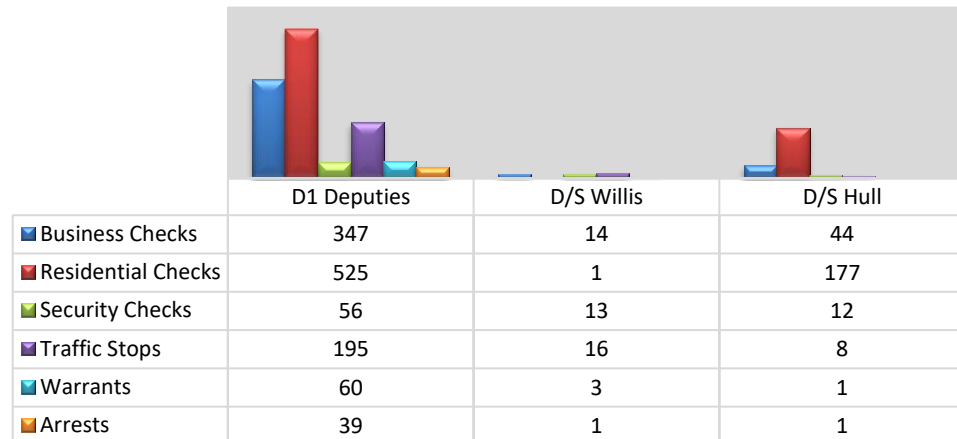
## Year-to-Date Call Summary, by District



### City Units



### City of LaBelle







## **LABELLE FIRE DEPARTMENT**

CHIEF BRENT R. STEVENS



863-675-1537



[bstevens@citylabelle.com](mailto:bstevens@citylabelle.com)

[jhubbard@citylabelle.com](mailto:jhubbard@citylabelle.com)



280 S Main St LaBelle, FL 33935

### **Agenda Items**

#### **LaBelle Fire Department Response:**

- August Calls- 64
- Public Relation Events-1

#### **Engine Status**

- Engine 14 is currently in the shop for repairs.

#### **Truck Repairs**

- All trucks are in working order.

#### **County Response**

- LaBelle Fire Department has responded 70 times for mutual aid to outlining areas.

#### **Station & Ladder**

- Station design is underway.
- Awaiting arrival of the ladder truck.

Thank You,

Chief Brent Stevens  
La Belle Fire Department  
863-234-8639



Range: PID: First to Last	Range of Util Accounts: First to Last				
:	Range of Customers: First to Last				
:					
Range of Codes: BUI to BUI	Range of Years: First to 2026		Range of Periods: 1 to 12		
Range of Batch Ids: First to Last	Range of Dates: 08/01/25 to 08/31/25				
Range of Sections: First to Last	Name to Print: Bill To				
Print Ref Num: N					
Payment Type Includes:	Sp Charges: Y	Prop Lien: N	Sp Assmnt: Y	Water: Y	Sewer: Y
	Voucher Agency: Y	Garbage: Y	Invoice: Y	Misc: Y	
Payment Method Includes:	Cash: Y	Check: Y	Credit: Y	Voucher: N	VT: Y
Range of Installment Due Dates: First to Last					
Print Only Miscellaneous w/Parcel Id: N	Sort Miscellaneous Payments by Utility Account: N				
Print Only Miscellaneous w/Utility Id: N					

Code Description		Count	Principal			Interest	Total
			Arrears/Other	Fiscal 2024	Fiscal 2025		
BUI	BUILDING DEPT PYMTS	148	7,072.69	0.00	0.00	0.00	7,072.69
	Invoice Payments	148	7,072.69	0.00	0.00	0.00	7,072.69
Payments Total:		148	7,072.69	0.00	0.00	0.00	7,072.69
Cash O/S Total:		0	0.00	0.00	0.00	0.00	0.00
NSF Reversals Total:		0	0.00	0.00	0.00	0.00	0.00
Total:		148	7,072.69	0.00	0.00	0.00	7,072.69

Total Cash:	0.00
Total Check:	5,926.95
Total Credit:	200.00
Total V Term:	945.74



Range: First to Last    Issue Date Range: 08/01/25 to 08/31/25    \*\*Indicates payment is in batch  
NOTE: Too many Building Codes included in this report. The totals are correct, but please print to Excel to see the complete detail.

	Alteration Cost	New Volume	BP D2Y BUILDING MECHANICAL PLAN REVIEW	BP D2Z CONTRACTOR PL ROW PLANNING	TOTAL RSRC ELECTRICAL PL UA LT PLUMBING
Grand Totals:	43,999.24	0	PAID: 0.00 0.00 1,716.28 400.00 0.00	0.00 0.00 0.00 1,000.00	3,495.20 120.00 0.00 184.00
			PERMIT COUNT:	0 9 4 0	0 2 0 3

BP SURC2 - Bldg Code Admin & Inspect Brd		BP SURCH - FL Building Commission Surchar	
1. Number of permits issued at the minimum surcharge rate 6 x \$2	\$ 12.00	1. Number of permits issued at the minimum surcharge rate 10 x \$2	\$ 20.00
2. Permit fees collected at other than minimum surcharge	\$ 1,979.98	2. Permit fees collected at other than minimum surcharge	\$ 1,321.10
3. Surcharge amount due (1.5% of line 2 or line 2 x 1.5)	\$ 29.70	3. Surcharge amount due (1.0% of line 2 or line 2 x 0.010)	\$ 13.21
4. Total of Lines 1 & 3	\$ 41.70	4. Total of Lines 1 & 3	\$ 33.21
5. Less surcharge amount retained (10% of line 4 or line 4 x 0.10)	\$ 4.17	5. Less surcharge amount retained (10% of line 4 or line 4 x 0.10)	\$ 3.32
6. Surcharge amount due (line 4 less line 5)	\$ 37.53	6. Surcharge amount due (line 4 less line 5)	\$ 29.89

\*NOTE: This report contains only PAID & WAIVED fees.



**Hugo Vargas**  
Commissioner

**Kevin Holland**  
Commissioner



*"The City of Oaks"*

**Julie C. Wilkins**  
Mayor

**Jackie Ratica**  
Commissioner

**Bobbie Spratt**  
Commissioner

## Code Enforcement Report

AUGUST 2025

**8/01/2025 – 8/31/2025**

During the month of August 2025, Code Enforcement actively managed one hundred thirty-open cases. A total of forty-three new cases were initiated, while three existing cases were closed. The department responded to ten citizen complaints and conducted eighty-four site inspections. As part of ongoing compliance efforts, thirty-eight courtesy notices were mailed to property owners.

Four cases were brought before the Special Magistrate, resulting in the issuance of three findings of fact. Additionally, two continuance notices and one notice of noncompliance were issued. Four properties were posted with legal information in accordance with state law and our procedures, and five letters of investigation were sent. Seven lien searches were completed during the reporting period, with \$2,886.99 collected in delinquent lien payments.

### City dock,

The City Dock recorded 10 reservations in August, generating \$247.91 in revenue for the city.

### Public safety,

In the area of public safety, five coordination meetings were held with Centegix regarding the implementation of emergency response systems. Panic button hardware was successfully installed at City Hall, the Civic Center, the Local Development Office (LDO), the Captain Hendry House, the James Singleton Building, and the Fire Department. Software for the system was also installed and tested at the LDO. An initial attempt to address an animal control issue was made; however, a follow-up visit will be necessary. "Employees Only" signage has been ordered and installed in most areas of City Hall to improve access control. Additionally, access control barriers have been ordered and are pending installation.

Zane Mungillo  
Code Enforcement



New Legislative Requests			
Priority	Ideas	Request	
1	Watermain Construction Zone G, H, I	\$1.5M	As part of the City's ongoing commitment to remove septic tanks from close proximity to the Caloosahatchee River, the City is currently in design of a septic to sewer project in Zone G, H and I. The watermain in this area of the City are 2" galvanized pipe that do not provide adequate pressure, flow and fire protection. The City is seeking funding to assist with the replacement of the water lines while contractors are onsite installing the new sewer system. Completing these projects in parallel will improve efficiency, decrease impacts to homeowners and reduce the cost to the ratepayers.
2	Wastewater Treatment Facility Disposal Improvement	\$11M	The City of LaBelle is scheduled to replace their wastewater treatment facility in the next two years. The City currently utilizes a sprayfield for wastewater effluent disposal located on SR80 near the Caloosahatchee River. The City is seeking funding to install a new deep well for injecting treated effluent to provide additional environmental buffer to reduce potential nutrient loading on the Caloosahatchee River.
3	Wastewater Treatment Facility Solids Management	\$5M	The City of LaBelle is scheduled to replace their wastewater treatment facility in the next two years. The City currently utilizes a sprayfield for wastewater effluent disposal located on SR80 near the Caloosahatchee River. The City is seeking funding to replace their wastewater treatment facility in the next two years. As part of the project, the City is seeking funding to add solids dewatering equipment to the wastewater treatment facility which would assist the City meet compliance with higher class biosolids production, and lower disposal costs.
4	Wastewater Treatment Facility Master Lift Station Redundant Forcemain	\$5M	The City of LaBelle is scheduled to replace their wastewater treatment facility in the next two years. As part of the replacement, the City will be relocating the facility which will require a new master lift station to be constructed at the site of the current facility. The lift station will move wastewater to the new facility through a new forcemain capable of meeting current and future demands of the City.



# Certification of Beneficial Owners of Legal Entities

The information contained in this Certification is sought pursuant to Section 1020.230 of Title 31 of the United States Code of Federal Regulations (31 CFR 1020.230).

## I. General Instructions

### What is this form?

To help the government fight financial crime, Federal regulation requires certain financial institutions to obtain, verify, and record information about the beneficial owners of legal entity customers. Legal entities can be abused to disguise involvement in terrorist financing, money laundering, tax evasion, corruption, fraud, and other financial crimes. Requiring the disclosure of key individuals who own or control a legal entity (i.e., the beneficial owners) helps law enforcement investigate and prosecute these crimes.

### Who has to complete this form?

This form must be completed by the person opening a new account on behalf of a legal entity with any of the following U.S. financial institutions: (i) a bank or credit union; (ii) a broker or dealer in securities; (iii) a mutual fund; (iv) a futures commission merchant; or (v) an introducing broker in commodities.

For the purposes of this form, a **legal entity** includes a corporation, limited liability company, or other entity that is created by a filing of a public document with a Secretary of State or similar office, a general partnership, and any similar business entity formed in the United States or a foreign country. **Legal entity** does not include sole proprietorships, unincorporated associations, or natural persons opening accounts on their own behalf.

### What information do I have to provide?

This form requires you to provide the name, address, date of birth and Social Security number (or passport number or other similar information, in the case of Non-U.S. persons) for the following individuals (i.e., the **beneficial owners**):

- (i) Each individual, if any, who owns, directly or indirectly, 25 percent or more of the equity interests of the legal entity customer (e.g., each natural person that owns 25 percent or more of the shares of a corporation); **and**
- (ii) An individual with significant responsibility for managing the legal entity customer (e.g., a Chief Executive Officer, Chief Financial Officer, Chief Operating Officer, Managing Member, General Partner, President, Vice President, or Treasurer).

The number of individuals that satisfy this definition of "beneficial owner" may vary. Under section (i), depending on the factual circumstances, up to four individuals (but as few as zero) may need to be identified. Regardless of the number of individuals identified under section (i), you must provide the identifying information of one individual under section (ii). It is possible that in some circumstances the same individual might be identified under both sections (e.g., the President of Acme, Inc. who also holds a 30% equity interest). Thus, a completed form will contain the identifying information of at least one individual (under section (ii)), and up to five individuals (i.e., one individual under section (ii) and four 25 percent equity holders under section (i)). The financial institution may also ask to see a copy of a driver's license or other identifying document for each beneficial owner listed on this form.



**II. Certification of Beneficial Owner(s)**

Persons opening an account on behalf of a legal entity must provide the following information:

Full Name of Natural Person Opening Account: JULIE CRAICHY WILKINS	Title of Natural Person Opening Account: MAYOR
Type of Legal Entity for Which the Account is Being Opened: MUNICIPALITY	Legal Entity Identifier (Optional): [REDACTED]
Name of Legal Entity for Which the Account is Being Opened: CITY OF LABELLE	
Physical Address of Legal Entity for Which the Account is Being Opened: 481 W HICKPOCHEE AVE, LABELLE FL 33935	
Account Type (Optional):	Account Number (Optional):

Provide the following information for each individual, if any, who, directly or indirectly, through any contract, arrangement, understanding, relationship or otherwise, owns 25 percent or more of the equity interests of the legal entity listed above:

Full Name (Beneficial Owner)		Date of Birth	Address (Residential or Business Street Address)	For U.S. Persons: Social Security Number	For Non-U.S. Persons: Social Security Number, Passport Number and country of issuance, or other similar identification number <sup>1</sup>
First	M.I.		Street		Number
Last	Suffix		City		Country of Issuance
			State & Zip		
First	M.I.		Street		Number
Last	Suffix		City		Country of Issuance
			State & Zip		
First	M.I.		Street		Number
Last	Suffix		City		Country of Issuance
			State & Zip		
First	M.I.		Street		Number
Last	Suffix		City		Country of Issuance
			State & Zip		

☒ If checked, Beneficial Owner listing requirement is Not Applicable



**II. Certification of Beneficial Owner(s), Continued**

Provide the following information for one individual with significant responsibility for managing the legal entity listed above, such as:

- ◆ An executive officer or senior manager (e.g., Chief Executive Officer, Chief Financial Officer, Chief Operating Officer, Managing Member, General Partner, President, Vice President, Treasurer); or
- ◆ Any other individual who regularly performs similar functions.

(If appropriate, an individual listed under the ownership section above may also be listed in the section below).

Full Name/Title (of Person with Control)		Date of Birth	Address (Residential or Business Street Address)	For U.S. Persons: Social Security Number	For Non-U.S. Persons: Social Security Number, Passport Number and country of issuance, or other similar identification number <sup>1</sup>
First JULIE	M.I. C	[REDACTED]	Street [REDACTED]	[REDACTED]	Number
Last WILKINS	Suffix		City LABELLE State & Zip FL 33935		Country of Issuance
Title MAYOR					

<sup>1</sup> In lieu of a passport number, Non-U.S. Persons may also provide a Social Security Number, an alien identification card number, or number and country of issuance of any other government-issued document evidencing nationality or residence and bearing a photograph or similar safeguard.

I, JULIE C WILKINS *(name of natural person opening account)*, hereby certify, to the best of my knowledge, that the information provided above is complete and correct. Also, the Legal Entity named above agrees to notify the Financial Institution of any change in the beneficial ownership information on this Certification.

Signature: Julie C Wilkins

Date: 8-22-2025

*Additional Information (For Institutional Use Only):*





# Loan Application #3671

Loan Officer: Tuesday Tritt

Is this loan a refinance/renewal? Yes ☒ No ☐

## Loan Request

### BASIC LOAN INFORMATION

Loan Amount

\$23,530.00

Loan Term

24 months

### PURPOSE OF LOAN

This is a renewal of an existing letter of credit. Collateral is FB CD (51006). Mayor Julie Wilkins will sign on behalf of the city.

## Primary Borrower

### BASIC INFORMATION

Is this Business under formation?

No

Business Name

City Of Labelle

DBA

Type of Organization

Other

Industry Code

921140 - Executive and Legislative Offices

State of Formation

FL

Tax ID



Number of Employees

-

Date Business Established

01/1911

Date Current Management Established

01/1911

### CONTACT INFORMATION



**Business Phone Number**

8636752872

**Email Address**

ldavenport@citylabelle.com

**Address**

481 W Hickpochee Ave

**Apt #, Suite #, etc.**

**City**

Labelle

**State**

FL

**Zip Code**

33935

**Does this Business have a different mailing address?**

Yes

**MAILING ADDRESS**

**Address**

Po Box 458

**Apt #, Suite #, etc.**

**City**

Labelle

**State**

FL

**Zip Code**

33975

**CONTROL PERSON**

Provide the following information for one individual with significant responsibility for managing the legal entity listed above.

**First Name**

Julie

**Middle Initial**

C

**Last Name**

Wilkins

**Title**

Mayor

**Address**

[REDACTED]

**City**

LaBelle

**State**

FL

**Zip**

33935

**Is the control person a US Citizen?**

Yes

**Control Person Date of Birth**

[REDACTED]

**Control Person Social Security Number**

[REDACTED]

I certify to the best of my knowledge, that the information provided above is completed and correct. Also, the Legal Entity above agrees to notify the Financial Institution of any changes in the beneficial ownership.

**BENEFICIAL OWNERSHIP**

Please click "+ Add an Owner" to add all owners with 25% or greater ownership stake in this business.

**Beneficial Owner**



Wilkins, Julie

**Ownership Role**

Certifier

**Percent Ownership**

0 %

**Date Updated**

2024-12-18

**Is the Business filing for Joint Credit with another person or business?**

No

**Is the Business a party to any claim, lawsuit or legal action?**

No

**Has the Business declared bankruptcy?**

No

**Does the business have any unpaid taxes or judgements?**

No

**Collateral**

**BASIC COLLATERAL INFORMATION**

**Collateral Type**

Cash

**Estimated Value**

\$72,707.70

**Collateral Description**

**Pledged By**

City Of Labelle

**LOCATION OF COLLATERAL**

**Address**

-

**City**

-

**State**

-

**Zip**

-

**ADDITIONAL INFORMATION**

**Possessory Type**

CD

**Account/LOC Number**

**Value**

\$72,707.70



**By clicking the "I agree to all terms and conditions" check box, I/we consent to receiving the below disclosures related to this loan application electronically and acknowledge that I/we have read and understand these disclosures.**

You may retain a copy of the disclosures by printing them or by saving them to a file on your personal computer. Printed copies of these disclosures may be obtained by calling 1-866-319-4093 or by visiting your local Branch.

#### **Electronic Disclosure and Consent Agreement**

Please read this Federal Electronic Signatures in Global and National Commerce Act ("E-Sign") Disclosure and Consent carefully and keep a copy for your records. By clicking the Save and Continue button on the Disclosure webpage you consent to the electronic delivery of the disclosures, agreements, change notices, terms and conditions, statements and any other documents related to the account(s) you applied for. You also agree that we do not need to provide you with additional paper (non-electronic) copies of the disclosures, agreements, change notices, terms and conditions and any other documents, unless specifically requested. Once you consent to the electronic disclosures, your request for paper copies may result in a fee. Please contact us for more information about the fee.

#### **Electronic Delivery of Disclosures and Notices**

In order to use the Online Account Application and to access, receive and retain the disclosures, agreements, change notices, terms and conditions, statements and any other documents, you must provide, at your own expense, an Internet connected device that is compatible with our Online Account Application deployed at the time of access. Your device must meet the minimum requirements outlined below. You also confirm that your device will meet these specifications and requirements and will permit you to access and retain the disclosures, agreements, change notices, terms and conditions, statements and any other documents electronically each time you access and use online products.

Please click on the HTML links to review each of the disclosures prior to completing the account application. In order to retain, you may print the documents by selecting "Download". Select your printer and click OK or select SAVE to retain a copy on your PC. If you are working on a public computer, you should not engage in this online account application.

If you do not want to receive the disclosures, agreements, change notices, terms and conditions, statements and any other documents electronically, you should exit this area of our website. If you do not consent to receiving these documents electronically, you will not be able to apply for your loan via our website.

#### **System Requirements to Access Information**

To receive an electronic copy of the disclosures, agreements, change notices, terms and conditions, statements and any other documents you must have the following equipment and software:

A personal computer or other device which is capable of accessing the Internet. Your access to this page verifies that your system/device meets these requirements.

An Internet web browser which is capable of supporting 128-bit or better encryption, like Microsoft Internet Explorer or Google Chrome. It is recommended to always use the latest version of your web browser. Your access to this page verifies that your browser and encryption software/device meets these requirements.

You must have software which permits you to receive and access Portable Document Format or "PDF" files, such as Adobe Acrobat Reader. It is recommended to always use the latest software version. Your access to this page verifies that your system/device has the necessary software to permit you to receive and access PDF files.

#### **Withdrawal of Electronic Acceptance of Disclosures and Notices**

You may withdraw your consent to receive disclosures, agreements, change notices, terms and conditions, statements and any other documents, in electronic form for any of your accounts by contacting us via email using the "Contact Us" link on our website [www.First1Bank.com](http://www.First1Bank.com) or by telephone at 1-866-319-4093 or by postal mail at P. O. Box 1237, Clewiston, FL 33440. We may treat your provision of an invalid email address or the subsequent malfunction of a previously valid address or cancellation of participation in our online banking product as a withdrawal of your consent to receive electronic statements or documents. Any withdrawal of your consent to receive electronic statements will be effective only after we have a reasonable period of time to process your withdrawal.

#### **How to Update Your Records**

It is your responsibility to provide us with true, accurate and complete email address, contact, and other information related to this Disclosure and your account(s), and to maintain and update promptly any changes in this information. You can update information such as your email address through your online banking access or by telephone at 1-866-319-4093 or by postal mail at P. O. Box 1237, Clewiston, FL 33440. To ensure the security of your account(s), any changes to a mailing address may require written authorization from you, by completing the Account



Maintenance Form which can be obtained by calling 1-866-319-4093 and mailing the completed Account Maintenance Form to the address above or bringing it to one of our Branches.

**Privacy:**

**Important Information About Our Privacy Policy:** Under Federal Law, we are required to provide you a copy of our Privacy Policy. Receiving this Privacy Policy Notice is a necessary step in obtaining the financial product or service that you are requesting. Please refer to the following location to view our Privacy Policy Notice: [https://www.first1bank.com/\\_kcms-doc/355/516/Privacy-Policy.pdf](https://www.first1bank.com/_kcms-doc/355/516/Privacy-Policy.pdf). Also, if the loan is approved, the Privacy Policy Notice will also be provided to you at closing. We reserve the right to alter our Privacy Policy at any time. We will provide notice of any revisions to this policy to our current customers. If we decide to revise our Privacy Policy, in whole or in part, you can always review the most current Privacy Policy Notice on our website or contact us for a copy. You agree to receive the Privacy Policy Notice annually via the Bank's website: [www.first1bank.com](http://www.first1bank.com).

**Notification of the Right to Receive a Copy of the Appraisal**

We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close.

You can pay for an additional appraisal for your own use at your own cost.

**Notification of the Right to Request Specific Reasons for Credit Denial**

If your application for business credit is denied, you have the right to a written statement of the specific reasons for the denial. To obtain the statement, please contact your loan officer or call 1-866-319-4093 within 60 days from the date you are notified of our decision. We will send you a written statement of reasons for the denial within 30 days of receiving your request for the statement.

**Notice:** The federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law concerning this creditor is the **Federal Deposit Insurance Corporation, Consumer Response Center, 1100 Walnut St Box #11, Kansas City, Mo 64106.**

**Lender's Attorney:**

It is the responsibility of the Lender's Attorney to protect the Lender's interest. Applicant may at Applicant's expenses engage an attorney of their choice to represent Applicant's interest in the transaction.

**Acknowledgements and Agreements:**

By clicking the "I agree to all terms and conditions" check box above, I/we represent to First Bank that: (1) I/We are authorized to execute this credit request on behalf of the business named in this application; (2) The information provided in this application is true and correct. Any intentional or negligent misrepresentation of this information contained in this application may result in civil liability, including monetary damages, to any person who may suffer any loss due to reliance upon any misrepresentation that I/we have made on this application, and/or in criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Sec. 1001, et seq. (3) If the loan application is for a real estate secured loan, the loan requested will be secured by a mortgage or deed of trust on the property described in this application; and the property will not be used for any illegal or prohibited purpose or use; (4) All statements made in this application are made for the purpose of obtaining a Commercial Loan; (5) Lender will retain the original and/or an electronic record of this application, whether or not the Loan is approved; (6) Lender may continuously rely on the information contained in the application, and I/we are obligated to amend and/or supplement the information provided in this application if any of the material facts that I have represented herein should change prior to closing of the Loan; (7) My transmission of this application as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), shall be as effective, enforceable and valid as if a paper version of this application were delivered containing my original written signature.

**Authorization**

(1) By signing below, I hereby authorize First Bank and any of its agents and assignees, as well as any collateral title insurer, to verify information contained in my loan application and in other documents required in connection with the loan, either before or after the loan is closed.

(2) I authorize you to provide to Lender, to any investor to whom Lender may sell my loan, and to any insurer of the loan any and all information and documentation that they may request including, but without limitation, to verify my employment record(s) and income, banking, money



market, and any similar accounts, credit history, copies on income tax returns and/or any other information which any of them finds necessary in connection with my home loan application.

(3) Lender, any investor that purchases the loan, and any insurer of the loan may address and send this authorization to any person or company named in the loan application.

(4) I understand as part of the verification process, a credit report will be ordered from a consumer reporting agency prior to loan closing as a part of the application process, and may be ordered after closing as necessary for Quality Control. A credit report may also be completed as a part of Lender's servicing or collection of the loan.

(5) I further authorize First Bank to review with my realtor any necessary information pertaining to my application for a loan and status.

(6) I understand that use of a photocopy of this form may be necessary to verify one or more of my credit references. I authorize this use and a copy of this authorization may be accepted as an original.

(7) I hereby agree that I will reimburse any fees incurred with the underwriting and processing of my loan application within 30 days of the denial or withdrawal of my application for a loan. These charges can include, but are not limited to, underwriting fees, credit report fees, Flood Determination and Tracking fees, appraisal fees, title fees, etc. If I fail to reimburse First Bank within 30 days, and I have an account with First Bank, I authorize First Bank to deduct any fees incurred from my Savings or Checking Accounts.

**Acknowledgement.**

I/We acknowledge that First Bank may verify any information contained in this application or obtain any information or data relating to the Loan, for any legitimate business purpose through any source, including a source named in this application or a consumer reporting agency. First Bank may make inquiries to obtain business reports on the business entity named in this application.

By signing below, each Applicant hereby acknowledges making the above certifications and authorizations and that each Applicant has received and understands the above notices and disclosures.

**Borrower:**

**City Of Labelle**

*LaBelle*

**Signature:**

*Julie C. Williams as Mayor*

**Date:**

*8-22-2025*





## Loan Application #3672

Loan Officer: Tuesday Tritt

Is this loan a refinance/renewal? Yes ☒ No ☐

### Loan Request

#### BASIC LOAN INFORMATION

Loan Amount

\$23,530.00

Loan Term

24 months

#### PURPOSE OF LOAN

This is a renewal of an existing letter of credit. Collateral is FB CD (51006). Mayor Julie Wilkins will sign on behalf of the city.

### Primary Borrower

#### BASIC INFORMATION

Is this Business under formation?

No

Business Name

City Of Labelle

DBA

Type of Organization

Other

Industry Code

921140 - Executive and Legislative Offices

State of Formation

FL

Tax ID

Number of Employees

-

Date Business Established

01/1911

Date Current Management Established

01/1911

#### CONTACT INFORMATION



**Business Phone Number**

8636752872

**Email Address**

ldavenport@citylabelle.com

**Address**

481 W Hickpochee Ave

**Apt #, Suite #, etc.**

**City**

Labelle

**State**

FL

**Zip Code**

33935

**Does this Business have a different mailing address?**

Yes

**MAILING ADDRESS**

**Address**

Po Box 458

**Apt #, Suite #, etc.**

**City**

Labelle

**State**

FL

**Zip Code**

33975

**CONTROL PERSON**

Provide the following information for one individual with significant responsibility for managing the legal entity listed above.

**First Name**

Julie

**Middle**

Initial

C

**Last Name**

Wilkins

**Title**

Mayor

**Address**

**City**

LaBelle

**State**

FL

**Zip**

33935

**Is the control person a US Citizen?**

Yes

**Control Person Date of Birth**

**Control Person Social Security Number**

I certify to the best of my knowledge, that the information provided above is completed and correct. Also, the Legal Entity above agrees to notify the Financial Institution of any changes in the beneficial ownership.

**BENEFICIAL OWNERSHIP**

Please click "+ Add an Owner" to add all owners with 25% or greater ownership stake in this business.

Beneficial Owner



Wilkins, Julie

Ownership Role

Certifier

Percent Ownership

0 %

Date Updated

2024-12-18

Is the Business filing for Joint Credit with another person or business?

No

Is the Business a party to any claim, lawsuit or legal action?

No

Has the Business declared bankruptcy?

No

Does the business have any unpaid taxes or judgements?

No

Collateral

BASIC COLLATERAL INFORMATION

Collateral Type

Cash

Estimated Value

\$72,707.70

Collateral Description

[REDACTED]

Pledged By

City Of Labelle

LOCATION OF COLLATERAL

Address

-

City

-

State

-

Zip

-

ADDITIONAL INFORMATION

Possessory Type

CD

Account/LOC Number

[REDACTED]

Value

\$72,707.70



**By clicking the "I agree to all terms and conditions" check box, I/we consent to receiving the below disclosures related to this loan application electronically and acknowledge that I/we have read and understand these disclosures.**

You may retain a copy of the disclosures by printing them or by saving them to a file on your personal computer. Printed copies of these disclosures may be obtained by calling 1-866-319-4093 or by visiting your local Branch.

**Electronic Disclosure and Consent Agreement**

Please read this Federal Electronic Signatures in Global and National Commerce Act ("E-Sign") Disclosure and Consent carefully and keep a copy for your records. By clicking the Save and Continue button on the Disclosure webpage you consent to the electronic delivery of the disclosures, agreements, change notices, terms and conditions, statements and any other documents related to the account(s) you applied for. You also agree that we do not need to provide you with additional paper (non-electronic) copies of the disclosures, agreements, change notices, terms and conditions and any other documents, unless specifically requested. Once you consent to the electronic disclosures, your request for paper copies may result in a fee. Please contact us for more information about the fee.

**Electronic Delivery of Disclosures and Notices**

In order to use the Online Account Application and to access, receive and retain the disclosures, agreements, change notices, terms and conditions, statements and any other documents, you must provide, at your own expense, an Internet connected device that is compatible with our Online Account Application deployed at the time of access. Your device must meet the minimum requirements outlined below. You also confirm that your device will meet these specifications and requirements and will permit you to access and retain the disclosures, agreements, change notices, terms and conditions, statements and any other documents electronically each time you access and use online products.

Please click on the HTML links to review each of the disclosures prior to completing the account application. In order to retain, you may print the documents by selecting "Download". Select your printer and click OK or select SAVE to retain a copy on your PC. If you are working on a public computer, you should not engage in this online account application.

If you do not want to receive the disclosures, agreements, change notices, terms and conditions, statements and any other documents electronically, you should exit this area of our website. If you do not consent to receiving these documents electronically, you will not be able to apply for your loan via our website.

**System Requirements to Access Information**

To receive an electronic copy of the disclosures, agreements, change notices, terms and conditions, statements and any other documents you must have the following equipment and software:

A personal computer or other device which is capable of accessing the Internet. Your access to this page verifies that your system/device meets these requirements.

An Internet web browser which is capable of supporting 128-bit or better encryption, like Microsoft Internet Explorer or Google Chrome. It is recommended to always use the latest version of your web browser. Your access to this page verifies that your browser and encryption software/device meets these requirements.

You must have software which permits you to receive and access Portable Document Format or "PDF" files, such as Adobe Acrobat Reader. It is recommended to always use the latest software version. Your access to this page verifies that your system/device has the necessary software to permit you to receive and access PDF files.

**Withdrawal of Electronic Acceptance of Disclosures and Notices**

You may withdraw your consent to receive disclosures, agreements, change notices, terms and conditions, statements and any other documents, in electronic form for any of your accounts by contacting us via email using the "Contact Us" link on our website [www.First1Bank.com](http://www.First1Bank.com) or by telephone at 1-866-319-4093 or by postal mail at P. O. Box 1237, Clewiston, FL 33440. We may treat your provision of an invalid email address or the subsequent malfunction of a previously valid address or cancellation of participation in our online banking product as a withdrawal of your consent to receive electronic statements or documents. Any withdrawal of your consent to receive electronic statements will be effective only after we have a reasonable period of time to process your withdrawal.

**How to Update Your Records**

It is your responsibility to provide us with true, accurate and complete email address, contact, and other information related to this Disclosure and your account(s), and to maintain and update promptly any changes in this information. You can update information such as your email address through your online banking access or by telephone at 1-866-319-4093 or by postal mail at P. O. Box 1237, Clewiston, FL 33440. To ensure the security of your account(s), any changes to a mailing address may require written authorization from you, by completing the Account



Maintenance Form which can be obtained by calling 1-866-319-4093 and mailing the completed Account Maintenance Form to the address above or bringing it to one of our Branches.

**Privacy:**

**Important Information About Our Privacy Policy:** Under Federal Law, we are required to provide you a copy of our Privacy Policy. Receiving this Privacy Policy Notice is a necessary step in obtaining the financial product or service that you are requesting. Please refer to the following location to view our Privacy Policy Notice: [https://www.first1bank.com/\\_kcms-doc/355/516/Privacy-Policy.pdf](https://www.first1bank.com/_kcms-doc/355/516/Privacy-Policy.pdf). Also, if the loan is approved, the Privacy Policy Notice will also be provided to you at closing. We reserve the right to alter our Privacy Policy at any time. We will provide notice of any revisions to this policy to our current customers. If we decide to revise our Privacy Policy, in whole or in part, you can always review the most current Privacy Policy Notice on our website or contact us for a copy. You agree to receive the Privacy Policy Notice annually via the Bank's website: [www.first1bank.com](http://www.first1bank.com).

**Notification of the Right to Receive a Copy of the Appraisal**

We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close.

You can pay for an additional appraisal for your own use at your own cost.

**Notification of the Right to Request Specific Reasons for Credit Denial**

If your application for business credit is denied, you have the right to a written statement of the specific reasons for the denial. To obtain the statement, please contact your loan officer or call 1-866-319-4093 within 60 days from the date you are notified of our decision. We will send you a written statement of reasons for the denial within 30 days of receiving your request for the statement.

**Notice:** The federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law concerning this creditor is the **Federal Deposit Insurance Corporation, Consumer Response Center, 1100 Walnut St Box #11, Kansas City, Mo 64106.**

**Lender's Attorney:**

It is the responsibility of the Lender's Attorney to protect the Lender's interest. Applicant may at Applicant's expenses engage an attorney of their choice to represent Applicant's interest in the transaction.

**Acknowledgements and Agreements:**

By clicking the "I agree to all terms and conditions" check box above, I/we represent to First Bank that: (1) I/We are authorized to execute this credit request on behalf of the business named in this application; (2) The information provided in this application is true and correct. Any intentional or negligent misrepresentation of this information contained in this application may result in civil liability, including monetary damages, to any person who may suffer any loss due to reliance upon any misrepresentation that I/we have made on this application, and/or in criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Sec. 1001, et seq. (3) If the loan application is for a real estate secured loan, the loan requested will be secured by a mortgage or deed of trust on the property described in this application; and the property will not be used for any illegal or prohibited purpose or use; (4) All statements made in this application are made for the purpose of obtaining a Commercial Loan; (5) Lender will retain the original and/or an electronic record of this application, whether or not the Loan is approved; (6) Lender may continuously rely on the information contained in the application, and I/we are obligated to amend and/or supplement the information provided in this application if any of the material facts that I have represented herein should change prior to closing of the Loan; (7) My transmission of this application as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), shall be as effective, enforceable and valid as if a paper version of this application were delivered containing my original written signature.

**Authorization**

(1) By signing below, I hereby authorize First Bank and any of its agents and assignees, as well as any collateral title insurer, to verify information contained in my loan application and in other documents required in connection with the loan, either before or after the loan is closed.

(2) I authorize you to provide to Lender, to any investor to whom Lender may sell my loan, and to any insurer of the loan any and all information and documentation that they may request including, but without limitation, to verify my employment record(s) and income, banking, money



market, and any similar accounts, credit history, copies on income tax returns and/or any other information which any of them finds necessary in connection with my home loan application.

(3) Lender, any investor that purchases the loan, and any insurer of the loan may address and send this authorization to any person or company named in the loan application.

(4) I understand as part of the verification process, a credit report will be ordered from a consumer reporting agency prior to loan closing as a part of the application process, and may be ordered after closing as necessary for Quality Control. A credit report may also be completed as a part of Lender's servicing or collection of the loan.

(5) I further authorize First Bank to review with my realtor any necessary information pertaining to my application for a loan and status.

(6) I understand that use of a photocopy of this form may be necessary to verify one or more of my credit references. I authorize this use and a copy of this authorization may be accepted as an original.

(7) I hereby agree that I will reimburse any fees incurred with the underwriting and processing of my loan application within 30 days of the denial or withdrawal of my application for a loan. These charges can include, but are not limited to, underwriting fees, credit report fees, Flood Determination and Tracking fees, appraisal fees, title fees, etc. If I fail to reimburse First Bank within 30 days, and I have an account with First Bank, I authorize First Bank to deduct any fees incurred from my Savings or Checking Accounts.

# **Acknowledgement.**

I/We acknowledge that First Bank may verify any information contained in this application or obtain any information or data relating to the Loan, for any legitimate business purpose through any source, including a source named in this application or a consumer reporting agency. First Bank may make inquiries to obtain business reports on the business entity named in this application.

By signing below, each Applicant hereby acknowledges making the above certifications and authorizations and that each Applicant has received and understands the above notices and disclosures.

**Borrower:**

**City Of Labelle**

**Signature:**

**Date:**

LaBelle  
Julie Curlier  
8-22-2025





# Loan Application #3670

Loan Officer: Tuesday Tritt

Is this loan a refinance/renewal? Yes ☒ No ☐

## Loan Request

### BASIC LOAN INFORMATION

Loan Amount

\$23,530.00

Loan Term

24 months

### PURPOSE OF LOAN

This is a renewal of an existing letter of credit. Collateral is FB CD (51006). Mayor Julie Wilkins will sign on behalf of the city.

## Primary Borrower

### BASIC INFORMATION

Is this Business under formation?

No

Business Name

City Of Labelle

DBA

Type of Organization

Other

Industry Code

921140 - Executive and Legislative Offices

State of Formation

FL

Tax ID

Number of Employees

-

Date Business Established

01/1911

Date Current Management Established

01/1911

### CONTACT INFORMATION



Business Phone Number  
8636752872

Email Address  
ldavenport@citylabelle.com

Address  
481 W Hickpochee Ave

Apt #, Suite #, etc.

City  
Labelle

State  
FL

Zip Code  
33935

Does this Business have a different mailing address?  
Yes

MAILING ADDRESS

Address  
Po Box 458

Apt #, Suite #, etc.

City  
Labelle

State  
FL

Zip Code  
33975

CONTROL PERSON

Provide the following information for one individual with significant responsibility for managing the legal entity listed above.

First Name	Middle Initial	Last Name	Title
Julie	C	Wilkins	Mayor

Address	City	State	Zip
	LaBelle	FL	33935

Is the control person a US Citizen?  
Yes

Control Person Date of Birth

Control Person Social Security Number

I certify to the best of my knowledge, that the information provided above is completed and correct. Also, the Legal Entity above agrees to notify the Financial Institution of any changes in the beneficial ownership.

BENEFICIAL OWNERSHIP

Please click "+ Add an Owner" to add all owners with 25% or greater ownership stake in this business.

Beneficial Owner



Wilkins, Julie

**Ownership Role**

Certifier

**Percent Ownership**

0 %

**Date Updated**

2024-12-18

**Is the Business filing for Joint Credit with another person or business?**

No

**Is the Business a party to any claim, lawsuit or legal action?**

No

**Has the Business declared bankruptcy?**

No

**Does the business have any unpaid taxes or judgements?**

No

**Collateral**

**BASIC COLLATERAL INFORMATION**

<b>Collateral Type</b>	<b>Estimated Value</b>
Cash	\$72,707.70
<b>Collateral Description</b>	<b>Pledged By</b>
	City Of Labelle

**LOCATION OF COLLATERAL**

<b>Address</b>	<b>City</b>
-	-
<b>State</b>	<b>Zip</b>
-	-

**ADDITIONAL INFORMATION**

<b>Possessory Type</b>	<b>Account/LOC Number</b>	<b>Value</b>
CD		\$72,707.70



**By clicking the "I agree to all terms and conditions" check box, I/we consent to receiving the below disclosures related to this loan application electronically and acknowledge that I/we have read and understand these disclosures.**

You may retain a copy of the disclosures by printing them or by saving them to a file on your personal computer. Printed copies of these disclosures may be obtained by calling 1-866-319-4093 or by visiting your local Branch.

#### **Electronic Disclosure and Consent Agreement**

Please read this Federal Electronic Signatures in Global and National Commerce Act ("E-Sign") Disclosure and Consent carefully and keep a copy for your records. By clicking the Save and Continue button on the Disclosure webpage you consent to the electronic delivery of the disclosures, agreements, change notices, terms and conditions, statements and any other documents related to the account(s) you applied for. You also agree that we do not need to provide you with additional paper (non-electronic) copies of the disclosures, agreements, change notices, terms and conditions and any other documents, unless specifically requested. Once you consent to the electronic disclosures, your request for paper copies may result in a fee. Please contact us for more information about the fee.

#### **Electronic Delivery of Disclosures and Notices**

In order to use the Online Account Application and to access, receive and retain the disclosures, agreements, change notices, terms and conditions, statements and any other documents, you must provide, at your own expense, an Internet connected device that is compatible with our Online Account Application deployed at the time of access. Your device must meet the minimum requirements outlined below. You also confirm that your device will meet these specifications and requirements and will permit you to access and retain the disclosures, agreements, change notices, terms and conditions, statements and any other documents electronically each time you access and use online products.

Please click on the HTML links to review each of the disclosures prior to completing the account application. In order to retain, you may print the documents by selecting "Download". Select your printer and click OK or select SAVE to retain a copy on your PC. If you are working on a public computer, you should not engage in this online account application.

If you do not want to receive the disclosures, agreements, change notices, terms and conditions, statements and any other documents electronically, you should exit this area of our website. If you do not consent to receiving these documents electronically, you will not be able to apply for your loan via our website.

#### **System Requirements to Access Information**

To receive an electronic copy of the disclosures, agreements, change notices, terms and conditions, statements and any other documents you must have the following equipment and software:

A personal computer or other device which is capable of accessing the Internet. Your access to this page verifies that your system/device meets these requirements.

An Internet web browser which is capable of supporting 128-bit or better encryption, like Microsoft Internet Explorer or Google Chrome. It is recommended to always use the latest version of your web browser. Your access to this page verifies that your browser and encryption software/device meets these requirements.

You must have software which permits you to receive and access Portable Document Format or "PDF" files, such as Adobe Acrobat Reader. It is recommended to always use the latest software version. Your access to this page verifies that your system/device has the necessary software to permit you to receive and access PDF files.

#### **Withdrawal of Electronic Acceptance of Disclosures and Notices**

You may withdraw your consent to receive disclosures, agreements, change notices, terms and conditions, statements and any other documents, in electronic form for any of your accounts by contacting us via email using the "Contact Us" link on our website [www.First1Bank.com](http://www.First1Bank.com) or by telephone at 1-866-319-4093 or by postal mail at P. O. Box 1237, Clewiston, FL 33440. We may treat your provision of an invalid email address or the subsequent malfunction of a previously valid address or cancellation of participation in our online banking product as a withdrawal of your consent to receive electronic statements or documents. Any withdrawal of your consent to receive electronic statements will be effective only after we have a reasonable period of time to process your withdrawal.

#### **How to Update Your Records**

It is your responsibility to provide us with true, accurate and complete email address, contact, and other information related to this Disclosure and your account(s), and to maintain and update promptly any changes in this information. You can update information such as your email address through your online banking access or by telephone at 1-866-319-4093 or by postal mail at P. O. Box 1237, Clewiston, FL 33440. To ensure the security of your account(s), any changes to a mailing address may require written authorization from you, by completing the Account



Maintenance Form which can be obtained by calling 1-866-319-4093 and mailing the completed Account Maintenance Form to the address above or bringing it to one of our Branches.

**Privacy:**

**Important Information About Our Privacy Policy:** Under Federal Law, we are required to provide you a copy of our Privacy Policy. Receiving this Privacy Policy Notice is a necessary step in obtaining the financial product or service that you are requesting. Please refer to the following location to view our Privacy Policy Notice: [https://www.first1bank.com/\\_kcms-doc/355/516/Privacy-Policy.pdf](https://www.first1bank.com/_kcms-doc/355/516/Privacy-Policy.pdf). Also, if the loan is approved, the Privacy Policy Notice will also be provided to you at closing. We reserve the right to alter our Privacy Policy at any time. We will provide notice of any revisions to this policy to our current customers. If we decide to revise our Privacy Policy, in whole or in part, you can always review the most current Privacy Policy Notice on our website or contact us for a copy. You agree to receive the Privacy Policy Notice annually via the Bank's website: [www.first1bank.com](http://www.first1bank.com).

**Notification of the Right to Receive a Copy of the Appraisal**

We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close.

You can pay for an additional appraisal for your own use at your own cost.

**Notification of the Right to Request Specific Reasons for Credit Denial**

If your application for business credit is denied, you have the right to a written statement of the specific reasons for the denial. To obtain the statement, please contact your loan officer or call 1-866-319-4093 within 60 days from the date you are notified of our decision. We will send you a written statement of reasons for the denial within 30 days of receiving your request for the statement.

**Notice:** The federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law concerning this creditor is the **Federal Deposit Insurance Corporation, Consumer Response Center, 1100 Walnut St Box #11, Kansas City, Mo 64106**.

**Lender's Attorney:**

It is the responsibility of the Lender's Attorney to protect the Lender's interest. Applicant may at Applicant's expenses engage an attorney of their choice to represent Applicant's interest in the transaction.

**Acknowledgements and Agreements:**

By clicking the "I agree to all terms and conditions" check box above, I/we represent to First Bank that: (1) I/We are authorized to execute this credit request on behalf of the business named in this application; (2) The information provided in this application is true and correct. Any intentional or negligent misrepresentation of this information contained in this application may result in civil liability, including monetary damages, to any person who may suffer any loss due to reliance upon any misrepresentation that I/we have made on this application, and/or in criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Sec. 1001, et seq. (3) If the loan application is for a real estate secured loan, the loan requested will be secured by a mortgage or deed of trust on the property described in this application; and the property will not be used for any illegal or prohibited purpose or use; (4) All statements made in this application are made for the purpose of obtaining a Commercial Loan; (5) Lender will retain the original and/or an electronic record of this application, whether or not the Loan is approved; (6) Lender may continuously rely on the information contained in the application, and I/we are obligated to amend and/or supplement the information provided in this application if any of the material facts that I have represented herein should change prior to closing of the Loan; (7) My transmission of this application as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), shall be as effective, enforceable and valid as if a paper version of this application were delivered containing my original written signature.

**Authorization**

(1) By signing below, I hereby authorize First Bank and any of its agents and assignees, as well as any collateral title insurer, to verify information contained in my loan application and in other documents required in connection with the loan, either before or after the loan is closed.

(2) I authorize you to provide to Lender, to any investor to whom Lender may sell my loan, and to any insurer of the loan any and all information and documentation that they may request including, but without limitation, to verify my employment record(s) and income, banking, money



market, and any similar accounts, credit history, copies on income tax returns and/or any other information which any of them finds necessary in connection with my home loan application.

(3) Lender, any investor that purchases the loan, and any insurer of the loan may address and send this authorization to any person or company named in the loan application.

(4) I understand as part of the verification process, a credit report will be ordered from a consumer reporting agency prior to loan closing as a part of the application process, and may be ordered after closing as necessary for Quality Control. A credit report may also be completed as a part of Lender's servicing or collection of the loan.

(5) I further authorize First Bank to review with my realtor any necessary information pertaining to my application for a loan and status.

(6) I understand that use of a photocopy of this form may be necessary to verify one or more of my credit references. I authorize this use and a copy of this authorization may be accepted as an original.

(7) I hereby agree that I will reimburse any fees incurred with the underwriting and processing of my loan application within 30 days of the denial or withdrawal of my application for a loan. These charges can include, but are not limited to, underwriting fees, credit report fees, Flood Determination and Tracking fees, appraisal fees, title fees, etc. If I fail to reimburse First Bank within 30 days, and I have an account with First Bank, I authorize First Bank to deduct any fees incurred from my Savings or Checking Accounts.

**Acknowledgement.**

I/We acknowledge that First Bank may verify any information contained in this application or obtain any information or data relating to the Loan, for any legitimate business purpose through any source, including a source named in this application or a consumer reporting agency. First Bank may make inquiries to obtain business reports on the business entity named in this application.

By signing below, each Applicant hereby acknowledges making the above certifications and authorizations and that each Applicant has received and understands the above notices and disclosures.

**Borrower:**

**City Of LaBelle**

*LaBelle*

**Signature:**

*Julie Chilton as Mayor*

**Date:**

*8-23-2025*





## PROPOSAL PRICING &amp; BINDING AUTHORITY

AFTER CAREFUL CONSIDERATION OF THE REFERENCED PROPOSAL, WE ACCEPT YOUR INSURANCE PROGRAM AS  
INDICATED WITH AN "X" BELOW:

PROPERTY & CASUALTY COVERAGES INCLUDING REPLACEMENT COST ON SPECIFIED VEHICLES	PREMIUM BREAKDOWN			BIND	
	2024 – 2025	2025 – 2026	% CHANGE	Yes	No
PRM PROPERTY & CRIME	\$267,644	\$292,608			
PRM EQUIPMENT BREAKDOWN	\$2,680	\$2,806			
PRM GL/LEL/AL/E&O/EXCESS LIABILITY	\$141,697	\$144,654			
PRM WORKERS' COMPENSATION	\$121,122	\$127,084			
PREFERRED MEMBER PARTICIPATION CREDIT	-\$9,456	-\$10,059			
GRAND TOTAL	\$523,687	\$557,093	6.38%		
OPTIONAL/ANCILLARY COVERAGES					
CYBER LIABILITY	INCLUDED	INCLUDED			
POLLUTION LIABILITY	\$8,259	\$9,085			
AVIATION LIABILITY	N/A	N/A			

**PAYMENT PLAN:** PRM ALLOWS THEIR MEMBERS TO PAY THEIR TOTAL COSTS IN FOUR (4) QUARTERLY INSTALLMENTS. THE FIRST INSTALLMENT IS DUE AT INCEPTION AND IS EQUAL TO 25% OF ALL COSTS. THE REMAINING COSTS WILL BE PAID OVER THE NEXT THREE (3) QUARTERS.

THIS WARRANTS THAT YOU HAVE NO KNOWLEDGE OF ANY CLAIM, OR INCIDENT THAT MAY RESULT IN A CLAIM, THAT HAS NOT BEEN REPORTED TO THE INSURANCE CARRIER.

IT IS UNDERSTOOD AND AGREED THAT REFERENCED PROPOSAL PROVIDES ONLY A SUMMARY OF THE INSURANCE PROGRAM OPTIONS OFFERED. THE ACTUAL POLICIES WILL CONTAIN THE COMPLETE TERMS, CONDITIONS, DEDUCTIBLES, EXCLUSIONS, ETCETERA. PLEASE REVIEW POLICY LANGUAGE FOR A FULL UNDERSTANDING OF PURCHASED PROGRAM.

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Member Signature

---

Date

---

Print Member Name

**SIGNED BINDING AUTHORITY TO BE RETURNED BY 09/15/2025**

THIS DOCUMENT IN ITS ENTIRETY IS CONFIDENTIAL & PROPRIETARY IN NATURE - NOT FOR PUBLIC RECORD.





**City of LaBelle Board of Commissioners  
Agenda Request**

**To:** Honorable Mayor and City Commission  
**Prepared By:** Fire Chief Brent Stevens  
**Date of Meeting:** 09/11/2025  
**Date Submitted:** 08/30/2025  
**Title of Agenda Item:** Florida Municipal Pension Trust Fund Adoption Agreement  
**Agenda Location:** Consent Agenda Item

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**Report in brief:**

Retirement benefits amendment.

**Staff Comments:** Request Board approval.

**Fiscal Impact: 2025 -**

Has the request been budgeted? ☒ Yes ☐ No

If yes, expected cost and account name. Retirement Funds

If no, amount needed and proposed account:

**Recommended Actions:** Review and Approve





**City of LaBelle Board of Commissioners  
Agenda Request**

**To:** Honorable Mayor and City Commission

**Prepared By:** Derek Rooney, City Attorney

**Date of Meeting:** September 11, 2025

**Date Submitted:** September 3, 2025

**Title of Agenda Item:** Gray Robinson Fee Update

**Agenda Location:** Consent

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**Report in brief:** Gray Robinson, PA. has served as City Attorney since 2017 following a competitive selection process. Gray Robinson has maintained its current fee structure since 2017. The request is to raise to the firm's current government rate structure.

**Staff Comments:** Gray Robinson does not currently charge for emails, phone calls, or general inquiries from the Commission or staff. A review of the higher utilization in recent years has been significantly tied to utility and procurement issues. The City Attorney has been working to standardize most of the contracts that have been tied to these cost increases, further recommendations include additional department training or hiring of a procurement officer for the City to streamline department procurement issues.

**Fiscal Impact:** At current utilization rates fees will increase roughly 33%.

**Recommended Actions:** Approve.



Derek P. Rooney | Derek.Rooney@gray-robinson.com | D 239.254.8455 | M 954.558.5049  
12800 University Drive, Suite 260, Fort Myers, Florida 33907 | T 239.340.7979 | F 239.321.5334

September 2, 2025

**Mayor Julie Wilkins**  
**481 West Hickpochee Avenue**  
**LaBelle, Florida 33935**

Re: Engagement Update Letter

Dear Mayor and Commission:

We are pleased that you have asked GrayRobinson, P.A. to serve as your legal counsel. I appreciate the confidence you have placed in our Firm, and I look forward to working with you.

It has been our experience that things go more smoothly if both our client and we have a clear understanding in writing of the scope of the engagement and the role we have agreed to play. Consequently, our representation is limited to the matter as described below. This engagement letter will also govern all subsequent matters in which we may become involved on your behalf unless a separate arrangement is made that differs materially from the terms of this engagement letter.

**Scope of Representation:**

The Firm shall be the City Attorney and shall provide the City with general municipal legal services and such other matters of a non-routine legal nature requiring substantial time and effort, subject to prior authorization by the City Commission and its Mayor. In all instances, the scope of this representation shall be consistent with all prior engagement terms and the Firm's response and requirements of RFP 2017-01.

**Billing, Fees and Expenses:**

Our Firm will charge for our professional services on an hourly basis at the rate of \$300.00 for attorneys and \$150.00 for paralegals. These rates are discounted from our standard hourly rates, which range from \$1500 to \$235 for attorneys, and my own current rate of \$665. As a Board-Certified Attorney by The Florida Bar in City, County, and Local Government Law, I will perform most of the legal work on this matter. However, we may utilize other members of our Firm when, in our discretion, we deem it appropriate. Additionally, our professional hourly rates will automatically increase on October 1 of each year by the lesser of three percent (3%) or the change in consumer price index for all urban consumers for Tampa-St. Petersburg-Clearwater as of August of that year. When appropriate, we may charge a flat fee or premium for opinion memoranda issued in connection with a transaction. These fees will be disclosed in advance and are subject to renegotiation as requested by the **City of LaBelle**.

In addition to our professional services, we will bill **City of LaBelle** for all disbursements and out-of-pocket expenses made or incurred. These typically include such items as document reproduction, travel expenses, long distance telephone calls, mailing charges, facsimile charges, messenger services and filing or recording fees. We may also use computerized research or other technology services to assist in handling your matters. Those services will be used when we believe that it is appropriate to do so. Expenses incurred or advanced on your behalf will be itemized on our billing invoice. Please note, if we anticipate that substantial expenses will be incurred, we will require that you pay the vendor directly and/or we may require a deposit from you in order to cover such expenses.

You will be billed periodically, usually monthly. We are happy to discuss our billing invoice with you at any time and will welcome the opportunity to address any questions you may have. In the event you should disagree with



or question any amount, you agree to communicate such disagreement or question to us, in writing, within thirty (30) days of the invoice date. Any disagreement you may have with a bill that is not communicated to us within that period shall be deemed waived.

Nothing contained herein shall be construed in conflict with the Prompt Payment Act, section 218.70 et. seq., Florida Statutes, nor section 119.0701, Florida Statutes, as each may be amended from time to time. It is the intent of the parties for the Firm to provide legal advice to the **City of LaBelle**, not to act as an agent on its behalf. However, the Firm will comply with all provisions of section 119.011(2), Florida Statutes, as may be applicable.

### **Document Retention**

In representing the City, our firm could be deemed to be a “contractor” under section 119.0701, Fla. Stat. In an abundance of caution, we have always complied in such representations with the letter and spirit of Florida’s Public Records Act, Chapter 119, Fla. Stat., including specifically section 119.0701(2), which requires that our firm:

- (a) Keep and maintain public records that ordinarily and necessarily would be required by the City in order to perform the service.
- (b) Provide the public with access to public records on the same terms and conditions that the City would provide the records and at a cost that does not exceed the cost provided in chapter 119 or as otherwise provided by law.
- (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.
- (d) Meet all requirements for retaining public records and transfer, at no cost, to the City all public records in possession of the firm upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the public agency in a format that is compatible with the information technology systems of the City.

You should be aware of our document and file retention policy. Once your case is concluded, the file will be officially closed. Once the file is closed, it may be sent to off-site storage, and there may be costs associated with retrieval of information from the file. We retain stored and closed files for a period of ten (10) years after which time they may be destroyed. This period is twice as long as that provided under Florida law. Thus, if there are any documents which you need from the documents we possess, we recommend that you obtain them at the conclusion of your case.

**IF THE FIRM HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE FIRM’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: [tiawarner@citylabelle.com](mailto:tiawarner@citylabelle.com); (863) 675-2872; 481 West Hickpochee Ave. LaBelle, Florida 33935**

### **Dispute Resolution**

Should there arise any dispute concerning fees and costs earned and owed to the Firm and, if it becomes necessary for this Firm to retain an attorney or otherwise utilize the Firm’s own attorneys to collect such fees and costs, the prevailing party to such dispute will be entitled to recover its attorney’s fees, costs and expenses necessarily incurred. In addition, **City of LaBelle** and this Firm each hereby waive any right to a jury trial for any controversy, dispute or claim arising out of or related to this Firm’s representation of **City of LaBelle** and/or this Agreement, and we further agree that venue for any lawsuit brought thereon shall be Hendry County, Florida, where this agreement is deemed made and finally executed.



### **Advance Waiver**

Because of the relatively large size of our Firm and our representation of many other clients, it is possible that one or more of our present or future clients have or will have matters adverse to **City of LaBelle**. Our acceptance of your current representation will preclude us from accepting future representations adverse to **City of LaBelle** which involve matters substantially related to the work we perform in the course of this engagement. However, as a condition to our undertaking the representation described in this letter, each agrees that our acceptance of this engagement shall not preclude us from representing other clients in the future who may have interests adverse to **City of LaBelle** with respect to matters not substantially related to the specific matter or matters for which you have engaged our services.

We agree, however, that your consent to, and waiver of, such representation shall not apply in any instance where, as a result of our representation of **City of LaBelle**, we have obtained proprietary or other confidential information of a non-public nature, that, if known to such other client, could be used in any such other matter by such client to a material or potential material disadvantage to **City of LaBelle**.

### **Generative Artificial Intelligence**

As part of our commitment to providing efficient and high-quality legal services, GrayRobinson may use advanced technologies, including generative artificial intelligence (AI), to assist in legal research, document drafting, and other related tasks. The use of such technologies is supervised by our qualified attorneys and is intended to enhance, not replace, the legal judgment and expertise that we bring to your case.

Please be advised of the following:

- **Human Oversight:** All work products generated by AI tools are carefully reviewed and validated by licensed attorneys in our firm. We do not rely on AI-generated content without human oversight.
- **Confidentiality:** We take your privacy and confidentiality seriously. Any information shared with or processed by AI tools is subject to the same rigorous confidentiality and data protection standards as all other information handled by our firm.
- **Limitations of AI:** While AI tools can assist in streamlining certain processes, they are not infallible. The final responsibility for the accuracy, relevance, and appropriateness of any legal advice, document, or strategy rests with our attorneys.
- **Client Consent:** By engaging our services, you acknowledge and consent to the use of generative AI tools as part of our legal services. If you have any concerns about the use of AI in your case, please inform us, and we will discuss alternative approaches to meet your needs.

### **Termination**

Unless previously terminated, our representation will terminate as follows: (1) if this is the only matter in which we represent **City of LaBelle**, our representation will terminate upon our sending our final invoice for services rendered in this matter; and (2) if we represent **City of LaBelle** in more than one matter, our representation of each matter will terminate upon sending the final invoice for that matter, and the attorney-client relationship will terminate completely (absent any new or subsequent engagements) upon our sending the final invoice in the last open matter.

### **Entire Agreement**

These terms, and the attached Additional Understanding Regarding Representation and Privacy Policy, which are incorporated by reference, constitute our entire Agreement for the representation of **City of LaBelle** in this matter. There are no other arrangements or agreements regarding our representation of you which are not expressed in this



Agreement. Any modification of the Agreement must be in writing, by mail, fax or e-mail. The Agreement is binding on you and on GrayRobinson, and the respective legal representatives and successors of each.

If the terms of this engagement as set forth in this letter meet with your approval, please indicate by having the extra copy of this letter signed in the space provided below, and return it to our offices.

We appreciate the confidence and trust you have placed in us as your legal counsel, and I encourage you to communicate with me if at any time you have questions on the status or progress of your matters. I look forward to working with you and your staff on any matters you deem appropriate. If you have any questions, please do not hesitate to contact me.

Sincerely,



**Derek Rooney, Esq.**

The terms of this representation are accepted  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

Attached:      Additional Understanding Regarding Representation  
                 Privacy Policy



# GRAYROBINSON

## PRIVACY POLICY

Attorneys, like other professionals who advise on personal financial matters, are now required by a new federal law to inform their clients of their policies regarding privacy of client information. Attorneys have been, and continue to be, bound by professional standards of confidentiality that are even more stringent than those required by this new law. Therefore, we have always protected your right to privacy and do not take lightly the confidence you place in us.

In the course of providing our clients with financial and tax planning and preparation services, employment counseling, bankruptcy activities, certain real estate services, and other certain financial services, we receive significant personal financial information about you either from you or with your authorization. If you are a current or former client of GrayRobinson, P.A. you should know that all information that we receive about you is held in extreme confidence, and is not released to any person or entity outside of this law firm, except as agreed upon by you, or as required under applicable law.

We retain records relating to professional services that we provide so that we are better able to assist you with your professional needs and, in some cases, to comply with professional guidelines. In order to guard your non-public personal information, we maintain physical, electronic, and procedural safeguards that comply with our professional standards.

Please call if you have any questions regarding this matter. Your privacy, our professional ethics, and the ability to provide you with quality legal services are very important to us.



# GRAY ROBINSON

## **Additional Understanding Regarding Representation**

### **Payment of Invoices**

In the event that our invoices are not timely paid, or that payment terms satisfactory to us are not established, we reserve the right to renegotiate the terms of this engagement and/or to pursue our other remedies, including the right to charge you interest of 1½% per month for any invoice which has not been paid within 30 days of the date the invoice is mailed or emailed to you. We also reserve the right to withdraw as your counsel in the event you fail to honor your agreement with respect to our legal fees or for any just reason as permitted or required under the Florida Code of Professional Responsibility or as permitted by the rules of courts of the State of Florida. In the event of our withdrawal, you will promptly pay for all services rendered by us prior to the date of withdrawal.

### **Electronic Data**

This will serve as our disclosure that the Firm does presently and will continue to maintain confidential and privileged information in electronic form. This practice will be followed in our work on this matter. The Firm does take measures that it understands to be reasonable and consistent with current business practices to protect that information.

### **Outcome or Result**

We will strive to do our best to meet your needs in this and any other matter we subsequently undertake for you. Either at the commencement, or during the course of our representation, we may express opinions or beliefs concerning the litigation or various courses of action and the results that might be anticipated. Any such statement made by any attorney, consultant or employee of our Firm is intended to be an expression of opinion only, based on information available to us at the time, and should not be construed as a promise or guarantee. We cannot and do not make any representations, warranties or guarantees concerning the outcome of this or any representation we undertake. We will give you our best advice, render opinions, and seek to obtain the desired result. In this regard, it is most important that we communicate regularly.

### **File Retention**

Following the termination of the representation/engagement, any otherwise nonpublic information you have supplied to the Firm (unless previously removed or destroyed by specific request) will be retained by us and kept confidential in accordance with applicable rules of professional conduct, and the Firm reserves the right to send such materials to off-site storage at any time. Any retrieval of material once the file is closed may incur an expense for which you will be responsible. The Firm's retention policy provides that we retain stored and closed files for a period of ten (10) years after which they may be destroyed. Thus, if there are any documents which you need from those we possess, we recommend that you obtain them at the conclusion of our work on this matter. Failure to do so will waive and indemnify the Firm from any liability for the destruction of materials.



## RESOLUTION 2025 - 10

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, SETTING THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2025 - 2026 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 2025 - 2026; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Mayor of the City of LaBelle ("City") has recommended an annual budget for the City for Fiscal Year 2025-2026 commencing October 1, 2025, and ending September 30, 2026, which budget relies upon a millage rate of 5.1414 mills; and

**WHEREAS**, the public hearings on the proposed budget and millage rate, as required by Section 200.065, Florida Statutes, were advertised to be held on September 11, 2025, and September 18, 2025; and

**WHEREAS**, the City Commission of the City of LaBelle ("City Commission") held a public hearing on September 11, 2025 and allowed for public comments on the budget; and

**WHEREAS**, the public and all interested parties had the opportunity to address their comments to the City Commission and the City Commission has considered the comments of the public regarding the proposed millage rate; and

**WHEREAS**, having considered the comments of the public regarding the millage rate, the City Commission of the City of LaBelle desires to tentatively adopt a millage rate for Fiscal Year 2025-2026.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LABELLE , FLORIDA, AS FOLLOWS:**

**Section 1.**    Adoption of Representations. The foregoing "Whereas" paragraphs are hereby ratified and confirmed as being true and the same are hereby made a specific part of this Resolution.

**Section 2.**    Tentative Millage Rate. The City Commission hereby adopts a tentative millage rate of 5.1414 mills for Fiscal Year 2025-2026 of \$5.1414 per \$1,000.00 of taxable



property value within the City of LaBelle. This millage rate represents a 6.807653% increase over the rollback rate of 4.8137 mills.

**Section 3.**    Need. The tentative millage rate is established to provide funding for the fiscal year 2025-2026 budget and the resulting increase in ad valorem tax revenues is necessary to fund various storm water improvements, transportation improvements, environmental protection projects, the expansion of public safety operations, community aesthetics projects and other capital projects.

**Section 4.**    Public Hearing. The second and final public hearing on the budget is scheduled for September 18, 2025, at 5:05 p.m., in the Commission Chambers at 481 West Hickpochee Avenue, LaBelle , Florida 33935.

**Section 5.**    Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

**DONE AND RESOLVED** at the City Commission Meeting of the City of LaBelle, Florida, on this 11<sup>th</sup> day of September 2025.

Julie C. Wilkins, Mayor

**ATTEST:**

Tijauna Warner, MPA, MMC, Deputy City Clerk

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:**

Derek Rooney, City Attorney

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_



VOTE:

Commissioner Holland	_____ (Yes)	_____ (No)
Vice Mayor Ratica	_____ (Yes)	_____ (No)
Commissioner Spratt	_____ (Yes)	_____ (No)
Commissioner Vargas	_____ (Yes)	_____ (No)
Mayor Wilkins	_____ (Yes)	_____ (No)



**RESOLUTION 2025 - 11****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 2025-2026; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Mayor of the City of LaBelle ("City") has recommended an annual budget for the City for Fiscal Year 2025-2026 commencing October 1, 2025, and ending September 30, 2026, which budget relies upon a millage rate of 5.1414 mills; and

**WHEREAS**, The City Commission finds and determines that the sums set forth in the following tentative fund budgets for the fiscal year 2025-2026 are necessary for it to properly function as a City; and

**WHEREAS**, the City scheduled a Final Budget Hearing on the proposed budget and millage rate, as required by Section 200.065, Florida Statutes, to be held on September 18, 2025; and

**WHEREAS**, the adoption and implementation of a tentative fiscal budget to provide municipal expenses for the fiscal year beginning October 1, 2025, and ending September 30, 2026, for the City of LaBelle , Florida is essential.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, AS FOLLOWS:**

**Section 1.** Adoption of Representations. The foregoing whereas clause is hereby ratified and confirmed as being true, and the same is hereby made a specific part of this Resolution.

**Section 2.** Tentative Fund Budgets. The City Commission hereby adopts the tentative fund budget for the fiscal year 2025-2026, in the total sum of Sixteen Million, Six Hundred Fifty-Six Thousand, Three hundred Thirty-Four Dollars (\$16,656,334.00) and as set forth in Exhibit "A" attached hereto and incorporated herein.

**Section 3.** Effective Date. This Resolution shall be effective immediately upon its passage and adoption.

**DONE AND RESOLVED** at the Special Meeting of the City Commission of the City of LaBelle, Florida, on this 11<sup>th</sup> day of September 2025.



\_\_\_\_\_  
Julie C. Wilkins, Mayor

**ATTEST:**

\_\_\_\_\_  
Tijauna Warner, MPA, MMC, Deputy City Clerk

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:**

\_\_\_\_\_  
Derek Rooney, City Attorney

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**VOTE:**

Commissioner Holland	_____ (Yes)	_____ (No)
Vice Mayor Ratica	_____ (Yes)	_____ (No)
Commissioner Spratt	_____ (Yes)	_____ (No)
Commissioner Vargas	_____ (Yes)	_____ (No)
Mayor Wilkins	_____ (Yes)	_____ (No)



**EXHIBIT "A"**

**Tentative Budget FY 2025-2026**

**(attached)**



Account Id	Account Description	2023-2024 ADOPTED BUDGET 5.25 Mil	2024-2025 FINAL 5.1414 Mil	2025-2026 Advertisement 5.1414 Mil	2025-2026 4.8137 Mil	Increase/_decrease From Previous Year (4.8137)
001-311-1000	AD VALOREM TAXES	\$ 1,719,621.00	\$ 1,908,689.00	\$ 2,030,223.00	\$ 1,900,821.00	\$ (7,868.00)
001-311-1100	PENALTIES/INT. ON AD VALOREM T	\$ 1,500.00	\$ 9,100.00	\$ 2,000.00	\$ 2,000.00	\$ (7,100.00)
001-311-2000	PENALTIES;AD VAL./SPEC.DISTRICT	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -
001-311-4000	SPECIAL DISTRICTS; POLICE	\$ 328,817.00	\$ 342,304.00	\$ 340,000.00	\$ 340,000.00	\$ (2,304.00)
001-311-5000	SPECIAL DISTRICTS; RECREATION	\$ 237,500.00	\$ 247,760.00	\$ 248,781.00	\$ 248,781.00	\$ 1,021.00
001-311-6000	SPECIAL DISTRICTS;FIRE	\$ 208,240.00	\$ 216,878.00	\$ 1,084,327.00	\$ 1,084,327.00	\$ 867,449.00
001-311-7000	STREET LIGHTING FUND	\$ 129,837.00	\$ 134,969.00	\$ 130,000.00	\$ 130,000.00	\$ (4,969.00)
	311 Total	\$ 2,628,015.00	\$ 2,859,700.00	\$ 3,835,331.00	\$ 3,705,929.00	\$ 846,229.00
001-312-4100	LOCAL OPTION GAS TAX	\$ 301,964.00	\$ 321,700.00	\$ 325,000.00	\$ 325,000.00	\$ 3,300.00
001-312-6000	LOCAL GOVT.INFRASTRUCTURE SUR	\$ 669,583.00	\$ 683,300.00	\$ 703,202.00	\$ 703,202.00	\$ 19,902.00
	312 Total	\$ 971,547.00	\$ 1,005,000.00	\$ 1,028,202.00	\$ 1,028,202.00	\$ 23,202.00
001-314-1000	UTILITY TAXES ELECTRIC	\$ 268,671.00	\$ 294,900.00	\$ 290,824.00	\$ 290,824.00	\$ (4,076.00)
	314 Total	\$ 268,671.00	\$ 294,900.00	\$ 290,824.00	\$ 290,824.00	\$ (4,076.00)
001-316-0000	LOCAL BUSINESS TAX		\$ 19,800.00	\$ 11,000.00	\$ 11,000.00	\$ (8,800.00)
	316 TOTAL		\$ 19,800.00	\$ 11,000.00	\$ 11,000.00	\$ (8,800.00)
001-321-0000	OCCUPATIONAL LICENSE	\$ 17,500.00	\$ -			\$ -
	321 Total	\$ 17,500.00	\$ -			\$ -
001-322-0000	BUILDING PERMITS	\$ 200,000.00	\$ 182,700.00	\$ 185,000.00	\$ 185,000.00	\$ 2,300.00
001-322-0001	PLANNING AND DEVELOPMENT		\$ 25,100.00	\$ 37,500.00	\$ 37,500.00	\$ 12,400.00
	322 Total	\$ 200,000.00	\$ 207,800.00	\$ 222,500.00	\$ 222,500.00	\$ 14,700.00
001-323-1000	FRANCHISE TAXES-ELECTRIC	\$ 417,857.00	\$ 450,500.00	\$ 438,482	\$ 438,482	\$ (12,018.00)
001-323-1050	FRANCHISE FEES - WSI	\$ 5,000.00	\$ 4,600.00	\$ 7,500	\$ 7,500	\$ 2,900.00
001-323-2000	COMMUNICATION SERVICE TAX	\$ 169,204.00	\$ 213,000.00	\$ 215,000	\$ 215,000	\$ 2,000.00
001-323-4000	UTILITY TAXES-PROPANE	\$ 36,664.00	\$ 31,600.00	\$ 30,000	\$ 30,000	\$ (1,600.00)
001-323-5000	FRANCHISE FEES	\$ 13,014.00	\$ 15,500.00	\$ 14,000	\$ 14,000	\$ (1,500.00)
	323 Total	\$ 641,739.00	\$ 715,200.00	\$ 704,982.00	\$ 704,982.00	\$ (10,218.00)
001-332-0001	FEDERAL FINANCIAL ASSISTANCE	\$ -	\$ -	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00
	332 Total	\$ -	\$ -	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00
001-334-1100	STATE FIRE MARSHALL GRANT	\$ -	\$ 2,000,000.00	\$ 4,100,000.00	\$ 4,100,000.00	\$ 2,100,000.00
001-334-1500	FL DEPT OF COMMERCE	\$ -	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ -
001-334-1600	FLA. DOT AGREEMENT	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ (40,000.00)
001-334-4900	STATE GRANT - DOT	\$ -	\$ -	\$ -	\$ -	\$ -
001-334-8200	STATE GRANT - CIVIC CENTER TDC	\$ -	\$ -	\$ -	\$ -	\$ -
001-334-9002	CDBG REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -
	334 Total	\$ 40,000.00	\$ 4,040,000.00	\$ 6,100,000.00	\$ 6,100,000.00	\$ 2,060,000.00
001-335-1210	MUNICIPAL REVENUE SHARING (MR	\$ 208,941.00	\$ 172,700.00	\$ 150,000	\$ 150,000	\$ (22,700.00)
001-335-1220	STATE GAS TAX 8 CENT	\$ 39,728.00	\$ 40,500.00	\$ 40,000	\$ 40,000	\$ (500.00)
001-335-1400	MOBILE HOME LICENSES	\$ 7,000.00	\$ 6,500.00	\$ 6,500	\$ 6,500	\$ -
001-335-1500	BEVERAGE LICENSES	\$ 11,345.00	\$ 7,200.00	\$ 4,000	\$ 4,000	\$ (3,200.00)
001-335-1800	LOCAL GOVT. 1/2 CENT SALES	\$ 285,763.00	\$ 344,100.00	\$ 225,000	\$ 225,000	\$ (119,100.00)
	335 Total	\$ 552,777.00	\$ 571,000.00	\$ 425,500.00	\$ 425,500.00	\$ (145,500.00)
001-341-9000	FEES MISCELLANEOUS	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -
001-341-9002	FUEL TAX REFUND	\$ 1,000.00	\$ 3,600.00	\$ 4,000.00	\$ 4,000.00	\$ 400.00
001-341-9003	REZONING & VARIANCE FEES	\$ -	\$ -	\$ -	\$ -	\$ -
	341 Total	\$ 2,000.00	\$ 3,600.00	\$ 4,000.00	\$ 4,000.00	\$ 400.00
001-342-2000	COUNTY PORTION OF FIRES	\$ 757,389.00	\$ 895,698.00	\$ 1,819,978.00	\$ 1,819,978.00	\$ 924,280.00
	342 Total	\$ 757,389.00	\$ 895,698.00	\$ 1,819,978.00	\$ 1,819,978.00	\$ 924,280.00
001-344-2000	CITY WHARF		\$ 9,700.00	\$ 16,000	\$ 16,000	\$ 6,300.00
001-344-7100	BOATER IMPROVEMENT GRANT	\$ -	\$ -	\$ 55,000.00	\$ 55,000.00	\$ 55,000.00
		\$ -	\$ 9,700.00	\$ 71,000.00	\$ 71,000.00	\$ 61,300.00
001-346-4000	ANIMAL CONTROL-COUNTY	\$ 214,747.00	\$ 289,117.00	\$ 252,106	\$ 252,106	\$ (37,011.00)
001-346-4001	ADOPTION/SPAY NEUTER FUND	\$ 3,000.00	\$ 4,400.00	\$ 4,000	\$ 4,000	\$ (400.00)
001-346-4100	FINES & CHARGES - A. CONTROL	\$ 4,000.00	\$ 4,200.00	\$ 5,000	\$ 5,000	\$ 800.00
	346 Total	\$ 221,747.00	\$ 297,717.00	\$ 261,106.00	\$ 261,106.00	\$ (36,611.00)
001-347-5300	RENT-CIVIC CENTER	\$ -	\$ 63,200.00	\$ 65,000.00	\$ 65,000.00	\$ 1,800.00
001-347-5304	CROWD MANAGEMENT	\$ -	\$ 6,300.00	\$ 6,500.00	\$ 6,500.00	\$ 200.00
001-347-5301	CIVIC CENTER DEPOSITS	\$ -	\$ -	\$ -	\$ -	\$ -
001-347-5302	HENDRY HOUSE DEPOSITS	\$ -	\$ -	\$ -	\$ -	\$ -
001-347-5303	BARRON PARK DEPOSITS	\$ -	\$ -	\$ -	\$ -	\$ -
	347 Total	\$ -	\$ 69,500.00	\$ 71,500.00	\$ 71,500.00	\$ 2,000.00
001-351-1000	FINES & FORFEITURES	\$ 25,000.00	\$ 25,600.00	\$ 30,000.00	\$ 30,000.00	\$ 4,400.00
001-351-1100	FINES & FORFEITURES-OTHER	\$ 12,500.00	\$ 15,200.00	\$ 1,000.00	\$ 1,000.00	\$ (14,200.00)
	351 Total	\$ 37,500.00	\$ 40,800.00	\$ 31,000.00	\$ 31,000.00	\$ (9,800.00)
001-361-1000	INTEREST ON INVESTMENTS	\$ 25,000.00	\$ 52,800.00	\$ 100,000.00	\$ 100,000.00	\$ 47,200.00
	361 Total	\$ 25,000.00	\$ 52,800.00	\$ 100,000.00	\$ 100,000.00	\$ 47,200.00
001-364-2800	EQUIPMENT SALES	\$ -	\$ 40,000.00	\$ -	\$ -	\$ (40,000.00)
001-364-2900	LAND SALES	\$ -	\$ -	\$ -	\$ -	\$ -
	364 Total	\$ -	\$ 40,000.00	\$ -	\$ -	\$ (40,000.00)
001-366-9000	OTHER CONTRIBUTION & DONATIO	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00



Account Id	Account Description	2023-2024 ADOPTED BUDGET 5.25 Mil	2024-2025 FINAL 5.1414 Mil	2025-2026 Advertisement 5.1414 Mil	2025-2026 4.8137 Mil	Increase/_decrease From Previous Year (4.8137)
	<b>366 Total</b>	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
001-369-0000	MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -
001-369-1000	CITY BUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -
001-369-2000	CARES ACT REVENUE - LOCAL	\$ -	\$ -	\$ -	\$ -	\$ -
001-369-3000	SETTLEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>369 Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -
001-381-1000	SANITATION FUND-CITY PORTION	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>381 Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -
001-384-0000	LOAN PROCEEDS	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>384 Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -
001-399-9001	SALES TAX PAYABLE	\$ -	\$ -	\$ -	\$ -	\$ -
001-399-9002	RADON TAX	\$ -	\$ -	\$ -	\$ -	\$ -
001-399-9003	BUILDING SURCHARGE TAX	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>399 Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -
001-131.0410	DUE FROM WATER	\$ -	\$ -			\$ -
001-131.0420	DUE FROM SEWER	\$ -	\$ -			\$ -
	<b>FUND BALANCE XFER</b>	\$ 600,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ -
	<b>FUND BALANCE XFER</b>	\$ 200,000.00	\$ 10,000.00	\$ -	\$ -	\$ (10,000.00)
	<b>FUND BALANCE XFER</b>		\$ 704,828.00	\$ 1,151,411.00	\$ 1,151,411.00	\$ 446,583.00
	<b>131 Total</b>	\$ 800,000.00	\$ 1,214,828.00	\$ 1,651,411.00	\$ 1,651,411.00	\$ 436,583.00
	<b>GENERAL FUND Revenue Total</b>	\$ 7,163,885.00	\$ 12,338,043.00	\$ 16,656,334.00	\$ 16,526,932.00	\$ 4,188,889.00
	<b>Edmunds budget</b>	\$ 6,363,885.00				
001-510-511-0000	<b>COMMISSIONERS:</b>					
001-510-511-1000	COMMISSIONERS PERSONNEL SERVICES:					
001-510-511-1012	COMMISSIONERS SALARIES - REGUL	\$ 48,432.00	\$ 48,976.00	\$ 51,425.00	\$ 51,425.00	\$ 2,449.00
001-510-511-1014	OVERTIME		\$ -	\$ -	\$ -	\$ -
001-510-511-1021	SOCIAL SECURITY	\$ 3,705.00	\$ 3,747.00	\$ 3,934.00	\$ 3,934.00	\$ 187.00
001-510-511-1022	RETIREMENT CONTRIBUTIONS	\$ 28,420.00	\$ 28,622.00	\$ 28,063.00	\$ 28,063.00	\$ (559.00)
001-510-511-1023	HEALTH INSURANCE	\$ 56,753.00	\$ 59,079.00	\$ 43,590.00	\$ 43,590.00	\$ (15,489.00)
001-510-511-1024	WORKMENS COMP AND CASUALTY	\$ 107.00	\$ 1,516.00	\$ 1,654.00	\$ 1,654.00	\$ 138.00
001-510-511-3000	COMMISSIONERS OPERATING EXPENDITURES:		\$ -			
001-510-511-3030	ATTORNEY FEES	\$ -	\$ -	\$ 152,000.00	\$ 152,000.00	\$ 152,000.00
001-510-511-3031	PROFESSIONAL SERVICES	\$ 150,000.00	\$ 145,000.00	\$ 126,000.00	\$ 126,000.00	\$ (19,000.00)
001-510-511-3032	ACCOUNTING & AUDIT FEES	\$ 3,000.00	\$ -			\$ -
001-510-511-3034	CONTRACT SERVICES	\$ 44,500.00	\$ 46,000.00	\$ 25,000.00	\$ 25,000.00	\$ (21,000.00)
001-510-511-3040	CONFERENCE TRAVEL AND PER DIEM	\$ 12,500.00	\$ 16,500.00	\$ 20,000.00	\$ 20,000.00	\$ 3,500.00
001-510-511-3041	COMMUNICATION SERVICES	\$ 2,500.00	\$ 17,500.00	\$ 18,500.00	\$ 18,500.00	\$ 1,000.00
001-510-511-3043	UTILITY SERVICES	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -
001-510-511-3045	INSURANCE	\$ 5,618.00	\$ 5,386.00	\$ 5,849.00	\$ 5,849.00	\$ 463.00
001-510-511-3046	REPAIRS AND MAINTENANCE	\$ 2,500.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ -
001-510-511-3048	PROMOTIONAL ACTIVITY/ADVERTIS	\$ 4,000.00	\$ 7,000.00	\$ 6,000.00	\$ 6,000.00	\$ (1,000.00)
001-510-511-3051	OFFICE SUPPLIES	\$ 3,500.00	\$ 3,500.00	\$ 2,500.00	\$ 2,500.00	\$ (1,000.00)
001-510-511-3052	OPERATING SUPPLIES	\$ 16,750.00	\$ 17,500.00	\$ 22,000.00	\$ 22,000.00	\$ 4,500.00
001-510-511-3054	SUBSCRIPTIONS AND MEMBERSHIP	\$ -	\$ 1,500.00	\$ 3,000.00	\$ 3,000.00	\$ 1,500.00
001-510-511-6063	IMPR O/T BLDG			\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
		\$ 392,285.00	\$ 417,826.00	\$ 540,515.00	\$ 540,515.00	\$ 122,689.00
001-510-512-0000	<b>EXECUTIVE:</b>	\$ -				
001-510-512-1000	EXECUTIVE PERSONNEL SERVICES:	\$ -				
001-510-512-1012	SALARIES	\$ 216,393.00	\$ 215,486.00	\$ 233,528.00	\$ 233,528.00	\$ 18,042.00
001-510-512-1014	OVERTIME	\$ 2,500.00	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00	\$ (2,500.00)
001-510-512-1021	SOCIAL SECURITY	\$ 16,746.00	\$ 16,867.00	\$ 18,056.00	\$ 18,056.00	\$ 1,189.00
001-510-512-1022	RETIREMENT CONTRIBUTION	\$ 28,422.00	\$ 26,741.00	\$ 29,365.00	\$ 29,365.00	\$ 2,624.00
001-510-512-1023	HEALTH, LIFE VISION DENTAL	\$ 46,271.00	\$ 32,455.00	\$ 55,926.00	\$ 55,926.00	\$ 23,471.00
001-510-512-1024	WORKMENS COMP AND CASUALTY	\$ 431.00	\$ 443.00	\$ 495.00	\$ 495.00	\$ 52.00
001-510-512-3000	EXECUTIVE OPERATING EXPENDITU	\$ -	\$ -			\$ -
001-510-512-3031	PROFESSIONAL SERVICES	\$ 11,000.00	\$ 6,500.00			\$ (6,500.00)
001-510-512-3032	ACCOUNTING AND AUDIT FEES	\$ -	\$ -			\$ -
001-510-512-3034	CONTRACT SERVICES	\$ -	\$ 45,000.00	\$ 60,500.00	\$ 60,500.00	\$ 15,500.00
001-510-512-3040	CONFERENCE TRAVEL AND PER DIEM	\$ 13,187.00	\$ 13,700.00	\$ 12,571.00	\$ 12,571.00	\$ (1,129.00)
001-510-512-3041	COMMUNICATION SERVICES	\$ 4,100.00	\$ 3,500.00	\$ 5,000.00	\$ 5,000.00	\$ 1,500.00
001-510-512-3042	FUEL	\$ 2,750.00	\$ 3,000.00	\$ 3,589.00	\$ 3,589.00	\$ 589.00
001-510-512-3043	UTILITY SERVICES	\$ 4,500.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ -



Account Id	Account Description	2023-2024 ADOPTED BUDGET 5.25 Mil	2024-2025 FINAL 5.1414 Mil	2025-2026 Advertisement 5.1414 Mil	2025-2026 4.8137 Mil	Increase/_decrease From Previous Year (4.8137)
001-510-512-3045	INSURANCE	\$ 5,618.00	\$ 5,386.00	\$ 5,849.00	\$ 5,849.00	\$ 463.00
001-510-512-3046	REPAIR AND MAINTENANCE	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 500.00
001-510-512-3048	PROMOTIONAL ACTIVITY/ADVERTIS	\$ 500.00	\$ 250.00	\$ 1,000.00	\$ 1,000.00	\$ 750.00
001-510-512-3051	OFFICE SUPPLIES	\$ 4,500.00	\$ 4,500.00	\$ 4,200.00	\$ 4,200.00	\$ (300.00)
001-510-512-3052	OPERATING SUPPLIES	\$ 3,950.00	\$ 3,700.00	\$ 4,200.00	\$ 4,200.00	\$ 500.00
001-510-512-3054	SUBSCRIPTIONS AND MEMBERSHIPS	\$ 14,500.00	\$ 1,250.00	\$ 1,075.00	\$ 1,075.00	\$ (175.00)
			\$ -			\$ -
		\$ 377,368.00	\$ 389,778.00	\$ 444,354.00	\$ 444,354.00	\$ 54,576.00
001-510-513-0000	FINANCIAL: FINANCE DEPARTMENT					
001-510-513-1000	FINANCIAL PERSONNEL SERVICES:					
001-510-513-1012	SALARIES	\$ 181,578.00	\$ 223,160.00	\$ 237,864.00	\$ 237,864.00	\$ 14,704.00
001-510-513-1014	OVERTIME	\$ 2,500.00	\$ 3,500.00	\$ 2,000.00	\$ 2,000.00	\$ (1,500.00)
001-510-513-1021	SOCIAL SECURITY	\$ 14,082.00	\$ 17,339.00	\$ 18,350.00	\$ 18,350.00	\$ 1,011.00
001-510-513-1022	RETIREMENT CONTRIBUTION	\$ 24,980.00	\$ 30,892.00	\$ 33,653.00	\$ 33,653.00	\$ 2,761.00
001-510-513-1023	HEALTH, LIFE VISION DENTAL	\$ 41,691.00	\$ 48,822.00	\$ 46,665.00	\$ 46,665.00	\$ (2,157.00)
001-510-513-1024	WORKMEN'S COMP AND PROP.CAS	\$ 375.00	\$ 457.00	\$ 502.00	\$ 502.00	\$ 45.00
001-510-513-3000	FINANCIAL OPERATING EXPENDITURES:		\$ -			\$ -
001-510-513-3031	PROFESSIONAL SERVICES	\$ 5,500.00	\$ 5,500.00	\$ 1,000.00	\$ 1,000.00	\$ (4,500.00)
001-510-513-3032	ACCOUNTING AND AUDITING FEES	\$ 35,000.00	\$ 41,500.00	\$ 47,460.00	\$ 47,460.00	\$ 5,960.00
001-510-513-3034	CONTRACT SERVICES	\$ 5,000.00	\$ 19,000.00	\$ 16,000.00	\$ 16,000.00	\$ (3,000.00)
001-510-513-3040	CONFERENCE TRAVEL AND PER DIEM	\$ 1,500.00	\$ 12,360.00	\$ 15,500.00	\$ 15,500.00	\$ 3,140.00
001-510-513-3041	COMMUNICATION SERVICES	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -
001-510-513-3042	FUEL	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ -
001-510-513-3043	UTILITY SERVICES	\$ 2,000.00	\$ 3,400.00	\$ 3,800.00	\$ 3,800.00	\$ 400.00
001-510-513-3045	INSURANCE	\$ 5,618.00	\$ 5,386.00	\$ 5,849.00	\$ 5,849.00	\$ 463.00
001-510-513-3046	REPAIRS AND MAINTENANCE	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
001-510-513-3048	PROMOTIONAL ACTIVITY/ADVERTIS	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ -
001-510-513-3050	ELECTION EXPENSE	\$ -	\$ 2,500.00	\$ 500.00	\$ 500.00	\$ (2,000.00)
001-510-513-3051	OFFICE SUPPLIES	\$ 3,000.00	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00	\$ (1,000.00)
001-510-513-3052	OPERATING SUPPLIES	\$ 750.00	\$ 3,300.00	\$ 4,200.00	\$ 4,200.00	\$ 900.00
001-510-513-3054	SUBSCRIPTIONS AND MEMBERSHIPS	\$ 4,000.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ -
001-510-513-4900	DISCOUNTS-AD VAL TAX	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ (2,500.00)
001-510-513-4959	TAX COLLECTOR FEE	\$ 700.00	\$ 700.00	\$ 1,500.00	\$ 1,500.00	\$ 800.00
001-510-513-4999	RESERVE FOR CONTINGENCIES	\$ 172,988.00	\$ -			\$ -
	513 Total	\$ 508,361.00	\$ 428,316.00	\$ 441,843.00	\$ 441,843.00	\$ 13,527.00
001-520-521-0000	LAW ENFORCEMENT:					
001-520-521-1000	OPERATING EXPENDITURES:					
001-520-521-3041	COMMUNICATION SERVICES	\$ 1,000.00	\$ 1,000.00	\$ 1,200.00	\$ 1,200.00	\$ 200.00
001-520-521-3159	PROP. APPRAISER-COLLECT.CHRG.	\$ 2,500.00	\$ 2,625.00	\$ 2,500.00	\$ 2,500.00	\$ (125.00)
001-520-521-4440	SHERIFFS' CONTRACT	\$ 440,000.00	\$ 444,800.00	\$ 444,800.00	\$ 444,800.00	\$ -
	521 Total	\$ 443,500.00	\$ 448,425.00	\$ 448,500.00	\$ 448,500.00	\$ 75.00
001-520-522-0000	FIRE DEPARTMENT:	\$ -				
001-520-522-1000	FIRE DEPARTMENT PERSONNEL SER	\$ -				
001-520-522-1012	SALARIES	\$ 301,361.00	\$ 513,399.00	\$ 1,024,026.00	\$ 1,024,026.00	\$ 510,627.00
001-520-522-1014	FIRE OVERTIME	\$ 10,000.00	\$ 36,000.00	\$ 60,000.00	\$ 60,000.00	\$ 24,000.00
001-520-522-1015	DRILLS/MEETINGS	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	\$ -
001-520-522-1016	VOLUNTEER FIRE	\$ 140,000.00	\$ 140,000.00	\$ 120,000.00	\$ 120,000.00	\$ (20,000.00)
001-520-522-1017	OFFICER PAY	\$ 42,500.00	\$ 47,600.00	\$ 12,000.00	\$ 12,000.00	\$ (35,600.00)
001-520-522-1019	SICK	\$ 38,117.00	\$ -			\$ -
001-520-522-1021	SOCIAL SECURITY	\$ 120,530.00	\$ 56,717.00	\$ 95,275.00	\$ 95,275.00	\$ 38,558.00
001-520-522-1022	RETIREMENT CONTRIBUTION	\$ 80,087.00	\$ 236,432.00	\$ 435,899.00	\$ 435,899.00	\$ 199,467.00
001-520-522-1023	HEALTH INSURANCE	\$ 35,192.00	\$ 120,531.00	\$ 216,380.00	\$ 216,380.00	\$ 95,849.00
001-520-522-1024	WORKERS COMP AND CASUALTY	\$ -	\$ 45,596.00	\$ 74,521.00	\$ 74,521.00	\$ 28,925.00
001-520-522-3031	PROFESSIONAL SERVICES	\$ 31,200.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ -
001-520-522-3034	CONTRACT SERVICES	\$ -	\$ 37,000.00	\$ 100,000.00	\$ 100,000.00	\$ 63,000.00
001-520-522-3040	CONFERENCE TRAVEL AND PER DIEM	\$ 14,000.00	\$ 16,500.00	\$ 25,000.00	\$ 25,000.00	\$ 8,500.00
001-520-522-3041	COMMUNICATION SERVICES	\$ 5,500.00	\$ 12,000.00	\$ 15,000.00	\$ 15,000.00	\$ 3,000.00
001-520-522-3042	FUEL	\$ 42,500.00	\$ 30,000.00	\$ 25,000.00	\$ 25,000.00	\$ (5,000.00)
001-520-522-3043	UTILITY SERVICES	\$ 6,500.00	\$ 16,000.00	\$ 20,000.00	\$ 20,000.00	\$ 4,000.00
001-520-522-3044	UNIFORMS	\$ 8,500.00	\$ -			\$ -
001-520-522-3045	INSURANCE	\$ 16,740.00	\$ 16,049.00	\$ 16,530.00	\$ 16,530.00	\$ 481.00
001-520-522-3046	REPAIRS & MAINTENANCE	\$ 60,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ -
001-520-522-3048	PROMOTIONAL ACTIVITY/ADVERTISEM			\$ 350.00	\$ 350.00	\$ 350.00
001-520-522-3051	OFFICE SUPPLIES	\$ 5,000.00	\$ 5,000.00	\$ 20,000.00	\$ 20,000.00	\$ 15,000.00
001-520-522-3052	OPERATING SUPPLIES	\$ 65,000.00	\$ 100,000.00	\$ 220,000.00	\$ 220,000.00	\$ 120,000.00
001-520-522-3054	SUBSCRIPTIONS AND MEMBERSHIPS	\$ 2,500.00	\$ 2,500.00	\$ 2,000.00	\$ 2,000.00	\$ (500.00)
001-520-522-3159	PROPERTY APPRAISER	\$ 2,750.00	\$ 3,000.00	\$ 2,650.00	\$ 2,650.00	\$ (350.00)
001-520-522-6000	FIRE DEPARTMENT CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -



Account Id	Account Description	2023-2024 ADOPTED BUDGET 5.25 Mil	2024-2025 FINAL 5.1414 Mil	2025-2026 Advertisement 5.1414 Mil	2025-2026 4.8137 Mil	Increase/_decrease From Previous Year (4.8137)
001-520-522-6064	CAPITAL OUTLAY - EQUIPMENT	\$ 36,250.00	\$ 32,000.00	\$ 2,150,000.00	\$ 2,150,000.00	\$ 2,118,000.00
001-520-522-6062	GRANT EXPENSES/BLDG		\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ -
001-520-522-7000	FIRE DEPARTMENT DEBT SERVICE:		\$ -			\$ -
001-520-522-7075	DEBT SERVICE-FIRE TRUCK	\$ 46,000.00	\$ 60,500.00	\$ 60,500.00	\$ 60,500.00	\$ -
	522 Total	\$ 1,114,627.00	\$ 3,616,724.00	\$ 6,785,031.00	\$ 6,785,031.00	\$ 3,168,307.00
001-520-524-0000	BUILDING & CODE ENFORCEMENT					
001-520-524-1000	PROTECTIVE INSPECTIONS PERSONNEL SERVICE					
001-520-524-1012	SALARIES	\$ 267,608.00	\$ 347,944.00	388,880.00	388,880.00	\$ 40,936.00
001-520-524-1014	OVERTIME	\$ 3,500.00	\$ 3,500.00	3,500.00	3,500.00	\$ -
001-520-524-1021	SOCIAL SECURITY	\$ 20,740.00	\$ 26,885.00	30,017.00	30,017.00	\$ 3,132.00
001-520-524-1022	RETIREMENT	\$ 57,900.00	\$ 69,174.00	76,568.00	76,568.00	\$ 7,394.00
001-520-524-1023	HEALTH INSURANCE	\$ 66,689.00	\$ 77,691.00	78,762.00	78,762.00	\$ 1,071.00
001-520-524-1024	WORKERS COMPENSATION	\$ 3,724.00	\$ 4,282.00	4,004.00	4,004.00	\$ (278.00)
001-520-524-3000	PROTECTIVE INSPECTIONS OPERATING EXP:		\$ -			\$ -
001-520-524-3030	PROFESSIONAL SERVICES	\$ 1,500.00	\$ -			\$ -
001-520-524-3031	PROFESSIONAL SERVICES	\$ 20,000.00	\$ 53,000.00	\$ 38,500.00	\$ 38,500.00	\$ (14,500.00)
001-520-524-3034	CONTRACT SERVICES	\$ 90,000.00	\$ 162,000.00	\$ 143,000.00	\$ 143,000.00	\$ (19,000.00)
001-520-524-3040	CONFERENCES TRAVEL AND PER DIE	\$ 4,000.00	\$ 7,000.00	\$ 11,000.00	\$ 11,000.00	\$ 4,000.00
001-520-524-3041	COMMUNICATION SERVICES	\$ 7,000.00	\$ 5,000.00	\$ 7,500.00	\$ 7,500.00	\$ 2,500.00
001-520-524-3042	FUEL	\$ 5,750.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -
001-520-524-3043	UTILITY SERVICES	\$ 6,000.00	\$ 3,000.00	\$ 3,500.00	\$ 3,500.00	\$ 500.00
001-520-524-3045	INSURANCE	\$ 4,191.00	\$ 4,018.00	\$ 4,364.00	\$ 4,364.00	\$ 346.00
001-520-524-3046	REPAIR & MAINT/DEMO	\$ 80,000.00	\$ 8,000.00	\$ 5,000.00	\$ 5,000.00	\$ (3,000.00)
001-520-524-3048	PROMOTIONAL ACTIVITY/ADVERTIS	\$ 6,000.00	\$ 6,000.00	\$ 7,000.00	\$ 7,000.00	\$ 1,000.00
001-520-524-3051	OFFICE SUPPLIES	\$ 3,000.00	\$ 3,500.00	\$ 3,000.00	\$ 3,000.00	\$ (500.00)
001-520-524-3052	OPERATING SUPPLIES	\$ 7,100.00	\$ 6,100.00	\$ 7,500.00	\$ 7,500.00	\$ 1,400.00
001-520-524-3054	SUBSCRIPTIONS AND MEMBERSHIPS	\$ 18,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 500.00
001-520-524-6064	CAPITAL - EQUIPMENT	\$ -	\$ 52,500.00	\$ 7,500.00	\$ 7,500.00	\$ (45,000.00)
		\$ 672,702.00	\$ 843,594.00	\$ 824,095.00	\$ 824,095.00	\$ (19,499.00)
001-525-525-1000	CONTINGENCY/RESERVE/DISASTER					
001-525-525-1012	SALARIES	\$ 200,000.00	\$ 200,000.00	\$ 284,365.00	\$ 284,365.00	\$ 84,365.00
001-525-525-1021	SOCIAL SECURITY	\$ 15,300.00	\$ 15,300.00			\$ (15,300.00)
001-525-525-1022	RETIREMENT	\$ 48,380.00	\$ 48,380.00			\$ (48,380.00)
001-525-525-3034	CONTRACT SERVICES	\$ 250,000.00	\$ 200,515.00			\$ (200,515.00)
001-525-525-3046	REPAIRS AND MAINTENANCE	\$ 18,160.00	\$ 18,388.00			\$ (18,388.00)
001-525-525-4999	CONTINGENCY/RESERVE/DISASTER	\$ 18,160.00	\$ 704,828.00	\$ 1,494,112.00	\$ 1,364,710.00	\$ 659,882.00
						\$ -
	525 Total	\$ 550,000.00	\$ 1,187,411.00	\$ 1,778,477.00	\$ 1,649,075.00	\$ 461,664.00
001-540-541-0000	ROADS & STREETS:					
001-540-541-1000	ROADS & STREETS PERSONNEL SERVICES:					
001-540-541-1012	SALARIES	\$ 498,200.00	\$ 498,614.00	\$ 459,868.00	\$ 459,868.00	\$ (38,746.00)
001-540-541-1014	STREETS OVERTIME	\$ 10,000.00	\$ 12,000.00	\$ 10,000.00	\$ 10,000.00	\$ (2,000.00)
001-540-541-1021	SOCIAL SECURITY	\$ 38,878.00	\$ 39,062.00	\$ 35,945.00	\$ 35,945.00	\$ (3,117.00)
001-540-541-1022	RETIREMENT CONTRIBUTION	\$ 68,963.00	\$ 64,263.00	\$ 59,923.00	\$ 59,923.00	\$ (4,340.00)
001-540-541-1023	HEALTH INSURANCE	\$ 138,341.00	\$ 115,435.00	\$ 144,922.00	\$ 144,922.00	\$ 29,487.00
001-540-541-1024	WORKMEN'S COMPENSATION AND	\$ 67,737.00	\$ 58,202.00	\$ 53,603.00	\$ 53,603.00	\$ (4,599.00)
001-540-541-3000	ROADS & STREETS OPERATING EXP	\$ -	\$ -			\$ -
001-540-541-3031	PROFESSIONAL SERVICES	\$ -	\$ 1,500.00	\$ -	\$ -	\$ (1,500.00)
001-540-541-3034	CONTRACT SERVICES	\$ 28,100.00	\$ 10,000.00	15,000.00	15,000.00	\$ 5,000.00
001-540-541-3040	CONFERENCE TRAVEL AND PER DIEM		\$ 3,500.00	2,500.00	2,500.00	\$ (1,000.00)
001-540-541-3041	COMMUNICATION SERVICES	\$ 2,500.00	\$ 3,500.00	7,500.00	7,500.00	\$ 4,000.00
001-540-541-3042	FUEL	\$ 3,500.00	\$ 40,000.00	30,000.00	30,000.00	\$ (10,000.00)
001-540-541-3043	UTILITY SERVICES	\$ 35,000.00	\$ 225,000.00	225,000.00	225,000.00	\$ -
001-540-541-3044	UNIFORMS	\$ 175,000.00	\$ -			\$ -
001-540-541-3045	INSURANCE	\$ -	\$ 111,126.00	\$ 120,683.00	\$ 120,683.00	\$ 9,557.00
001-540-541-3046	REPAIRS AND MAINTENANCE	\$ 116,130.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ -
001-540-541-3047	STREET & SIDEWALK MAINT	\$ 60,000.00	\$ -			\$ -
001-540-541-3051	OFFICE SUPPLIES	\$ -	\$ 500.00	\$ 500.00	\$ 500.00	\$ -
001-540-541-3052	OPERATING SUPPLIES	\$ 15,000.00	\$ 35,000.00	\$ 55,000.00	\$ 55,000.00	\$ 20,000.00
001-540-541-3053	ROAD MATERIALS AND SUPPLIES	\$ 10,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ -
001-540-541-3054	SUBSCRIPTIONS AND MEMBERSHIPS	\$ -	\$ 500.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00
001-540-541-3159	PROP. APPRAISER-COLLECT.CHRG.	\$ -	\$ -	\$ 700.00	\$ 700.00	\$ 700.00
001-540-541-6000	CAPITAL OUTLAY:		\$ -			\$ -
001-540-541-6064	CAPITAL - EQUIPMENT	\$ 5,000.00	\$ 19,800.00	\$ 112,198.00	\$ 112,198.00	\$ 92,398.00
001-540-541-7075	DEBT SERVICE			\$ 28,000.00	\$ 28,000.00	\$ 28,000.00
	541 Total	\$ 1,272,349.00	\$ 1,343,002.00	\$ 1,467,342.00	\$ 1,467,342.00	\$ 124,340.00



Account Id	Account Description	2023-2024 ADOPTED BUDGET 5.25 Mil	2024-2025 FINAL 5.1414 Mil	2025-2026 Advertisement 5.1414 Mil	2025-2026 4.8137 Mil	Increase/_decrease From Previous Year (4.8137)
001-550-000-0000	CAPITAL EXPENDITURES:		\$ -			\$ -
	<b>000 Total</b>	\$ -	\$ -			\$ -
001-550-513-6000	CAPITAL EXPENDITURES FINANCE/A	\$ -	\$ -			\$ -
001-550-513-6062	BUILDING-CITY HALL	\$ 114,000.00	\$ -	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00
001-550-513-6064	EQUIPMENT-ADMINISTRATION	\$ 50,000.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
	<b>513 Total</b>	\$ 164,000.00	\$ -	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00
001-550-519-6000	CAPITAL EXPENDITURES OTR GEN'L	\$ -	\$ -			\$ -
001-550-519-6064	EQUIPMENT-OTHER	\$ -	\$ -			\$ -
	<b>519 Total</b>	\$ -	\$ -			\$ -
001-550-539-6000	CAPITAL EXPENDITURES OTR PHYSIC	\$ -	\$ -			\$ -
001-550-539-6062	BUILDING-CIVIC CENTER	\$ -	\$ -			\$ -
001-550-539-6064	EQUIPMENT	\$ -	\$ -			\$ -
	<b>539 Total</b>	\$ -	\$ -			\$ -
001-550-541-6000	CAPITAL EXPENDITURES ROADS AND	\$ 600,000.00	\$ -			\$ -
001-550-541-6060	CAPITAL OUTLAY - STREET PAVING	\$ -	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ -
001-550-541-6062	BUILDING-WAREHOUSE	\$ -	\$ -			\$ -
001-550-541-6063	IMPROVEMENT OTHER THAN BLDG	\$ -	\$ -			\$ -
001-550-541-6064	EQUIPMENT-STREETS	\$ -	\$ -			\$ -
	<b>541 Total</b>	\$ 600,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ -
001-550-560-6000	CAPITAL EXPENDITURES HUMAN SE	\$ -	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ -
	<b>560 Total</b>	\$ -	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ -
001-550-572-6000	CAPITAL EXPENDITURES PARKS AND	\$ -	\$ -			\$ -
001-550-572-6062	LAND-CULTURE AND RECREATION	\$ 154,344.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ -
001-550-572-6063	IMP. O/T BLDG-PARKS AND REC			\$ 36,000.00	\$ 36,000.00	\$ 36,000.00
001-550-572-6064	EQUIPMENT-PARKS AND RECREATION					\$ -
	<b>572 Total</b>	\$ 154,344.00	\$ 35,000.00	\$ 71,000.00	\$ 71,000.00	\$ 36,000.00
	<b>550 TOTAL</b>	\$ 918,344.00	\$ 2,535,000.00	\$ 2,651,000.00	\$ 2,651,000.00	\$ 116,000.00
001-560-562-0000	<b>ANIMAL CONTROL</b>	\$ -				
001-560-562-1000	<b>HEALTH SERVICES PERSONNEL SERV</b>	\$ -		\$ 38,799.00	\$ 38,799.00	\$ 38,799.00
001-560-562-1012	SALARIES	\$ 158,600.00	\$ 204,360.00	\$ 233,574.00	\$ 233,574.00	\$ 29,214.00
001-560-562-1014	ANIMAL CONTROL-OVERTIME	\$ 2,500.00	\$ 11,000.00	\$ 20,920.00	\$ 20,920.00	\$ 9,920.00
001-560-562-1021	SOCIAL SECURITY	\$ 12,325.00	\$ 16,475.00	\$ 19,469.00	\$ 19,469.00	\$ 2,994.00
001-560-562-1022	RETIREMENT CONTRIBUTION	\$ 21,862.00	\$ 29,354.00	\$ 35,705.00	\$ 35,705.00	\$ 6,351.00
001-560-562-1023	HEALTH INSURANCE	\$ 57,898.00	\$ 65,831.00	\$ 68,024.00	\$ 68,024.00	\$ 2,193.00
001-560-562-1024	WORKMEN'S COMP AND PROP.CAS	\$ 2,609.00	\$ 3,049.00	\$ 4,293.00	\$ 4,293.00	\$ 1,244.00
001-560-562-3000	HEALTH SERVICES OPERATING EXPENDITURES:		\$ -			\$ -
001-560-562-3031	PROFESSIONAL SERVICES	\$ 500.00	\$ 1,500.00	\$ 4,000.00	\$ 4,000.00	\$ 2,500.00
001-560-562-3034	CONTRACT SERVICES	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -
001-560-562-3040	CONFERENCE TRAVEL & PER DIEM	\$ 2,500.00	\$ 5,600.00	\$ 6,600.00	\$ 6,600.00	\$ 1,000.00
001-560-562-3041	COMMUNICATION SERVICES	\$ 4,100.00	\$ 6,000.00	\$ 6,800.00	\$ 6,800.00	\$ 800.00
001-560-562-3042	FUEL	\$ 11,000.00	\$ 17,000.00	\$ 23,112.00	\$ 23,112.00	\$ 6,112.00
001-560-562-3043	UTILITY SERVICES	\$ 5,000.00	\$ 5,000.00	\$ 4,000.00	\$ 4,000.00	\$ (1,000.00)
001-560-562-3045	INSURANCE	\$ 5,400.00	\$ 5,177.00	\$ 5,622.00	\$ 5,622.00	\$ 445.00
001-560-562-3046	REPAIRS & MAINTENANCE	\$ 3,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00
001-560-562-3051	OFFICE SUPPLIES	\$ 500.00	\$ 500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,000.00
001-560-562-3052	OPERATING SUPPLIES	\$ 4,200.00	\$ 8,000.00	\$ 9,500.00	\$ 9,500.00	\$ 1,500.00
001-560-562-3054	SUBSCRIPTIONS AND MEMBERSHIPS		\$ 500.00	\$ 500.00	\$ 500.00	\$ -
001-560-5620-6000	CAPITAL OUTLAY					\$ -
001-560-562-6063	IMPROVE OTHER THAN BLDG.	\$ -	\$ -	\$ -	\$ -	\$ -
001-560-562-6064	BLDG/EQ - ANIMAL CONTROL	\$ 125,000.00	\$ 175,000.00			\$ (175,000.00)
	<b>560 Total</b>	\$ 426,993.00	\$ 569,346.00	\$ 502,418.00	\$ 502,418.00	\$ (66,928.00)
001-570-000-0000	CULTURE/RECREATION:	\$ -				
001-570-572-0000	<b>PARKS AND RECREATION:</b>	\$ -				
001-570-572-1000	PARKS AND RECREATION PERSONNEL	\$ -				
001-570-572-1012	SALARIES	\$ 7,669.00	\$ 52,000.00	\$ 69,290.00	\$ 69,290.00	\$ 17,290.00
001-570-572-1014	PARKS OVERTIME	\$ 100.00	\$ 1,000.00			\$ (1,000.00)
001-570-572-1021	SOCIAL SECURITY	\$ 587.00	\$ 4,054.00	\$ 5,301.00	\$ 5,301.00	\$ 1,247.00
001-570-572-1022	RETIREMENT CONTRIBUTION	\$ 1,041.00	\$ 7,224.00	\$ 9,721.00	\$ 9,721.00	\$ 2,497.00
001-570-572-1023	HEALTH INSURANCE	\$ 3,679.00	\$ 17,406.00	\$ -	\$ -	\$ (17,406.00)
001-570-572-1024	WORKMEN'S COMP AND PROP.CAS	\$ 5,150.00	\$ 4,720.00	\$ 6,825.00	\$ 6,825.00	\$ 2,105.00
001-570-572-3034	CONTRACT SERVICES			\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
001-570-572-3035	MISCELLANEOUS	\$ 9,459.00	\$ -	\$ -	\$ -	\$ -
001-570-572-3041	COMMUNICATION SERVICES	\$ 1,250.00	\$ -	\$ -	\$ -	\$ -
001-570-572-3042	FUEL	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -
001-570-572-3043	UTILITY SERVICES	\$ 30,000.00	\$ 45,000.00	\$ 49,500.00	\$ 49,500.00	\$ 4,500.00
001-570-572-3045	INSURANCE	\$ 54,889.00	\$ 52,622.00	\$ 57,147.00	\$ 57,147.00	\$ 4,525.00
001-570-572-3046	REPAIRS & MAINTENANCE	\$ 11,000.00	\$ 15,000.00	\$ 21,500.00	\$ 21,500.00	\$ 6,500.00



Account Id	Account Description	2023-2024 ADOPTED BUDGET 5.25 Mil	2024-2025 FINAL 5.1414 Mil	2025-2026 Advertisement 5.1414 Mil	2025-2026 4.8137 Mil	Increase/_decrease From Previous Year (4.8137)
001-570-572-3052	OPERATING SUPPLIES	\$ 3,500.00	\$ 10,000.00	\$ 3,500.00	\$ 3,500.00	\$ (6,500.00)
001-570-572-3054	SUBSCRIPTIONS AND MEMBERSHIPS	\$ -	\$ 100.00	\$ -	\$ -	\$ (100.00)
001-570-572-3109	WEST HENDRY CO-SPECIAL DISTRICT	\$ 174,895.00	\$ 174,895.00	\$ 230,375.00	\$ 230,375.00	\$ 55,480.00
001-570-572-3159	COLLECT CHARGES-PROP.APPRAISER	\$ 650.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
001-570-572-6063	IMP. O/T BLDG-PARKS AND REC	\$ -	\$ -	\$ 55,000.00	\$ 55,000.00	\$ 55,000.00
001-570-575-6063	EQUIPMENT - CIVIC CENTER	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
001-570-575-7272	CIVIC CENTER USDA LOAN INTEREST	\$ 8,145.00	\$ 13,600.00	\$ 13,600.00	\$ 13,600.00	\$ -
	572 Total	\$ 313,014.00	\$ 400,621.00	\$ 568,259.00	\$ 568,259.00	\$ 167,638.00
	SPECIAL EVENTS:					
001-570-574-1000	SPECIAL EVENTS PERSONNEL SERVICES:					
001-570-574-4440	CHRISTMAS EXPENSE	\$ 15,000.00	\$ 15,000.00	\$ 22,000.00	\$ 22,000.00	\$ 7,000.00
001-570-574-4442	SCF & 4TH JULY EXPENSE	\$ 25,000.00	\$ 25,000.00	\$ 30,000.00	\$ 30,000.00	\$ 5,000.00
001-570-574-4443	SPECIAL EVENTS - OTHER		\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -
	574 Total	\$ 40,000.00	\$ 65,000.00	\$ 77,000.00	\$ 77,000.00	\$ 12,000.00
001-570-580-3000	GRANTS OPERATING EXP:	\$ -				
001-570-580-3183	PROFESSIONAL SERVICES - GRANTS	\$ 60,000.00	\$ -	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00
	570 Total	\$ 60,000.00	\$ -	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00
001-590-000-0000	OTHER NON-OPERATING DISBURSEMENTS:					
001-590-541-4443	AREA HOUSING AUTHORITY	\$ -	\$ -			\$ -
001-590-541-4444	DONATIONS/OTHER	\$ 25,000.00	\$ 25,000.00	\$ 26,000.00	\$ 26,000.00	\$ 1,000.00
001-590-541-4445	DONATIONS-DAV	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -
001-590-541-4446	DONATION-LABELLE HERITAGE MUS	\$ -	\$ -	\$ 16,500.00	\$ 16,500.00	\$ 16,500.00
001-590-541-4447	DONATION-LDRC - DOWNTOWN RE	\$ 20,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ -
001-590-541-4449	BARRON LIBRARY DONATION	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ -
001-590-541-4450	FOURTH OF JULY DONATION-CITY P	\$ -	\$ -			\$ -
	590 Total	\$ 90,000.00	\$ 93,000.00	\$ 110,500.00	\$ 110,500.00	\$ 17,500.00
	000 Total	\$ -	\$ -			\$ -
	GENERAL FUND					
	PROPOSED EXPENSE	\$ 7,179,543.00	\$ 12,338,043.00	\$ 16,656,334.00	\$ 16,526,932.00	\$ 4,188,889.00
	PROPOSED REVENUE	\$ 7,163,885.00	\$ 12,338,043.00	\$ 16,656,334.00	\$ 16,526,932.00	\$ 4,188,889.00
	NET SURPLUS (DEFICIT)	\$ (15,658.00)	\$ -	\$ 0.00	\$ -	\$ -
		2023-2024 ADOPTED BUDGET 5.25 Mil	2024-2025 FINAL 5.25 Mil			Increase/_decrease From Previous Year (4.8137)
						#REF!
WATER	WATER 041					
Account Id	Account Description	2023-2024 ADOPTED BUDGET	2024-2025 ADOPTED BUDGET	2025-2026 TENTATIVE BUDGET		INCREASE/DECREASE
041-220-1000	WATER DEPOSITS	15,000	35,000	32,000	32,000	(3,000.00)
041-220-1100	WATER DEPOSITS -Capacity Access	7,500	62,600	55,600	55,600	(7,000.00)
	220 Total	22,500	97,600	87,600	87,600	(10,000.00)
041-341-9000	FEES MISCELLANEOUS	20,000	46,000	20,000	20,000	(26,000.00)
	341 Total	20,000	46,000	20,000	20,000	(26,000.00)
041-343-3100	WATER SALES	2,181,230	3,644,000	3,600,000	3,600,000	(44,000.00)
041-343-3200	CONNECTION FEES	200,000	-	-	-	-
041-343-3300	TURN ON FEES	10,000	11,000	10,000	10,000	(1,000.00)
041-343-3400	CAPACITY ACCESS	500,000	188,000	100,000	100,000	(88,000.00)
041-343-9002	WTR/NSF	-	4,000	3,500	3,500	(500.00)
	343 Total	2,891,230	3,847,000	3,713,500	3,713,500	(133,500.00)
041-361-1000	INTEREST ON INVESTMENTS	2,500	11,000	10,000	10,000	(1,000.00)
	361 Total	2,500	11,000	10,000	10,000	(1,000.00)
041-343-6000	FDEM GRANT & DEP GRANT	1,094,050	3,500,000	3,500,000	3,500,000	-
TBD	FEDERAL GRANTS	-	-	387,990	387,990	387,990.00
	369 Total	1,094,050	3,500,000	3,887,990	3,887,990	387,990.00
041-390-3990	LESS EARMARKED FUNDS	56,013	-			-
	390 Total	56,013	-			-
	WATER FUND Revenue Total	4,086,293	7,501,600	7,719,090	7,719,090	217,490.00
041-510-513-3031	ATTORNEY FEES & EXPENSE			12,582	12,582	12,582.00
041-510-513-3035	MISCELLANEOUS			500	500	500.00
041-510-513-3040	CONFERENCE TRAVEL AND PER DIEM			2,000	2,000	2,000.00



Account Id	Account Description	2023-2024 ADOPTED BUDGET 5.25 Mil	2024-2025 FINAL 5.1414 Mil	2025-2026 Advertisement 5.1414 Mil	2025-2026 4.8137 Mil	Increase/_decrease From Previous Year (4.8137)
041-535-533-0000	TREATMENT PLANT:	-	-	-	-	-
041-535-533-1000	TREATMENT PLANT PERSONNEL SE	-	-	-	-	-
041-535-533-1012	SALARIES	303,568	288,018	461,462	461,462	173,444.00
041-535-533-1014	OVERTIME	5,000	20,000	30,000	30,000	10,000.00
041-535-533-1021	SOCIAL SECURITY	23,606	23,563	37,597	37,597	14,034.00
041-535-533-1022	RETIREMENT CONTRIBUTION	47,534	39,683	66,328	66,328	26,645.00
041-535-533-1023	LIFE AND HEALTH INSURANCE	96,227	75,897	132,106	132,106	56,209.00
041-535-533-1024	WORKERS COMPENSATION	28,144	26,468	46,290	46,290	19,822.00
041-535-533-3000	TREATMENT PLANT OPERATING EX	-	-	-	-	-
041-535-533-3030	PROFESSIONAL SERVICES	-	-	-	-	-
041-535-533-3031	PROFESSIONAL SERVICES	1,119,864	1,093,000	1,025,187	1,025,187	(67,813.00)
041-535-533-3034	CONTRACT SERVICES	175,250	27,000	29,570	29,570	2,570.00
041-535-533-3041	COMMUNICATIONS	10,800	10,000	15,603.00	15,603.00	5,603.00
041-535-533-3042	FUEL	10,000	5,000	5,150.00	5,150.00	150.00
041-535-533-3043	UTILITY SERVICES	154,500	201,000	185,975.00	185,975.00	(15,025.00)
041-535-533-3045	INSURANCE	174,900	167,677	182,097.00	182,097.00	14,420.00
041-535-533-3051	OFFICE SUPPLIES	9,000	10,000	5,501.00	5,501.00	(4,499.00)
041-535-533-3052	OPERATING SUPPLIES	45,000	78,000	77,974.00	77,974.00	(26.00)
041-535-533-3054	SUBSCRIPTIONS & MEMBERSHIPS	-	1,000	1,793.00	1,793.00	793.00
041-535-533-3146	REPAIR AND MAINTENANCE	22,350	40,000	170,173	170,173	130,173.00
041-536-533-3146	REPAIRS & MAINTENANCE-FAC. & EQ.	-	-	40,000	40,000	40,000.00
041-535-533-6064	CAPITAL OUTLAY	1,094,050	-	-	-	-
041-560-533-5900	DEPRECIATION EXPENSE	-	724,500	-	-	(724,500.00)
	<b>535 Total</b>	<b>3,319,793</b>	<b>2,830,806</b>	<b>2,527,888</b>	<b>2,527,888</b>	<b>(302,918.00)</b>
041-538-533-7000	DEBT SERVICE:	-	270,173	278,560	278,560	8,387.00
041-538-533-7272	BOND INTEREST EXPENSE	775,000	316,634	301,956	301,956	(14,678.00)
	<b>538 Total</b>	<b>775,000</b>	<b>586,807</b>	<b>580,516</b>	<b>580,516</b>	<b>(6,291.00)</b>
041-550-533-6000	CAPITAL EXPENDITURES CAPITAL OUTLAY:	-	-	-	-	-
041-550-533-6064	CAPITAL OUTLAY - EQUIPMENT	-	-	100,000	100,000	100,000.00
041-550-533-6063	IMPROVE OTHER THAN BLDG.	-	3,500,000	3,887,990	3,887,990	387,990.00
	<b>550 Total</b>	<b>-</b>	<b>3,500,000</b>	<b>3,987,990</b>	<b>3,987,990</b>	<b>487,990.00</b>
041-510-513-4999	OTHER USES:	-	99,707	507,433	507,433	407,726.00
		-	-	-	-	-
	TRANSFER TO SEWER	-	-	115,263	115,263	115,263.00
	<b>000 Total</b>	<b>-</b>	<b>99,707</b>	<b>622,696</b>	<b>622,696</b>	<b>522,989.00</b>
041-580-581-8300	CASH CARRY-OVER	-	-	-	-	-
	<b>581 Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
041-580-591-9094	LESS EARMARKED FUNDS	-	-	-	-	-
	<b>580 Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>WATER FUND Expenditure Total</b>	<b>4,094,793</b>	<b>7,017,320</b>	<b>7,719,090</b>	<b>7,719,090</b>	<b>701,770.00</b>
	<b>REVENUES</b>	<b>4,086,293</b>	<b>7,501,600</b>	<b>7,719,090</b>	<b>7,719,090</b>	
	<b>Net income</b>	<b>(8,500)</b>	<b>484,280</b>	<b>-</b>	<b>-</b>	

## SEWER SEWER 042

Account Id	Account Description	2023-2024 APPROVED BUDGET	2024-2025 FINAL 5.1414 Mil	2025-2026 Advertisement 5.1414 Mil	2025-2026 4.8137 Mil	INCREASE/DECREASE
042-220-1000	SEWER DEPOSITS	7,500	20,000	15,000	15,000	(5,000.00)
042-220-1100	SEWER DEPOSITS - IMPACT FEES	-	42,000	30,000	30,000	(12,000.00)
	<b>220 Total</b>	<b>7,500</b>	<b>62,000</b>	<b>45,000</b>	<b>45,000</b>	<b>(17,000.00)</b>
042-343-3400	CAPITAL OUTLAY	300,000	128,000	50,000	50,000	(78,000.00)
042-343-5100	SEWER USER FEES	1,000,000	1,705,000	1,400,000	1,400,000	(305,000.00)
042-343-5200	SEWER DUMPING FEES	75,000	140,000	100,000	100,000	(40,000.00)
042-343-5500	SEWER CONNECTION FEES	40,000	28,000	10,000	10,000	(18,000.00)
042-343-5600	GREENTREE/WASTE WATER FEES	-	-	-	-	-
	<b>343 Total</b>	<b>1,415,000</b>	<b>2,001,000</b>	<b>1,560,000</b>	<b>1,560,000</b>	<b>(441,000.00)</b>
042-361-1000	INTEREST ON INVESTMENTS	1,750	4,500	-	-	(4,500.00)
	<b>361 Total</b>	<b>1,750</b>	<b>4,500</b>	<b>-</b>	<b>-</b>	<b>(4,500.00)</b>
042-369-0000	MISCELLANEOUS REVENUE	50,000	-	-	-	-
042-369-3000	SETTLEMENTS	151,287	-	-	-	-
	<b>369 Total</b>	<b>201,287</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
042-381-xxxx	TRANSFER IN-WATER FUND	-	-	115,263	115,263	115,263.00
	<b>381 Total</b>	<b>-</b>	<b>-</b>	<b>115,263</b>	<b>115,263</b>	<b>115,263.00</b>
042-384-1000	STATE APPROPRIATION-RUS GRAN	21,655,842	6,500,000	3,930,950	3,930,950	(2,569,050.00)
042-384-2000	DEBT PROCEEDS	-	500,000	-	-	(500,000.00)
	<b>384 Total</b>	<b>21,655,842</b>	<b>7,000,000</b>	<b>3,930,950</b>	<b>3,930,950</b>	<b>(3,069,050.00)</b>
	<b>SEWER FUND Revenue Total</b>	<b>23,281,379</b>	<b>9,067,500</b>	<b>5,651,213</b>	<b>5,651,213</b>	<b>(3,416,287.00)</b>



Account Id	Account Description	2023-2024 ADOPTED BUDGET 5.25 Mil	2024-2025 FINAL 5.1414 Mil	2025-2026 Advertisement 5.1414 Mil	2025-2026 4.8137 Mil	Increase/_decrease From Previous Year (4.8137)
042-525-535-0000	SEWAGE COLLECTION:					
042-525-535-1000	SEWAGE COLLECTION PERSONNEL SERVICES:					
042-525-535-1012	SALARIES	128,693	139,830	114,217	114,217	(25,613.00)
042-525-535-1014	OVERTIME	5,000	20,000	20,600	20,600	600.00
042-525-535-1021	SOCIAL SECURITY	10,228	12,227	10,314	10,314	(1,913.00)
042-525-535-1022	RETIREMENT CONTRIBUTION	20,974	19,485	16,290	16,290	(3,195.00)
042-525-535-1023	LIFE AND HEALTH INSURANCE	61,522	35,724			(35,724.00)
042-525-535-1024	WORKERS COMPENSATION	10,686	11,480	9,852	9,852	(1,628.00)
042-525-535-3000	SEWAGE COLLECTION OPERATING	-	-			-
042-525-535-3030	PROFESSIONAL SERVICES	-	-			-
042-525-535-3031	PROFESSIONAL SERVICES	898,576	1,105,000	1,005,933	1,005,933	(99,067.00)
042-525-535-3033	ENGINEER FEES AND EXPENSE	-	-			-
042-525-535-3034	CONTRACT SERVICES	300,000	15,000	4,077	4,077	(10,923.00)
042-525-535-3043	UTILITIES/LIFT STATION	75,000	141,000	139,731	139,731	(1,269.00)
042-525-535-3045	INSURANCE	45,641	43,756	47,519	47,519	3,763.00
042-525-535-3048	SEWAGE COLLECTI PROMOTIONAL	-	-	82	82	82.00
042-525-535-3051	OFFICE SUPPLIES	-	6,000	3,030	3,030	(2,970.00)
042-525-535-3052	OPERATING SUPPLIES	12,000	61,000	61,278	61,278	278.00
042-525-535-3146	REPAIR AND MAINTENANCE	50,000	42,000	50,045	50,045	8,045.00
042-525-535-6064	CAPITAL OUTLAY	21,655,559	6,500,000	3,930,950	3,930,950	(2,569,050.00)
042-560-535-6900	DEPRECIATION	-	624,500			(624,500.00)
	535 Total	23,273,879	8,777,002	5,413,918	5,413,918	(3,363,084.00)
042-538-533-7000	DEBT SERVICE:	-	269,715	131,000	131,000	(138,715.00)
042-538-533-7272	BOND PRINCIPAL/INTEREST EXPENS	-	81,063	56,295	56,295	(24,768.00)
	538 Total	-	350,778	187,295	187,295	(163,483.00)
042-550-533-0000	CAPITAL EXPENDITURES:	-	-			-
042-550-533-6000	CAPITAL EXPENDITURES CAPITAL O	-	-			-
042-550-533-6063	IMPROVE OTHER THAN BLDG.	-	-			-
042-550-533-6064	EQUIPMENT	-	500,000	50,000	50,000	(450,000.00)
042-550-533-6100	SEWER HOOK-UPS	-	-			-
	550 Total	-	500,000	50,000	50,000	(450,000.00)
042-580-000-0000	OTHER USES:	-	-			-
	000 Total	-	-			-
042-580-591-9094	LESS EARMARKED FUNDS	-	-			-
	580 Total	-	-			-
	SEWER FUND Expenditure Total	23,273,879	9,627,780	5,651,213	5,651,213	(3,976,567.00)
	REVENUES	201,287	9,067,500	5,651,213	5,651,213	
	Net income	(23,072,592)	(560,280)	-	-	

GARBAGE **SANITATION 043**

Account Id	Account Description	2023-2024 APPROVED BUDGET				INCREASE/DECREASE
043-220-1000	GARBAGE DEPOSITS	8,500	16,000	16,000	16,000	-
	220 Total	8,500	16,000	16,000	16,000	-
043-343-4341	REFUSE COLLECTION	1,063,725	1,167,000	1,142,000	1,142,000	(25,000.00)
	343 Total	1,063,725	1,167,000	1,142,000	1,142,000	(25,000.00)
043-361-1000	INTEREST ON INVESTMENTS	200	-			-
	361 Total	200	-			-
	SANITATION OPERATION FUND Re	1,072,425	1,183,000	1,158,000	1,158,000	(25,000.00)
	\$ -	-	-			-
043-000-000-0000	SANITATION OPERATION FUND	-	-			-
	000 Total	-	-			-
043-539-534-9091	GENERAL FUND-CITY PORTION	-	-			-
	539 Total	-	-			-
043-555-534-3051	OFFICE SUPPLIES	-	-			-
043-555-534-3134	GARBAGE FEES	1,010,539	1,107,000	1,090,000	1,090,000	(17,000.00)
	555 Total	1,010,539	1,107,000	1,090,000	1,090,000	(17,000.00)
043-580-581-8300	CASH FORWARD(RESERVE)	53,386	-	68,000	68,000	68,000.00
	580 Total	53,386	-			-
	SANITATION OPERATION FUND Ex	1,063,925	1,107,000	1,158,000	1,158,000	51,000.00

EXPENDITURES and CASH OUTFLOWS	\$	28,432,597	\$	17,752,100	\$	14,528,303	\$	14,528,303	\$	(3,223,797)
REVENUES and CASH INFLOWS	\$	28,440,097	\$	17,752,100	\$	14,528,303	\$	14,528,303	\$	(3,223,797)
Net cash in/(out)	\$	7,500	\$	-	\$	-	\$	-	\$	-



CITY OF LABELLE  
FY2026 Budget Summary  
UPDATED 09.02.2025

MILLAGE	ROLLBACK RATE		Net incr from optg										
	4.8137		487,478										
DEPT	AD VALOREM & ASSESSMENTS	REVENUE	RESTRICTED DEPOSITS	PERSONNEL	OPERATING	CAPITAL OUTLAY	DEBT SERVICE	RESERVES	TRANSERS OUT	TRANSERS IN	NET CASH IN/(OUT)	INFLOWS	OUTFLOWS
General Fund													
General Government	1,900,821	2,095,508						207,481	75,000		3,713,848	3,996,329	282,481
Commission				128,818	414,849	15,000					(558,667)	-	558,667
Executive				340,021	104,484						(444,505)	-	444,505
Finance				339,052	102,809	80,000		-			(521,861)	-	521,861
Law Enforcement	340,000	30,000			448,500						(78,500)	370,000	448,500
Fire	1,084,327	5,926,478		2,042,501	532,030	4,150,000	60,500	300,774		75,000	-	7,085,805	7,085,805
Bldg/Code/Planning		236,500		581,962	234,864	7,500					(587,826)	236,500	824,326
Contingency (rollover)								1,151,411		1,151,411	-	1,151,411	1,151,411
Street/Maint	130,000	369,000		784,222	562,883	612,198	28,000			500,000	(988,303)	999,000	1,987,303
Animal Control (City only)		2,261,106		420,784	81,634	2,000,000					(241,312)	2,261,106	2,502,418
Animal Control (County)													-
Recreation	248,781	136,000		84,033	368,522	166,000	13,600				(247,374)	384,781	632,155
Events		15,000			77,000						(62,000)	15,000	77,000
Donations					110,500						(110,500)	-	110,500
Other income	2,000	100,000									102,000	102,000	-
Pending adjustments		-		-	20,777	-	-	(20,777)			-	-	-
TOTAL	3,705,929	11,169,592	-	4,721,393	3,058,852	7,030,698	102,100	1,638,889	75,000	1,726,411	(25,000)	16,601,932	16,626,932
Enterprise													
Water		7,631,490	87,600	773,783	1,754,105	3,987,990	580,516	507,433	115,263		-	7,719,090	7,719,090
Sewer		5,490,950	45,000	171,273	1,311,695	3,980,950	187,295			115,263	-	5,651,213	5,651,213
Sanitation		1,142,000	16,000		1,090,000			68,000			-	1,158,000	1,158,000
Pending adjustments		-		-	44,819	-	-	(44,819)			-	-	-
TOTAL	-	14,264,440	148,600	945,056	4,200,619	7,968,940	767,811	530,614	115,263	115,263	-	14,528,303	14,528,303
GOVERNMENT-WIDE													
TOTAL	3,705,929	25,434,032	148,600	5,666,449	7,259,471	14,999,638	869,911	2,169,503	190,263	1,841,674	(25,000)	31,130,235	31,155,235





**CITY OF LABELLE, FLORIDA**  
**Planning Staff Report**  
**For**  
**LaBelle Chapter 144 Disabled American Veterans**  
**PUD Amendment**

**TYPE OF CASE:** Planned Unit Development Amendment

**STAFF REVIEWER:** Alexis Crespo, AICP

**DATE:** September 11, 2025

**APPLICANT:** LaBelle Chapter 144 Disabled American Veterans Dept. of Florida, Inc. (Privately Initiated)

**AGENT:** Bob Schall

**REQUEST:** Amend the DAV Planned Unit Development (PUD) to add 0.48 acres to the PUD zoning district to allow for an expansion of parking lot used for the Applicant's flea market use located at 220 Selma Daniels Avenue.

**LOCATION:** South of Miller Avenue between Martin Luther King Jr. Blvd. and Selma Daniels Avenue, Labelle, FL 33935 (See Location Map, Exhibit A)

**PROPERTY SIZE:** 1.8+/- acres

**FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:**

Existing Future Land Use Designation: Residential  
Existing Zoning: Residential Neighborhood Urban (RNU)  
Land Use: Vacant

**SURROUNDING LAND USE:**

**North:** FLU – Outlying Mixed Use  
Zoning – Commercial (B-2)  
Land Use – Public Right-of-Way (Miller Avenue); Flea Market

**South:** FLU – Residential  
Zoning – Residential Neighborhood Urban (RNU)  
Land Use – Mobile Home; Church; Vacant



**East:** FLU – Residential  
Zoning – Residential Neighborhood Urban (RNU)  
Land Use – Vacant

**West:** FLU – Outlying Mixed-Use  
Zoning – Commercial (B-2)  
Land Use – Public Right-of-Way (Selma Daniels Avenue); Vacant

**STAFF NARRATIVE:**

LaBelle Chapter 144 of the Disabled American Veterans, LLC (“Applicant”) is seeking amendments to the Planned Unit Development approved per Ordinance 2019-24, and amended by Ordinance 2020-14, to allow for an expansion of the flea market parking lot. See Exhibit A for a Location Map depicting the DAV PUD.

The Subject Property is generally located south of SR 80/Hickpochee Avenue, east of Selma Daniels Avenue, south of Miller Avenue, and west of Martin Luther King Jr. Blvd. The subject property is vacant/undeveloped and contains existing vegetation including several significant oak trees. The parcels are accessed from Miller Avenue and Selma Daniels Avenue.

The Applicant currently hosts an outdoor flea market on Saturdays from approximately 7 a.m. until 4 p.m. at their property located at 228 Miller Avenue – immediately north of the subject property. The Applicant acquired an additional 0.48-acre property, contiguous to the existing PUD boundary and immediately north of Manatee Avenue. The Applicant intends to limit use of this additional property to parking lot to serve the flea market and adjacent commercial use at 220 Selma Daniels (as approved by Ordinance 2020-14).

**LOCAL PLANNING AGENCY RECOMMENDATION:**

At the June Local Planning Agency (LPA) hearing, the LPA voted unanimously to recommend approval of the PUD Amendment, subject to Staff’s conditions.

**STAFF RECOMMENDATION:**

Staff finds that the proposed PUD amendment is consistent with the Land Development Code and the Comprehensive Plan and recommends APPROVAL to allow the flea market parking lot to be expanded, subject to all conditions of approval from Ordinance 2020-14. No changes to the adopted conditions are proposed to accommodate the expansion of the parking lot, as reflected below.

1. The PUD rezone applies to the property as described in Exhibit ‘A’.
2. The only allowable use granted by this PUD is “Parking lot”, ancillary to flea market and commercial office uses at 220 Selma Daniels Avenue. Any other use of the property will require PUD rezoning approval. If the flea market use to the north of Miller Avenue discontinues in accordance with LDC Section 4-108, the zoning of this property will revert back to Residential Neighborhood Urban (RNU).
3. Parking is only permitted during hours of operation for the Disabled American Veterans flea market on Saturdays only, from 7 a.m. to 4 p.m., with the exception of vendor loading/unloading and set-up, and daily from 7 a.m. to 9 p.m. for the real estate sales office located at 220 Selma Daniels Avenue.



4. No vertical structures may be developed on the site with the exception of fencing complying the Land Development Code; one (1) 20' x 30' storage building; and ancillary trash receptacles. The storage building must have permissible veneer or siding set forth in LDC Sec. 4-63, limited to lathe and stucco, block and stucco, lap siding, brick, vinyl lap siding, wood, any composite materials specifically manufactured or designed as siding. The façade facing SR 80 (north) must include a minimum of one (1) window not less than 3' X 3'. The accessory storage building must maintain 20' street/front setback; 10' rear setback; and 15' side yard setbacks.
5. Parking spaces may be delineated by wood post, log or other mechanism to ensure orderly parking on the site. The site will be maintained with grass and/or stabilized material subject to approval by the Superintendent of Public Works.
6. A minor site clearing permit must be obtained from the City prior to the clearing of vegetation from the site. The Applicant will make every reasonable effort to preserve existing vegetation on the site, particularly along the south and east property lines. All significant oak trees must be preserved/protected in accordance with the Land Development Code and are not authorized for removal via this PUD.

**SUGGESTED MOTION(S):**

**APPROVAL:**

I make a motion to recommend approval of the rezoning of the Subject Property from RNU and PUD to PUD.

**APPROVAL WITH CONDITIONS:**

I make a motion to recommend approval of the rezoning of the Subject Property from RNU and PUD to PUD with the following condition(s):

- 1) as outlined in the staff report;
- OR**
- 2) as outlined in the staff report and amended as follows;
- OR**
- 3) with the following conditions:

**DENIAL:**

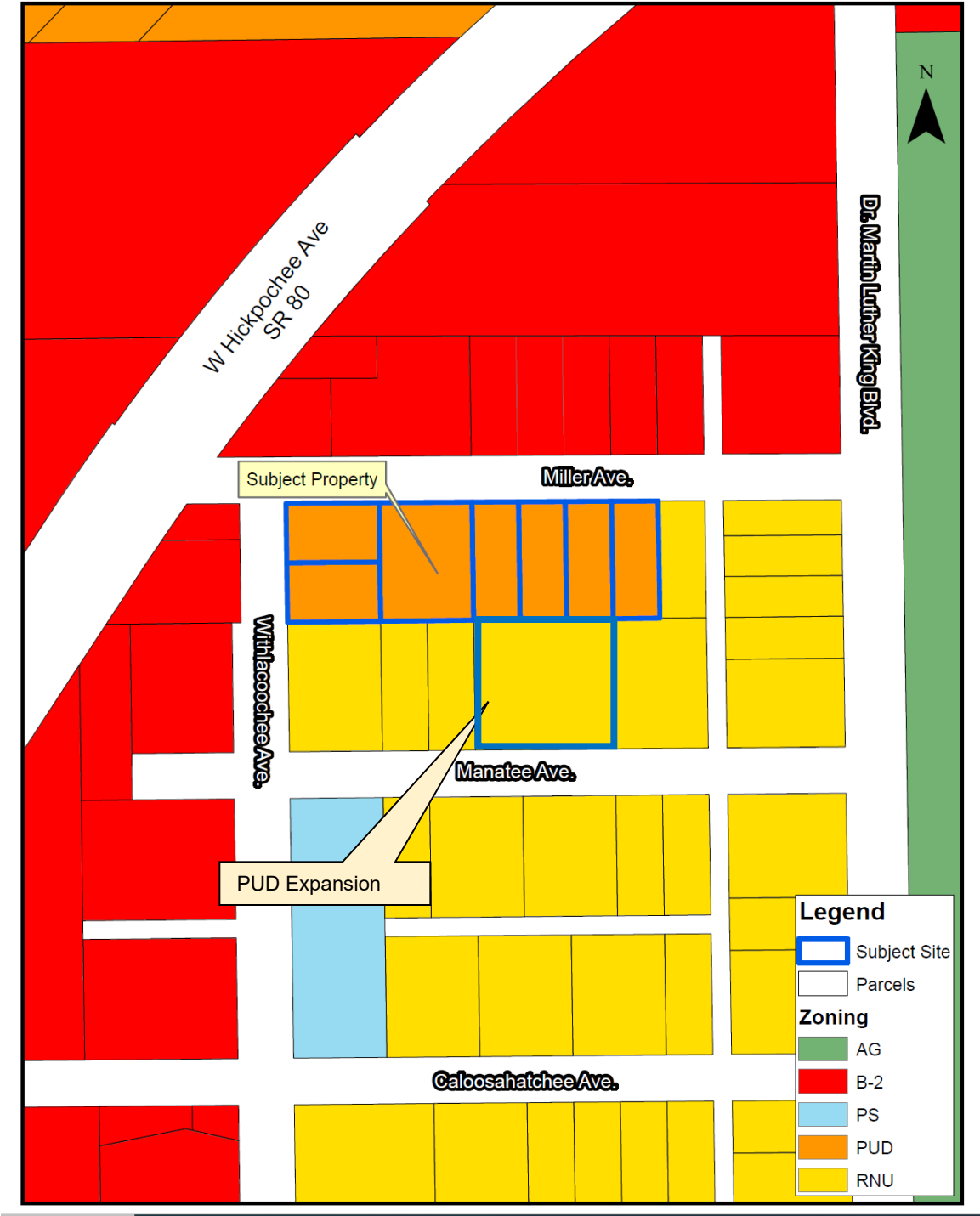
I make a motion to recommend denial of the rezone request from RNU & PUD to PUD.

The request does not meet the rezoning/PUD criteria:

- 1) .... Why?



EXHIBIT A  
CURRENT ZONING MAP/LOCATION MAP





1 CITY OF LABELLE  
2 ORDINANCE 2025-02  
3 LABELLE CHAPTER 144 DISABLED AMERICAN VETERANS  
4 PLANNED UNIT DEVELOPMENT AMENDMENT  
5

6 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE  
7 2020-14 FOR THE DISABLED AMERICAN VETERANS FLEA MARKET PLANNED  
8 UNIT DEVELOPMENT; ADDING 0.48+/-ACRES TO THE PLANNED UNIT  
9 DEVELOPMENT FOR PARKING; PROVIDING FOR INTENT; PROVIDING FOR  
10 SEVERABILITY; PROVIDING AN EFFECTIVE DATE.  
11

12 WHEREAS, LaBelle Chapter 144 Disabled Veterans Dept. of Florida, Inc. is the “Owner” of  
13 real property, generally located south of Miller Avenue and east of Selma Daniels Avenue, City of  
14 LaBelle, Florida, further described in Exhibit “A”, attached hereto, and  
15

16 WHEREAS, the Owner acquired an additional 0.48+/-acre property north of Manatee  
17 Avenue and immediately contiguous to the PUD established by Ordinance 2019-24, and amended  
18 by Ordinance 2020-14, to accommodate temporary overflow parking for the principal flea market  
19 use; and  
20

21 WHEREAS, after duly advertised public hearings held on August 14, 2025 before the Local  
22 Planning Agency “LPA”, and a public hearing on September 11, 2025 before the City Commission;  
23 and,  
24

25 WHEREAS, the City Commission for the City of LaBelle has determined that the requested  
26 rezoning is in compliance with the land use designation of “Residential” due to the limited hours of  
27 operation and scope of the flea market use, and approval of the rezoning application will further the  
28 goals and objectives of the City of LaBelle Comprehensive Plan; and,  
29

30 WHEREAS, the City Commission for the City of LaBelle has determined the amendment to  
31 conditions contained in PUD Ordinance 2025-02 will allow for appropriate use of the property and  
32 will protect the health, safety, comfort, good order, appearance, convenience and general welfare of  
33 the public.  
34

35 NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of LaBelle,  
36 Florida:  
37

38 Section 1. The forgoing recitals are true and correct and are incorporated herein by this  
39 reference.  
40

41 Section 2. The above-mentioned Planned Unit Development (PUD) is hereby amended,  
42 upon a finding that this is the most appropriate use of the property and this use will promote, protect  
43 and improve the health, safety, comfort, good order, appearance, convenience and general welfare  
44 of the public subject to the following conditions:  
45



1. The PUD rezone applies to the property as described in Exhibit ‘A’.
2. The only allowable use granted by this PUD is “Parking lot”, ancillary to flea market and commercial office uses at 220 Selma Daniels Avenue. Any other use of the property will require PUD rezoning approval. If the flea market use to the north of Miller Avenue discontinues in accordance with LDC Section 4-108, the zoning of this property will revert back to Residential Neighborhood Urban (RNU).
3. Parking is only permitted during hours of operation for the Disabled American Veterans flea market on Saturdays only, from 7 a.m. to 4 p.m., with the exception of vendor loading/unloading and set-up, and daily from 7 a.m. to 9 p.m. for the real estate sales office located at 220 Selma Daniels Avenue.
4. No vertical structures may be developed on the site with the exception of fencing complying the Land Development Code; one (1) 20’ x 30’ storage building; and ancillary trash receptacles. The storage building must have permissible veneer or siding set forth in LDC Sec. 4-63, limited to lathe and stucco, block and stucco, lap siding, brick, vinyl lap siding, wood, any composite materials specifically manufactured or designed as siding. The façade facing SR 80 (north) must include a minimum of one (1) window not less than 3’ X 3’. The accessory storage building must maintain 20’ street/front setback; 10’ rear setback; and 15’ side yard setbacks.
5. Parking spaces may be delineated by wood post, log or other mechanism to ensure orderly parking on the site. The site will be maintained with grass and/or stabilized material subject to approval by the Superintendent of Public Works.
6. A minor site clearing permit must be obtained from the City prior to the clearing of vegetation from the site. The Applicant will make every reasonable effort to preserve existing vegetation on the site, particularly along the south and east property lines. All significant oak trees must be preserved/protected in accordance with the Land Development Code and are not authorized for removal via this PUD.

**Section 3. Conflict with other Ordinances.** The provisions of this article shall supersede any provisions of existing ordinances in conflict herewith to the extent of said conflict.

**Section 4. Severability.** In the event that any portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**Section 5. Effective Date.** This Ordinance shall become effective immediately upon its adoption.



**PASSED AND ADOPTED** in open session this \_\_\_\_ day of \_\_\_\_\_, 2025.

**CITY COMMISSION OF THE CITY OF LABELLE,  
FLORIDA**

By: \_\_\_\_\_  
Julie C. Wilkins, Mayor

**ATTEST:**

By: \_\_\_\_\_  
Tijauna Warner, Deputy Clerk

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:**

By: \_\_\_\_\_  
Derek Rooney, City Attorney

Vote:	AYE	NAY
Mayor Wilkins	_____	_____
Commissioner Vargas	_____	_____
Commissioner Ratica	_____	_____
Commissioner Holland	_____	_____
Commissioner Spratt	_____	_____



**EXHIBIT A**

LOTS 9, 11, 13, 15, 17, 19, NORTH ½ OF LOTS 21 AND 23, AND SOUTH ½ OF LOTS 21 AND 23, MILLER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 67 OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.

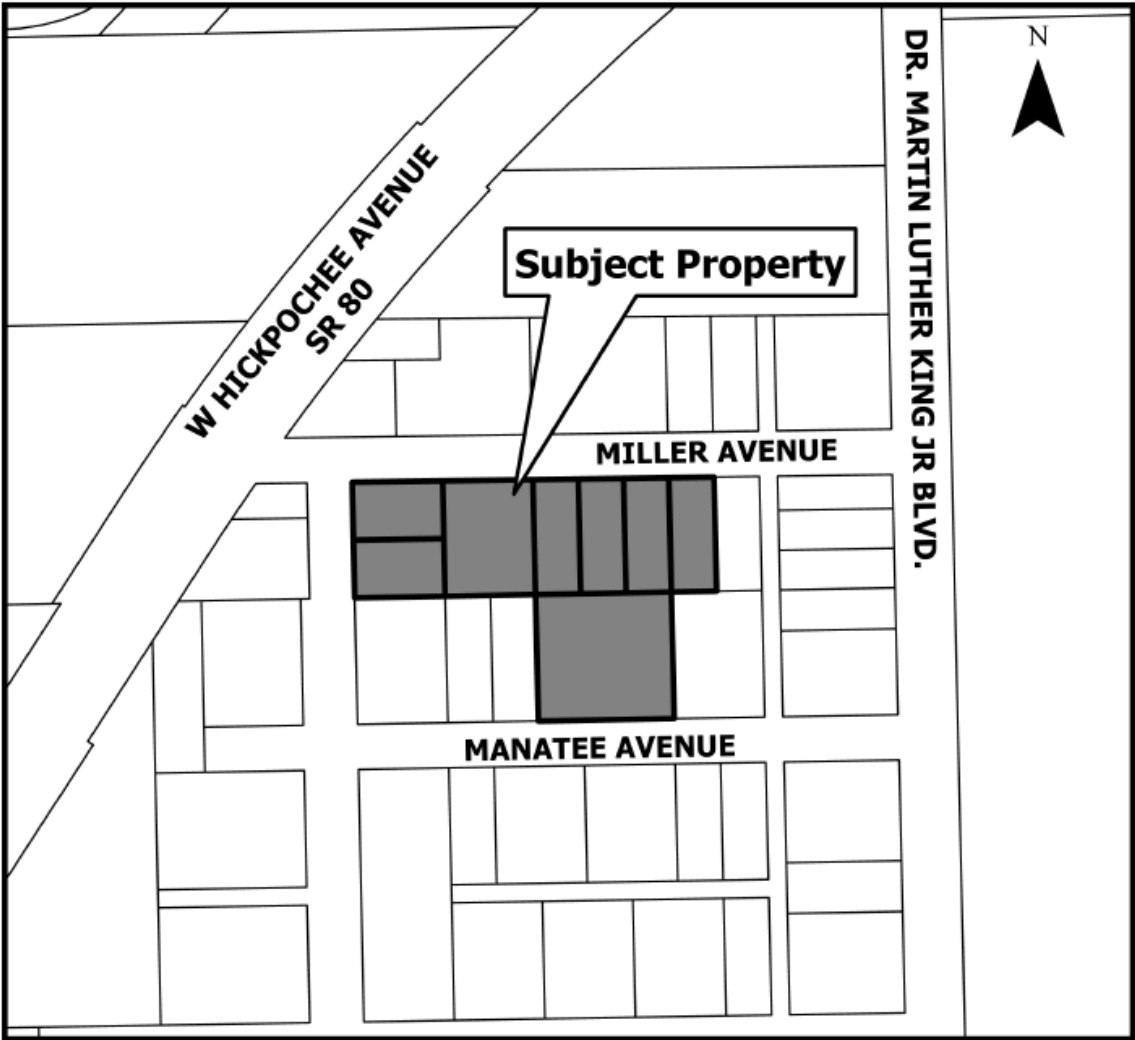
AND

LOTS 24, 25 AND 26, FORD PARK SECTION ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 48 OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.



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EXHIBIT B  
LOCATION MAP



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**CITY OF LABELLE, FLORIDA**  
**Planning Staff Report**  
**The Residences at Grand Oaks**  
**Annexation, Comprehensive Plan Amendment & and PUD Rezone**

**TYPE OF CASE:** Annexation, Comprehensive Plan Amendment, & PUD Rezone

**STAFF REVIEWER:** Patty Kulak

**DATE:** September 11, 2025

**APPLICANT:** Dan-Nico Properties

**AGENT:** Justyna Gale, Forward Planning & Design

**REQUEST:** Annex a 26.12± acre property from unincorporated Hendry County into the City of LaBelle municipal boundary; amend the City of LaBelle Comprehensive Plan Future Land Use Map designation from Hendry County "High Density Residential" to the City of LaBelle "Outlying Mixed Use"; and rezone the subject property from Hendry County General Agriculture (A-2) to the City of LaBelle Planned Unit Development (PUD) zoning district, to facilitate development of a mixed-use community known as The Residences at Grand Oaks.

**LOCATION:** 2250 State Road 29

**PROPERTY SIZE:** 26.26+/-acres

**FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:**

Existing Future Land Use Designation: High Density Residential (*Hendry County*)  
Existing Zoning: A-2 (*Hendry County*)  
Land Use: Vacant / Agricultural

**SURROUNDING LAND USE:**

**North:** FLU – Employment Village  
Zoning – Agriculture (AG)  
Land Use – Vacant/Agricultural

**South:** FLU – Residential  
Zoning – Residential (R-3)



Land Use – Multifamily (Green Tree)

**East:** FLU – Employment Village  
 Zoning – Planned Unit Development (DG Lender PUD)  
 Land Use – Undeveloped

**West:** FLU – South LaBelle Community  
 Zoning – Agriculture (A)  
 Land Use – Vacant/Agricultural

**STAFF NARRATIVE:**

Dan-Nico Properties (“Applicant”) is requesting approval to:

1. Annex 26.26+/- acres from unincorporated Hendry County into the City of LaBelle municipal boundary;
2. Amend the City of LaBelle Future Land Use Map to designate the subject property to the City’s Outlying Mixed-Use future land use category;
3. Rezone the subject property to the City’s Planned Unit Development (PUD) zoning district. The PUD will consist of a phased development including a total of 264 affordable, multi-family dwelling units, 10,000 square feet of commercial uses, and 3,500 square feet of on-site, private amenities for residents of the project.

**BACKGROUND**

The subject property consists of approximately 26.26 acres of vacant land located within unincorporated Hendry County which is contiguous to the City of LaBelle municipal boundaries on all sides (north, east, south, and west). The property includes approximately 0.63 acres of wetlands, which will remain undisturbed as part of the proposed development. Additionally, the site hosts a small population of protected gopher tortoises. A formal wildlife survey will be required prior to site development to determine the number of tortoises and to secure appropriate relocation permits from regulatory agencies.

According to the Hendry County Future Land Use Map, the property is designated as High Density Residential, allowing up to 10 du/acre. The current zoning classification for the property under Hendry County’s zoning regulations is General Agricultural (A-2).

**ANNEXATION REQUEST**

The Applicant is petitioning the City to annex the property into the city limits to allow the project to be developed in accordance with the City’s Comprehensive Plan and Land Development Code, and also connect to the City’s water and sewer utilities. While properties in unincorporated Hendry County may connect to the City’s utility system, there is a higher fee associated with such connection and usage.

Applicant’s Voluntary Annexation Petition meets the stated annexation rules outline in Chapter 171, Part II, Florida Statutes as follows:

- The Property boundary is contiguous to the City of LaBelle municipal boundary, which runs along the eastern, western, northern, and southern property boundaries.



- The Property is intended for development of urban land uses (multifamily with 10,000 SF of commercial), as demonstrated through the concurrent Comprehensive Future Land Use Map Amendment and PUD rezoning request.
- The Property will not create an enclave, or isolated area of unincorporated lands surround by City lands, per Section 171.031(13), Florida Statutes. In fact, the annexation will resolve the site's current status as an enclave.

Based on the above analysis the application meets the criteria for annexation into the City of LaBelle municipal boundary.

### **COMPREHENSIVE PLAN AMENDMENT REQUEST**

The subject property currently has a Hendry County Future Land Use designation of High Density Residential, permitting residential development at a maximum density of 10 dwelling units per acre, subject to connection to centralized water and sewer facilities. The applicant has filed for annexation into the City of LaBelle, accompanied by a request for a Comprehensive Plan Amendment to designate the property within the City's Outlying Mixed Use future land use category. This category provides for residential development at a base density of six (6) dwelling units per acre, with provisions available for bonus density up to 10 du/acre upon meeting specific criteria outlined in the Comprehensive Plan.

Concurrent with the Comprehensive Plan Amendment, the applicant has submitted a rezoning request to establish a Planned Unit Development (PUD) zoning district. The proposed PUD, named Residences at Grand Oaks, encompasses a mixed-use project consisting of 264 affordable multi-family residential units, approximately 10,000 square feet of neighborhood-oriented commercial space, and approximately 3,500 square feet of on-site amenities such as a clubhouse, community park, and recreational facilities. Following the LPA hearing, the Applicant reduced the request from 408 dwelling units to 264 units to address concerns regarding density, traffic and compatibility from the LPA members. The project is proposed to be completed in two development phases.

The proposed residential density for the project, approximately 10 dwelling units per acre, requires approval of bonus density. The applicant's justification for bonus density includes providing affordable housing units, site design considerations that promote pedestrian access and connectivity, preservation of approximately 0.63 acres of wetlands, and the establishment of publicly accessible civic and open space areas. Additionally, the applicant plans for the preservation of all existing significant oak trees and environmentally sensitive areas identified on-site.

The affordable housing commitment includes renting 100% of the proposed dwelling units to households earning between 80% to 120% of the Area Median Income (AMI). The AMI in Hendry County per 2025 HUD data is \$62,400. This correlates to a maximum per month rental rate of \$1,282 to \$1,600 for a 2 bedroom unit.

The property has direct frontage and access onto State Road 29, classified as an arterial roadway with capacity anticipated to support the proposed development. Utility services, including potable water and future sanitary sewer, are available or planned to be provided to meet required level-of-service standards for the proposed uses. Building permits cannot be obtained until such time as capacity is available for both water and sewer. Further, the developer must incur all costs to extend utilities to the site.

Environmental assessments conducted for the property indicate the presence of protected gopher tortoises. Prior to any site development activities, a formal wildlife survey and appropriate relocation permits will be required in accordance with applicable regulatory guidelines. Current state and federal



laws for a site of this size require all gopher tortoises to be relocated to mitigation banks via the permitting process.

Adjacent existing and future land uses include the Employment Village category to the north and east, and the South LaBelle Community future land use category to the west. The proposed Outlying Mixed Use category serves as a transitional land use category between these areas, providing for compatible residential and neighborhood-oriented commercial uses along the SR 29 corridor.

### **PUD REZONING REQUEST**

The subject property, approximately 26.26 acres in size, is currently zoned General Agricultural (A-2) under Hendry County regulations. Agricultural zoning is primarily suited for agricultural activities and does not align with the proposed mixed-use residential and neighborhood commercial development along State Road 29. The applicant is requesting rezoning to the City of LaBelle's Planned Unit Development (PUD) zoning district, consistent with the proposed Outlying Mixed Use future land use category.

The proposed PUD will enable development of a mixed-use project known as The Residences at Grand Oaks, featuring a phased development approach:

- Phase 1 & 2: Includes 192 multi-family dwelling units and 10,000 square feet of neighborhood-oriented commercial uses.
- Phase 3: Proposes an additional 72 multi-family dwelling units.

Total residential units will be 264 dwelling units, complemented by 3,500 square feet of community amenities including a clubhouse and recreational facilities, and 10,000 square feet of neighborhood-oriented commercial uses. As noted above, all units must meet conditions relating to affordability to meet the Outlying Mixed Use bonus density criteria.

### **Access**

Primary access to the property will be provided via State Road 29, an arterial roadway, with driveway connections subject to review and approval by the Florida Department of Transportation (FDOT). A submitted Traffic Impact Study confirms adequate capacity and infrastructure to support proposed access points along SR 29. All ingress/egress points will adhere to applicable FDOT and City requirements to maintain traffic safety and operational efficiency.

### **Landscape Buffers**

The development will incorporate landscape buffers to enhance compatibility and visual aesthetics:

- External roadway frontage buffers: A minimum buffer width of 30 feet along State Road 29 will be provided, featuring enhanced landscaping consistent with the City's regulations for gateway corridors.
- Internal buffers: A minimum of 20-foot-wide landscaped buffers and setbacks will be provided between residential and commercial uses, ensuring internal compatibility.



- Preservation of significant oak trees, including multiple large oaks identified onsite (ranging from 14 inches to 48 inches DBH), is proposed to be incorporated into buffer areas and open spaces to maintain existing natural aesthetics.

Staff has proposed additional recommended landscaping conditions to address the proposed density's interface with surrounding agricultural lands, as well as Green Tree and South LaBelle Village's planned uses.

## **Compatibility**

The proposed development includes specific development regulations to ensure compatibility internally and with surrounding uses. The submitted Schedule of Uses limits commercial activities to neighborhood-oriented and compatible uses, such as business and medical offices, personal services, pharmacies, retail sales, and restaurants (subject to additional review for alcohol service). Residential uses are limited to multi-family dwellings, designed with Old Florida Vernacular architectural elements to blend into the local character.

Enhanced setbacks, landscape treatments, and building separation standards outlined in the applicant's development regulations (Exhibit C) are proposed to address compatibility with adjacent residential developments and potential future employment-oriented uses nearby. The development's internal design incorporates pedestrian walkways, parks, and civic spaces, promoting connectivity and a cohesive community environment.

Service availability letters from Hendry County School District and Hendry County Sheriff's Office confirm adequate capacity for educational services and public safety.

Overall, the proposed Residences at Grand Oaks PUD will provide a mixed-use, pedestrian-oriented affordable residential community compatible with existing and planned surrounding land uses, supported by suitable infrastructure, landscape buffering, and carefully defined development regulations.

## **Comprehensive Plan Consistency:**

The request is consistent with the following objectives and policies of the City's Comprehensive Plan as follows:

### **Future Land Use Policy 1.2.1**

The PUD will provide opportunities for planned growth and support the expansion of the local economy and anticipated population growth in the South LaBelle Village area, which is targeted for long-term growth.

### **Policy 1.3.2 Outlying Mixed Use Land Use Category**

The proposed Outlying Mixed Use Future Land Use Category is appropriate for the subject property, given its proximity and transitional role between the Employment Village designation to the north and east and the South LaBelle Community category to the west. This category supports a balanced mix of residential and neighborhood-oriented commercial uses suitable along the SR 29 corridor, contributing positively to the economic and land use continuity of the City.



The Outlying Mixed-Use Category provides opportunities for integrated, planned developments featuring a combination of land uses. Predominantly residential, the category also allows for neighborhood commercial uses, provided they comply with the applicable development standards. The City's Comprehensive Plan states that no more than 30% of this category may be single-use commercial development, and no more than 70% single-use residential, calculated on a city-wide basis. The proposed mixed-use project at Grand Oaks, with 264 residential units and 10,000 square feet of neighborhood-oriented commercial space, complies with these standards.

Staff finds that the proposed mix of residential units, commercial uses, and community amenities aligns consistently with the intent of the City's Outlying Mixed-Use category and contributes to balanced and compatible growth along the SR 29 corridor.

Based on the criteria set forth in the City of LaBelle's Comprehensive Plan for granting bonus density within the Outlying Mixed Use future land use category, the applicant is requesting to increase the allowable residential density from the base of 6 units per acre to a maximum of 10 units per acre. The project site totals approximately 26.26 acres, which would allow for a base density of 157 dwelling units. The applicant is requesting a total of 264 dwelling units, which equates to approximately 10 dwelling units per acre.

The justification for bonus density is summarized below:

**Affordable Housing:** The project will commit 100% of the 264 units to affordable rental units, priced for households earning between 80-100% of the AMI.

**Direct Access to Arterial Roadway:** The project fronts directly onto SR 29, a designated arterial roadway, satisfying the access requirement.

**Mixed-Use Development:** The proposed project includes a combination of uses, 264 residential units, 10,000 square feet of neighborhood commercial, and 3,500 square feet of civic/amenity space, qualifying as a horizontally integrated mixed-use development.

**Minimization of Impacts to Significant Oaks:** The site plan preserves a heavily wooded area on the western portion of the site containing mature oak trees, as well as existing trees surrounding the on-site pond.

**Publicly Accessible Civic Space:** A civic space is proposed near the entrance, featuring benches, flagpoles, and a nature trail intended for public use.

**Enhanced Architectural Design:** Buildings will incorporate Old Florida vernacular elements, such as pitched roofs, covered walkways, and decorative architectural features.

**Enhanced Landscape Design:** The applicant proposes landscaping that exceeds minimum code requirements, particularly in pedestrian areas and buffer zones.

**Compatibility Measures:** The project incorporates buffers and setbacks that exceed minimum requirements, especially where adjacent to existing single-story residential development. Building height is limited to three-story structures (maximum 36 feet).

Based on the information provided and the project's response to the bonus density criteria, the application meets the conditions necessary to request bonus density up to the maximum of 10 units per acre as permitted under the Comprehensive Plan.



### **Traffic Circulation Element Policy 2.5.2 & 2.5.3**

The applicant has submitted a Traffic Impact Study (TIS) for the proposed project, demonstrating that adjacent roadway segments along State Road 29 will continue to operate at an acceptable Level of Service with the proposed project impacts. Specific requirements for driveway access and potential turn-lane improvements will be evaluated in coordination with the Florida Department of Transportation (FDOT) during the permitting phase. At this time, the analysis provided does not indicate the need for significant off-site roadway capacity improvements.

### **Infrastructure Element Policy 4.1**

Currently, utilities are available near the property; however, extension of utility lines will be required to serve the proposed residential and commercial development. The applicant is responsible for the cost of extending the potable water and sanitary sewer infrastructure to serve the property per Staff conditions of approval. Prior to construction, the applicant will be required to demonstrate adequate infrastructure capacity and confirm service availability from the City of LaBelle through the site construction permitting process.

### **Infrastructure Element Policy 4.3.2 (Surface Water & Groundwater Quality)**

The Master Concept Plan provided by the applicant indicates stormwater management facilities will be located on-site to provide water quality treatment and attenuation. These facilities include water management lakes, which will serve dual purposes of stormwater management and on-site fill. Stormwater discharge from the project site is planned to be directed toward the existing conveyance ditch along the eastern boundary of the property, following appropriate permitting and water quality standards.

### **STAFF RECOMMENDATION**

Staff finds that the proposed annexation; Comprehensive Plan Amendment to designate the property within the City's Outlying Mixed Use future land use category; and rezoning to the Planned Unit Development (PUD) zoning district is consistent with the City of LaBelle's Land Development Code and Comprehensive Plan, and recommends APPROVAL, subject to the following conditions:

1. The PUD zoning approval applies specifically to the subject property as described in Exhibit 'A'.
2. Allowable uses shall be limited to those specified in the approved Schedule of Uses (Exhibit 'B').
3. Development shall conform to standards identified in the Development Regulations Table (Exhibit 'C').
4. All development must adhere to the design and phasing detailed in the approved Master Concept Plan (MCP), identified as Exhibit 'D', and comply with applicable City Land Development Code regulations.
5. The maximum permitted number of residential dwelling units shall not exceed 264 units. Commercial development shall be limited to a maximum of 10,000 square feet. Residential amenities shall not exceed 3,500 square feet.
6. 100% of the dwelling units will be rent restricted for households earning between 80% and 120% Area Median Income (AMI) for Hendry County.
7. Any time that a unit becomes vacant, the next available unit will be offered to a qualifying household subject to the specified thresholds. This restriction shall remain in place for no less than thirty (30) years from the date of the issuance of the first Certificate of Occupancy. AMI income limits and rent limit adjustments will be made on an annual basis according to the most



recent Hendry County approved “Income Limits and Rent Limits” published by the Florida Housing Finance Corporation. See table below depicting the current 2025 limits:

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Hendry County	30%	15,650	21,150	26,650	32,150	37,650	41,300	44,150	47,000	Refer to HUD		391	460	666	872	1,032	1,139
	50%	24,950	28,500	32,050	35,600	38,450	41,300	44,150	47,000	49,840	52,688	623	668	801	925	1,032	1,139
	80%	39,900	45,600	51,300	56,950	61,550	66,100	70,650	75,200	79,744	84,301	997	1,068	1,282	1,481	1,652	1,823
	120%	59,880	68,400	76,920	85,440	92,280	99,120	105,960	112,800	119,616	126,451	1,497	1,603	1,923	2,221	2,478	2,734
	140%	69,860	79,800	89,740	99,680	107,660	115,640	123,620	131,600	139,552	147,526	1,746	1,870	2,243	2,591	2,891	3,190
Median: 62,400																	

8. The owner will include an annual report that provides the progress and monitoring of occupancy of the income-restricted units, including rent data for rented units, or homestead data for owner-occupied units, in a format approved by the City of LaBelle. The Owner agrees to annual on-site monitoring by the City, or its designee.
9. Development must connect to the City’s potable water and sanitary sewer system. The developer shall be responsible for the extension of utilities to serve the subject property. Proof of adequate service capacity shall be required prior to issuance of site construction permits, including a hydrant system demonstrating adequate and continuous water flow for firefighting purposes.
10. Site construction plans must demonstrate the provision of an internal sidewalk and pedestrian network connecting residential units, amenities, commercial spaces, parking areas, and perimeter sidewalks.
11. Parking shall be provided on-site in accordance with the City’s Land Development Code requirements for all residential and commercial uses.
12. Access to the property shall be from State Road 29, subject to approval by the Florida Department of Transportation (FDOT). This approval does not guarantee, or grant access as depicted on the MCP without FDOT approval.
13. A unified Master Signage Plan consistent with the City’s Land Development Code shall be required at the time of site construction permitting to ensure cohesive signage design throughout the residential and commercial areas.
14. Consistent with LDC Sec. 4-93, the architectural theme for all non-residential buildings shall reflect an Old Florida vernacular style with inclusion of roof overhangs, porches, covered corridors, covered walkways, and pitched roofs
15. Residential structures shall also adhere to an Old Florida vernacular architectural style, incorporating at least three (3) of the following features: front porches, pitched and/or metal roofs, shutters, gabled rooflines, and paneled siding.
16. The developer/owner or established Property Owners Association (POA) shall maintain all common areas, infrastructure, amenities, parking facilities, and landscaped buffers. POA documentation, if applicable, must be provided at the site construction permitting phase.
17. Consistent with LDC 4-88 a minimum of 30% usable open space must be dedicated exclusively to passive and active recreation areas. This area shall exclude perimeter buffers, stormwater management areas, and other non-usable lands. The usable open space must include a clubhouse with swimming pool as shown on the MCP.
18. Dumpsters, recycling containers, and service areas must be set back a minimum of 25 feet from the PUD boundaries and appropriately screened with opaque walls or fencing.
19. Landscaping buffers shall be provided as follows, consistent with the approved Master Concept Plan:
  - A 20-foot-wide landscape buffer along the State Road 29 frontage containing a 3-foot-tall-berm, double hedgerow installed at 36” and maintained at 48”, five (5) large canopy trees per 100 l.f. planted at 12’ in height, and two (2) medium understory trees per 100 l.f. planted at 8’ in height.



- A 10-foot-wide landscape buffer along the north and south properties lines. containing a 6-foot-tall opaque fence/wall, double hedgerow installed at 36" and maintained at 60", three (3) large canopy trees per 100 l.f. planted at 12' in height, and two (2) medium understory trees per 100 l.f. planted at 8' in height on the exterior side of the fence/wall. The interior side of the fence/wall must be screened by a double hedgerow installed at 36" and maintained at 60".
  - 
  - The wetland preservation and identified significant oak trees within open space areas and buffers must be retained in lieu of a buffer on the western property line.
20. At the time of site construction permit submittal to the City, the developer shall complete required wildlife surveys, including gopher tortoise surveys, and obtain any necessary relocation permits from applicable regulatory agencies.
  21. The City is conducting a risk assessment and capital planning for adequate fire protection. The project may be subject in the future to impact fees or capital assessments to address the project impact.
  22. The approved PUD Master Concept Plan shall remain valid for five (5) years from the date of City Commission approval. Horizontal site construction must commence within this period, or the MCP shall expire. Extensions may be administratively approved once for an additional two (2) years; further extensions require City Commission approval.

#### **SUGGESTED MOTION(S):**

#### **APPROVAL:**

I make a motion to **APPROVE** annexation of the 26.26+/- acres from unincorporated Hendry County into the City of LaBelle municipal boundary; amend the City of LaBelle Future Land Use Map to designate the subject property within the Outlying Mixed Use future land use category; and rezone the subject property to the Planned Unit Development (PUD) zoning district.

#### **DENIAL:**

I make a motion to **DENY** annexation of the 26.26+/- acres from unincorporated Hendry County into the City of LaBelle municipal boundary; amend the City of LaBelle Future Land Use Map to designate the subject property within the Outlying Mixed Use future land use category; and rezone the subject property to the Planned Unit Development (PUD) zoning district.

The request does not meet the annexation & rezoning criteria:

1)

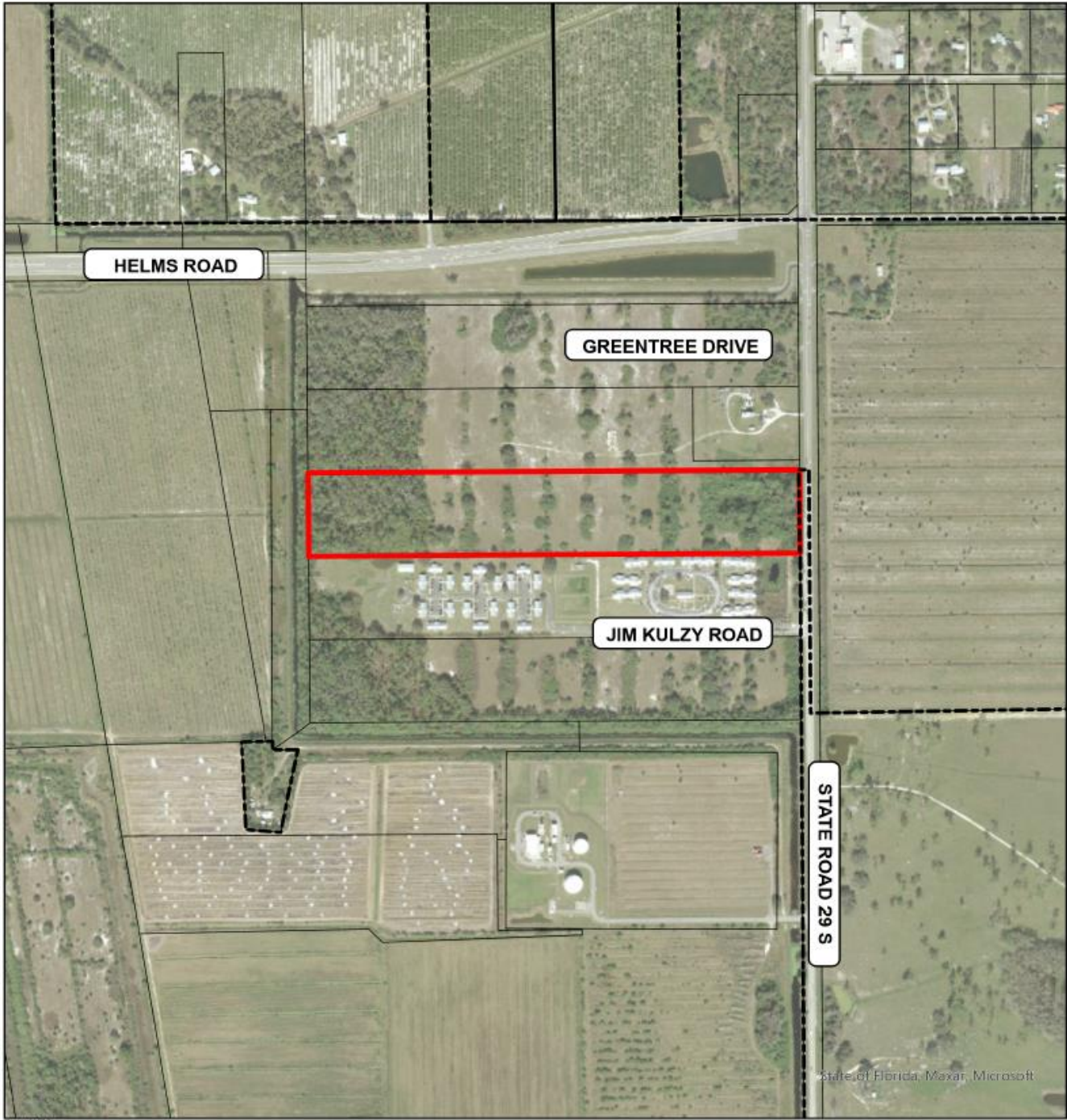
#### **APPROVAL WITH CONDITIONS:**

I make a motion to approve Residences at Grande Oak Comprehensive Plan Amendment & PUD Rezone Amendment, with the following condition(s):

- 1) as outlined in the staff report;
- OR**
- 2) as outlined in the staff report and amended as follows;
- OR**
- 3) with the following conditions:

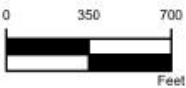


LOCATION MAP / EXISTING CITY LIMITS



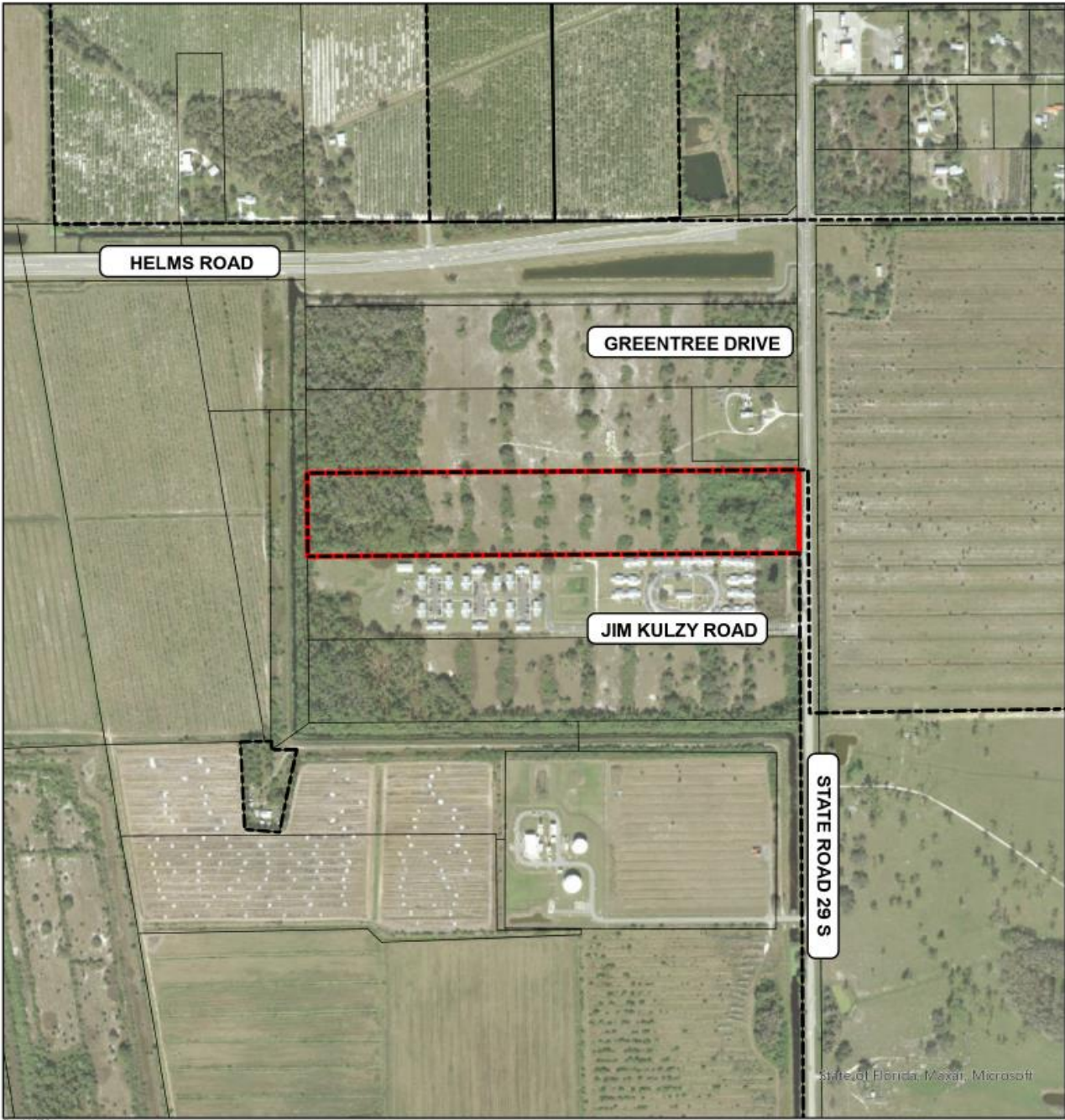
Legend

-  Subject Property
-  LaBelle City Limits
-  Parcels








PROPOSED CITY LIMITS



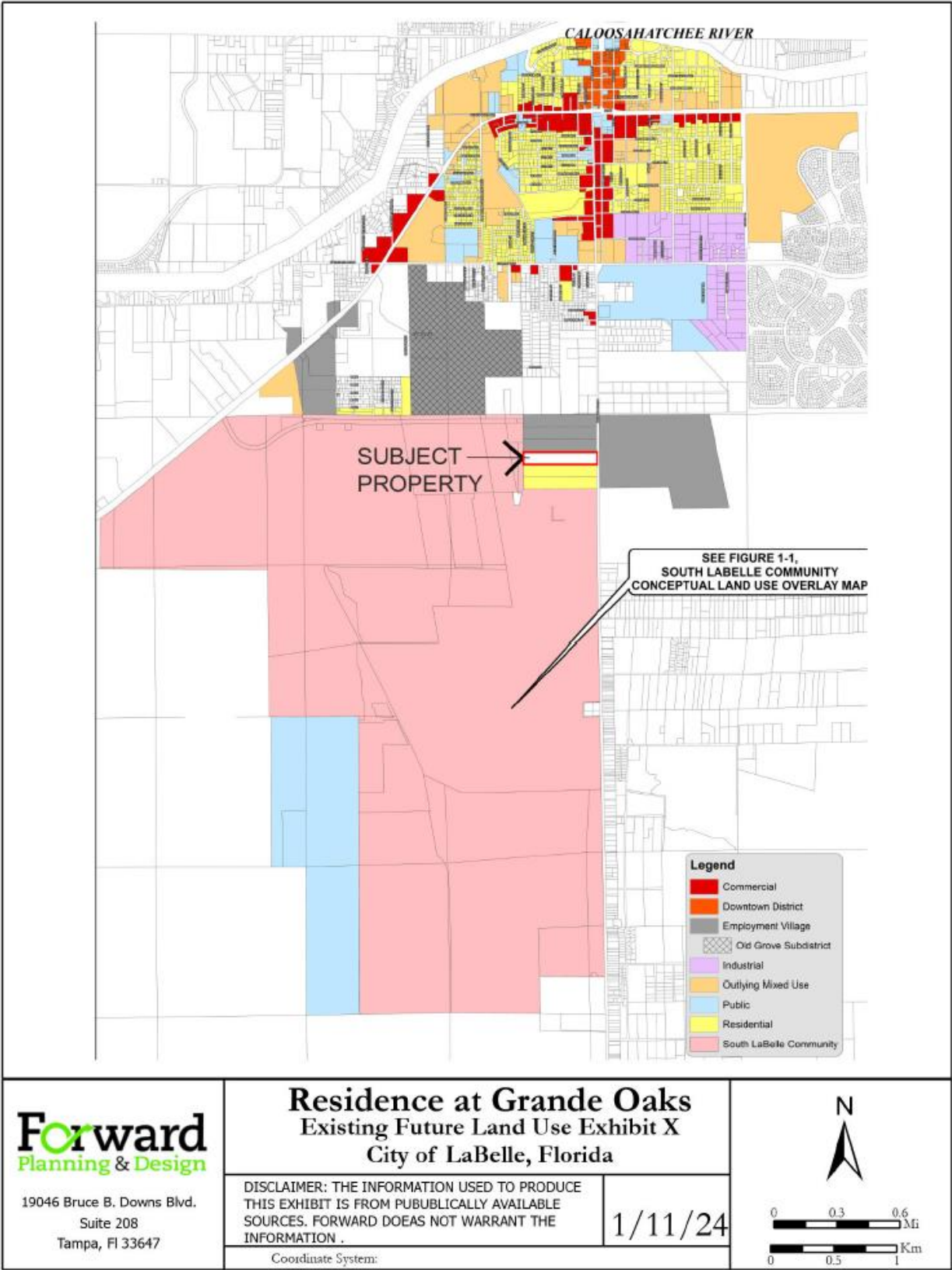
Legend

-  Subject Property
-  LaBelle City Limits
-  Parcels



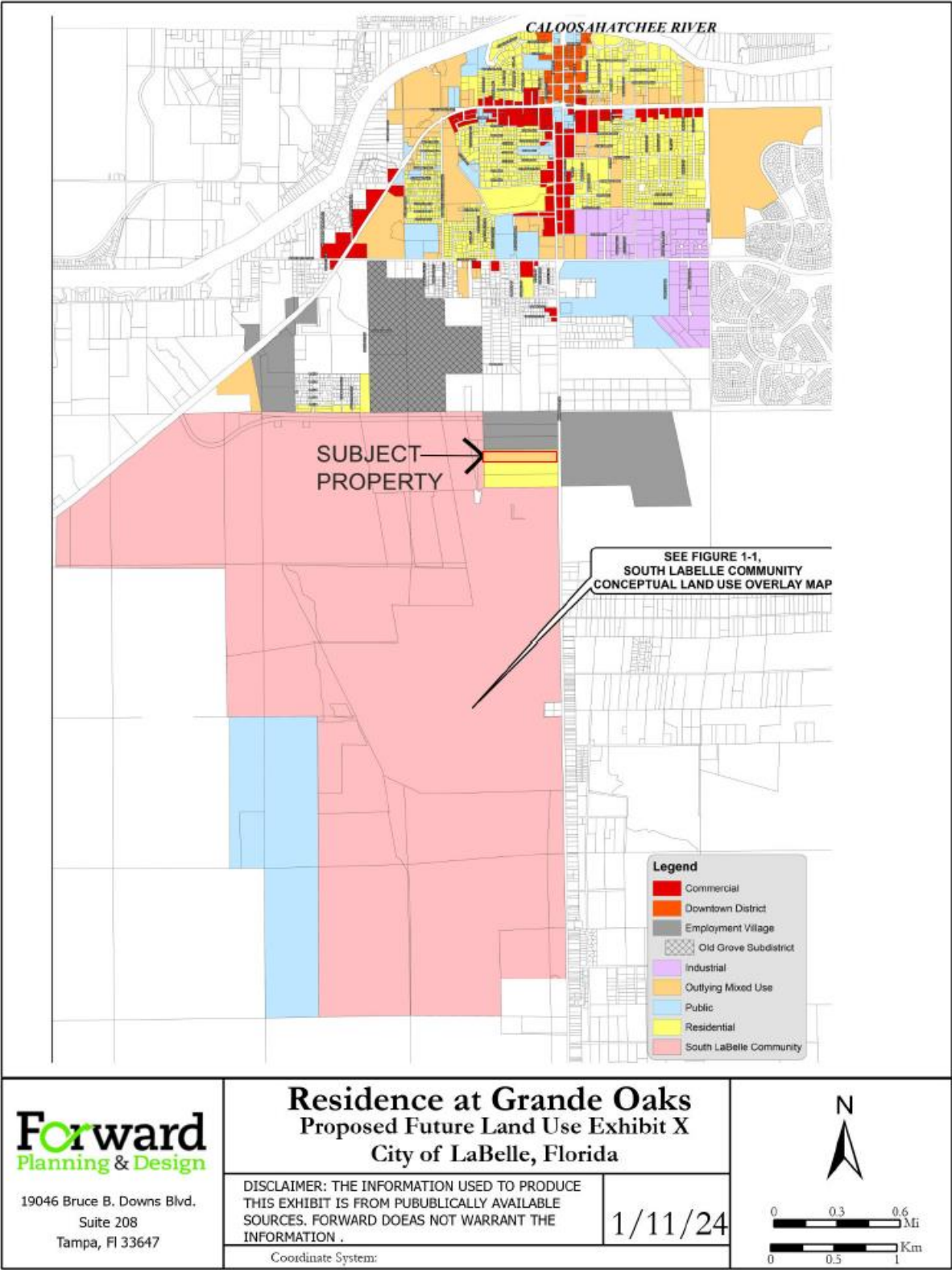


CURRENT FUTURE LAND USE MAP



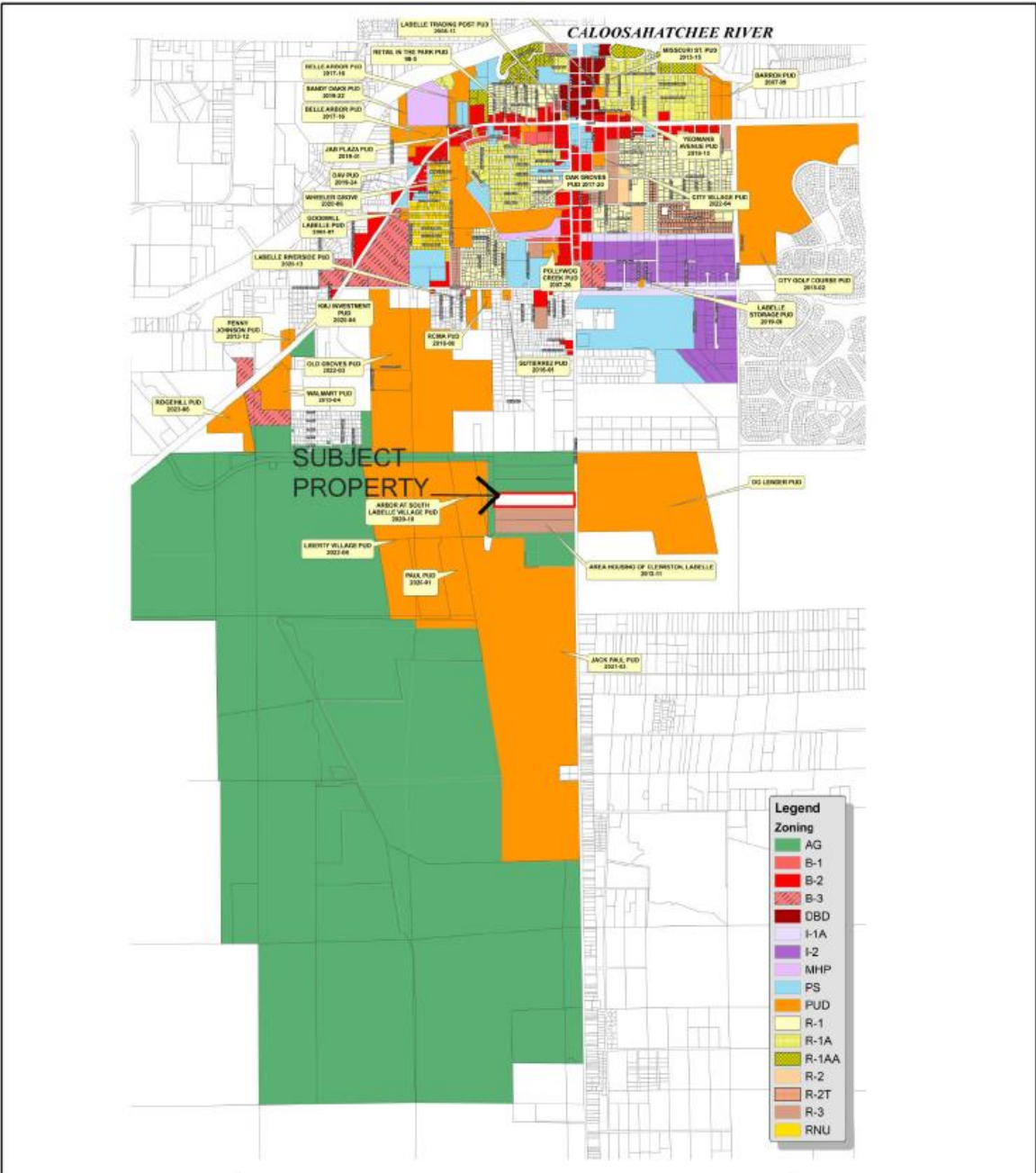


PROPOSED FUTURE LAND USE MAP





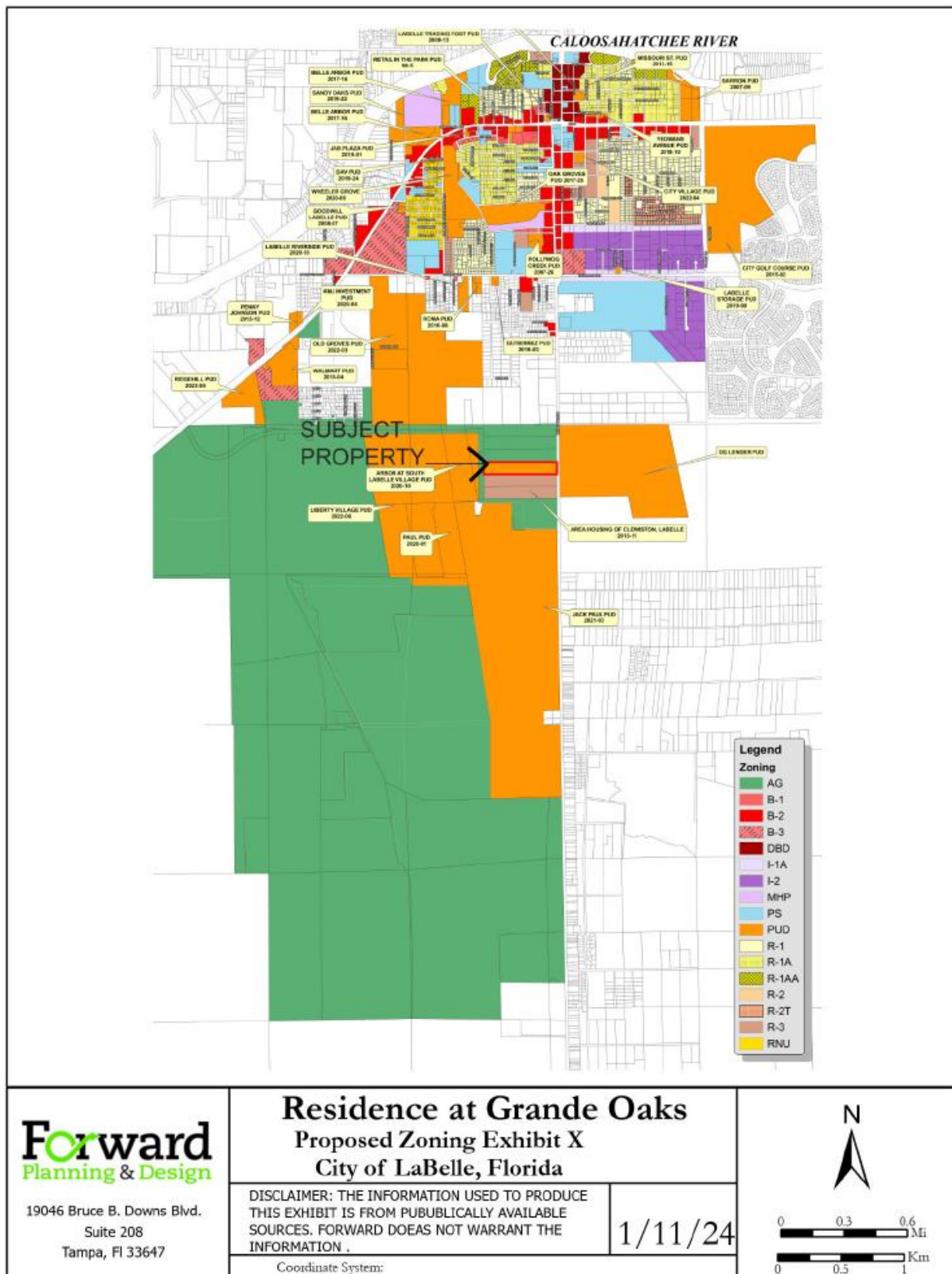
CURRENT ZONING MAP



<b>Forward</b> Planning & Design 19046 Bruce B. Downs Blvd. Suite 208 Tampa, FL 33647	<b>Residence at Grande Oaks</b> Existing Zoning Exhibit X City of LaBelle, Florida		 N 0 0.3 0.6 Mi 0 0.5 1 Km
	DISCLAIMER: THE INFORMATION USED TO PRODUCE THIS EXHIBIT IS FROM PUBUBLICALLY AVAILABLE SOURCES. FORWARD DOES NOT WARRANT THE INFORMATION .	1/11/24	
Coordinate System:			



PROPOSED ZONING





**EXHIBIT A  
LEGAL DESCRIPTION**

(O.R.B. 628, PG. 884)

THAT PART OF THE NORTH 1/3, OF THE SOUTH 1/2, OF THE NORTHEAST 1/4,  
OF SECTION 20, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY,  
FLORIDA, LYING WEST OF STATE ROAD



## **EXHIBIT B SCHEDULE OF USES**

### **Residential**

Accessory Uses and Structures  
Administrative Offices  
City of LaBelle Essential Public Utility Stations  
Excavation, Water Retention  
Fences, Walls  
Dwellings, Multi-Family  
Parking Lot, Accessory  
Recreational Facilities (private)  
Signs (in accordance with Appendix B, Section 4-81)

### **Commercial**

Accessory Uses and Structures  
Business Services  
Clubs/Lodges  
Cultural institutions  
Financial Institutions  
Health Care Facilities  
Government Offices  
Medical Offices  
Professional Offices  
Personal Services  
Pharmacies  
Retail Sales  
Food and Beverage Sales/Establishments, Restaurants Only (no outdoor seating, on-site or off-site consumption of alcohol)



### EXHIBIT C SITE DEVELOPMENT REGULATIONS

SITE DEVELOPMENT REGULATIONS TABLE		
Site Acres	26.26 ac	
Wetland Area	± 0.63 ac	
Upland Acreage	± 25.63 ac	
	Commercial	Multi-family
Proposed Units		
Phase 1 & 2	10,000 sf	288 du
Phase 3		120 du
Clubhouse and Site Amenities		3,500 sf
Parking	As per LDC	As per LDC
Min. Lot Area	22,000	N/A
Min. Lot Width	75 ft	100 ft
Min. Lot Depth	100 ft	100 ft
Max. Lot Coverage	70%	50%
Max. Height	35 ft*	35 ft*
Min. Setbacks		
Front (External ROW)	30 ft	20 ft
Front (Internal ROW)	15 ft	15 ft
Side	20 ft	15 ft
Rear	15 ft	20 ft
Minimum Building Separation:	20 ft	20 ft

\*Measured from the average finish grade at the base of the structure to the midpoint of the roof



EXHIBIT D  
MASTER CONCEPT PLAN





CITY OF LABELLE  
ORDINANCE 2025-04  
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 DATE.

WHEREAS, Dan-Nico Properties LLC, has initiated a voluntary annexation of real property located ¼ mile south of Helms Road and west of State Road 29, City of LaBelle, Florida, “the property” as described and depicted in Exhibit “A”, Exhibit “B” and Exhibit “C”, attached hereto; and,

WHEREAS, the City and the County have identified certain lands that are logical for annexation into the City, the appropriate land uses and infrastructure needs for said area, and the provider of services and infrastructure for said areas; and,

WHEREAS, the properties to be annexed shall retain the comprehensive plan future land use and zoning classifications existing at the time this ordinance is approved; unless otherwise requested by the property owner, the properties will become subject to the City Comprehensive Plan Future Land Use and zoning classifications most consistent with the retained classifications upon subsequent action by the City.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of LaBelle, Florida:

**Section 1.** The forgoing recitals are true and correct and are incorporated herein by this reference.

**Section 2.** The City Commission, after duly advertised public hearings on June 12, 2025, and September 11, 2025, Ordinance 2025-04 is hereby adopted, annexing the property in the City of LaBelle municipal boundary.

**Section 3. Conflict with other Ordinances.** The provisions of this article shall supersede any provisions of existing ordinances in conflict herewith to the extent of said conflict.

**Section 4. Severability.** In the event that any portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a



separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**Section 5. Effective Date.** This Ordinance shall become effective in accordance with Florida Statutes.

**PASSED AND ADOPTED** in open session this \_\_\_\_ day \_\_\_\_, 2025.

THE CITY OF LABELLE, FLORIDA

By: \_\_\_\_\_  
Julie C. Wilkins, Mayor

Attest: \_\_\_\_\_  
Tijauna Warner, Deputy City Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

By: \_\_\_\_\_  
Derek Rooney, City Attorney

Vote:	AYE	NAY
Mayor Wilkins	_____	_____
Commissioner Vargas	_____	_____
Commissioner Ratica	_____	_____
Commissioner Holland	_____	_____
Commissioner Spratt	_____	_____



**EXHIBIT A**

**LEGAL DESCRIPTION**

(O.R.B. 628, PG. 884)

THAT PART OF THE NORTH 1/3, OF THE SOUTH 1/2, OF THE NORTHEAST 1/4,  
OF SECTION 20, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY,  
FLORIDA, LYING WEST OF STATE ROAD



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**EXHIBIT B**  
**LOCATION MAP/CURRENT MUNICIPAL BOUNDARY MAP**



**Legend**

- Subject Property
- LaBelle City Limits
- Parcels



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


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**EXHIBIT C**  
**PROPOSED MUNICIPAL BOUNDARY MAP**



**Legend**

-  Subject Property
-  LaBelle City Limits
-  Parcels



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CITY OF LABELLE  
ORDINANCE 2025-05  
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.

**WHEREAS**, the City of LaBelle has considered an amendment to the Future Land Use Map for real property located ¼ mile south of Helms Road and west of State Road 29, City of LaBelle, Florida, further described in Exhibit “A”, attached hereto; and has considered public comment on the same, and,

**WHEREAS**, in the exercise of its authority pursuant to Sections 163.3187 and 1643.3184, Florida Statutes, the City has determined it necessary and desirable to amend the City Comprehensive Plan Future Land Use Map so that the property for comprehensive planning purposes is changed from the Hendry County “High Density Residential” to the “Outlying Mixed Use” future land use category as shown on Exhibit “B” attached hereto; a

**WHEREAS**, amending the City Comprehensive Plan Future Land Use Map is appropriate in consideration of the property’s access and frontage on State Road 29; adjacency to lands designated in Residential and Employment Village future land use categories on the adopted future land use map; and the amendment will promote, protect, and improve the general health, safety, good order, appearance, convenience, and general welfare of the public, and will help accomplish the goals of the objectives of the City’s Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the City Commission of the City of LaBelle, Florida:

**Section 1.** The forgoing recitals are true and correct and are incorporated herein by this reference.

**Section 2.** After being read by title at a public hearing on June 12, 2025 before the Local Planning Agency, and duly advertised public hearing on September 11, 2025, Ordinance 2025-05, is hereby adopted, amending the City Comprehensive Plan Future Land Use Map so that the Comprehensive Plan designation for the property is “Outlying Mixed Use”.

**Section 3.** The City has determined that the Comprehensive Plan designation of “Outlying Mixed Use” as shown in the proposed City Comprehensive Plan Future Land Use Map attached



hereto as Exhibit “B”, is the most appropriate comprehensive plan designation for the affected property and that such comprehensive plan designation will promote, protect, and improve the general health, safety, good order, appearance, convenience, and general welfare of the public and will help accomplish the goals and objectives of the City Comprehensive Plan.

**Section 4.** The small-scale comprehensive plan amendment shall apply to the real property described in Exhibit “A”.

**Section 5.** This ordinance shall become effective in accordance with Florida Statutes.

**Section 6.** If any Court of competent jurisdiction shall determine any portion or provision of this ordinance unconstitutional or invalid, that portion shall be severed, and the remainder of the ordinance shall remain in full force and effect and given its ordinary meaning.

**Section 7.** The City Commission hereby directs the Deputy Clerk to forward certified copies of this adopted ordinance within seven (7) days of the effective date hereof, to the Clerk of Circuit Court of Hendry County and the County Administrator for Hendry County.



66 **PASSED AND ADOPTED** in open session this \_\_\_\_ day \_\_\_\_\_, 2025.

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THE CITY OF LABELLE, FLORIDA

By: \_\_\_\_\_  
Julie C. Wilkins, Mayor

Attest: \_\_\_\_\_  
Tijauna Warner, Deputy City Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

By: \_\_\_\_\_  
Derek Rooney, City Attorney

Vote:	AYE	NAY
Mayor Wilkins	_____	_____
Commissioner Vargas	_____	_____
Commissioner Spratt	_____	_____
Commissioner Holland	_____	_____
Commissioner Ratica	_____	_____



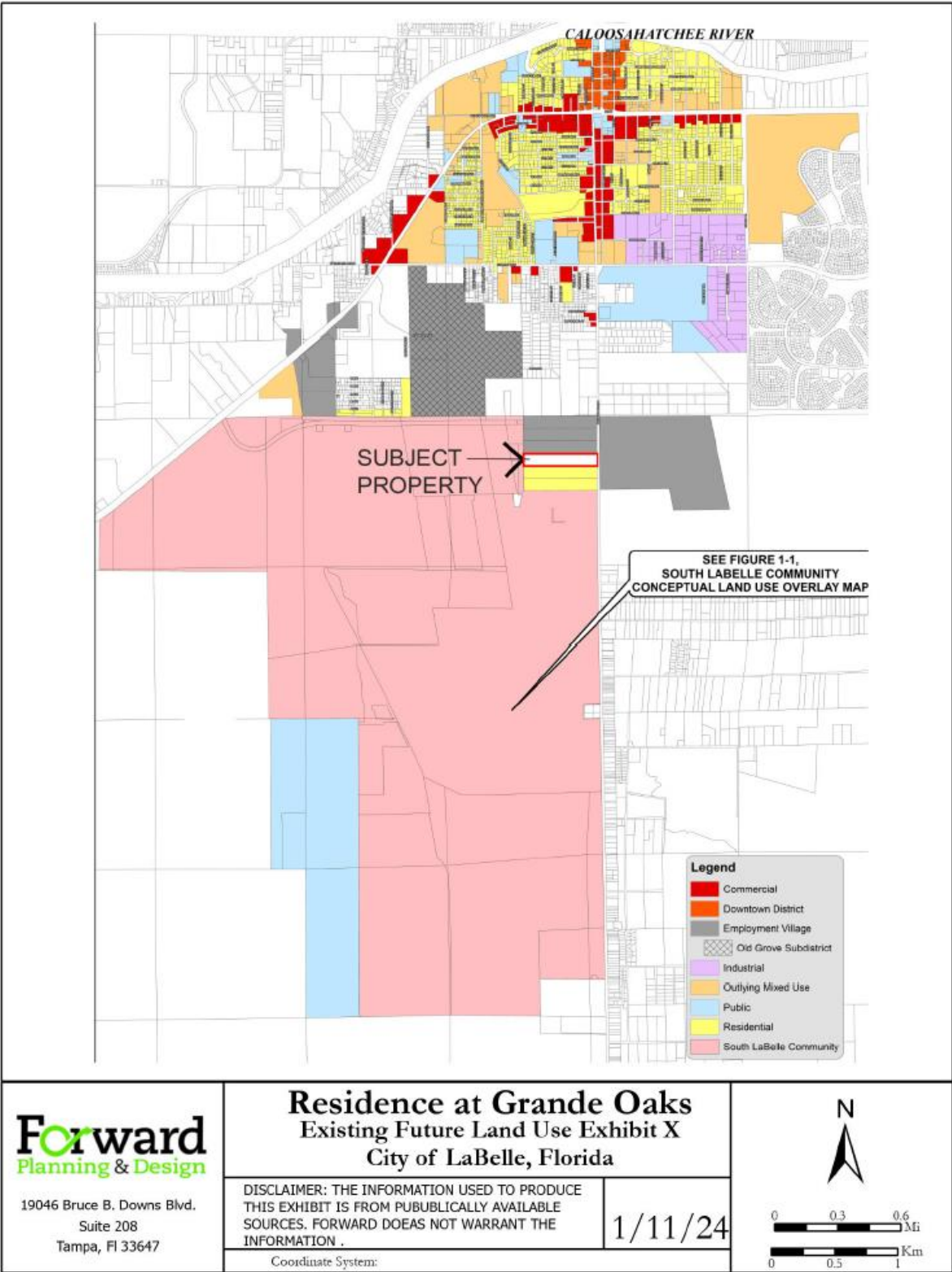
**EXHIBIT A**  
**LEGAL DESCRIPTION**

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99 (O.R.B. 628, PG. 884)  
100 THAT PART OF THE NORTH 1/3, OF THE SOUTH 1/2, OF THE NORTHEAST 1/4,  
101 OF SECTION 20, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY,  
102 FLORIDA, LYING WEST OF STATE ROAD



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EXHIBIT B  
CURRENT FUTURE LAND USE MAP

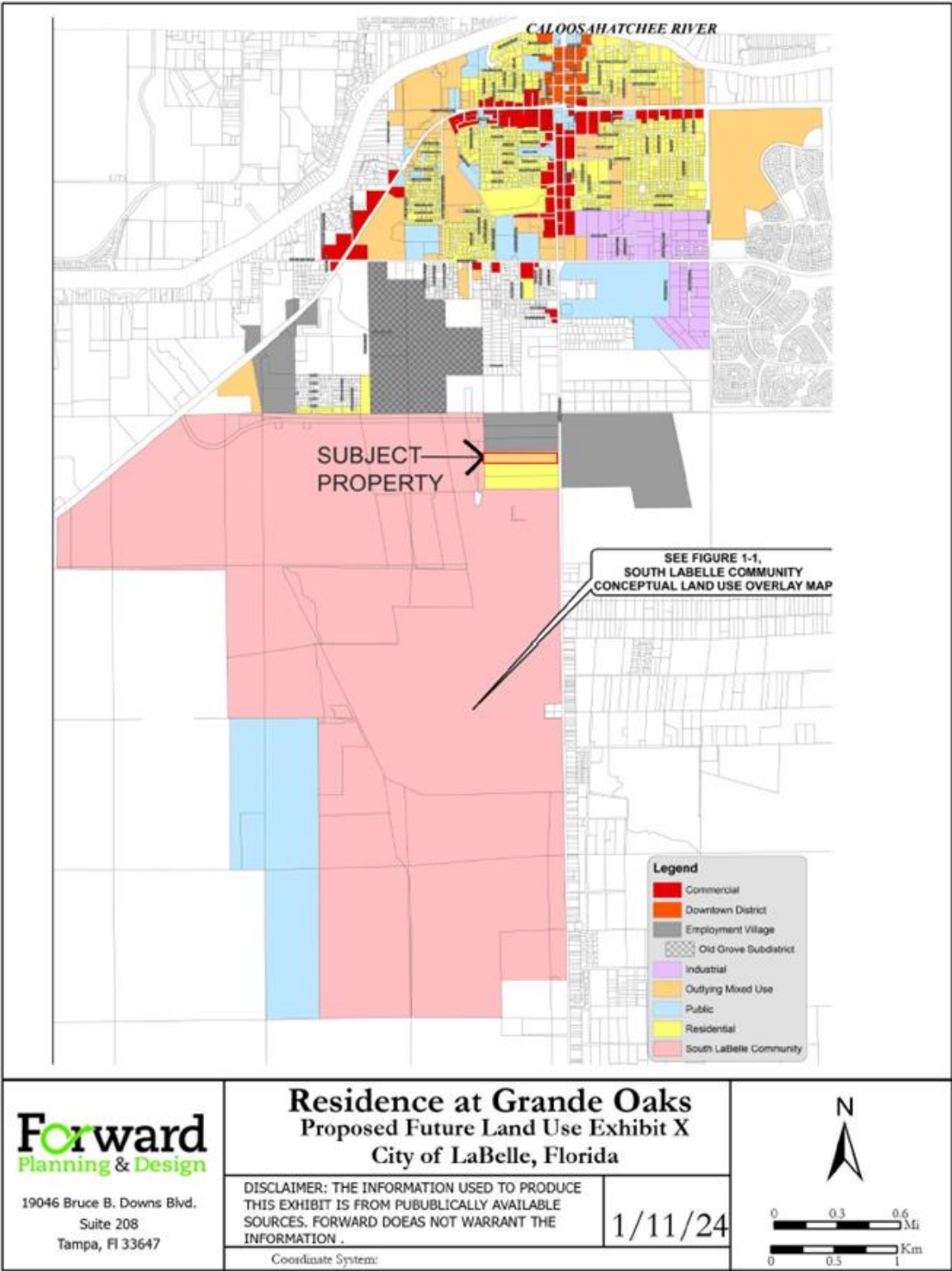


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EXHIBIT C  
PROPOSED FUTURE LAND USE MAP



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CITY OF LABELLE  
ORDINANCE 2025-06  
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.

WHEREAS, Dan-Nico Properties LLC, is the “Owner” of the real property located ¼ mile south of Helms Road and west of State Road 29, City of LaBelle, Florida, further described in Exhibit “A”, attached hereto;

WHEREAS, the Owner, filed an application to rezone the subject property to Planned Unit Development to allow for the development of a mixed-use project with the City’s intent for the Outlying Mixed Use future land use category; and

WHEREAS, after duly advertised public hearings held on June 12, 2025 before the LaBelle Local Planning Agency, and on August 14, 2025 before the City Commission; and,

WHEREAS, the City Commission for the City of LaBelle has determined that the requested PUD rezoning is in compliance with the annexation and future land use designation of “Outlying Mixed Use” and approval of the PUD rezoning application will further the goals and objectives of the City of LaBelle Comprehensive Plan; and,

WHEREAS, the subject application and plans have been reviewed by City of LaBelle Planning Department in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of LaBelle, Florida:

Section 1. The forgoing recitals are true and correct and are incorporated herein by this reference.

Section 2. The above-mentioned Planned Unit Development (PUD) is hereby adopted, upon a finding that this is the most appropriate use of the property and this use will promote, protect and improve the health, safety, comfort, good order, appearance, convenience and general welfare of the public subject to the following conditions:



**BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, that:**

1. The PUD zoning approval applies specifically to the subject property as described in Exhibit 'A'.
2. Allowable uses shall be limited to those specified in the approved Schedule of Uses (Exhibit 'B').
3. Development shall conform to standards identified in the Development Regulations Table (Exhibit 'C').
4. All development must adhere to the design and phasing detailed in the approved Master Concept Plan (MCP), identified as Exhibit 'D', and comply with applicable City Land Development Code regulations.
5. The maximum permitted number of residential dwelling units shall not exceed 264 units. Commercial development shall be limited to a maximum of 10,000 square feet. Residential amenities shall not exceed 3,500 square feet.
6. 100% of the dwelling units will be rent restricted for households earning between 80% and 120% Area Median Income (AMI) for Hendry County.
7. Any time that a unit becomes vacant, the next available unit will be offered to a qualifying household subject to the specified thresholds. This restriction shall remain in place for no less than thirty (30) years from the date of the issuance of the first Certificate of Occupancy. AMI income limits and rent limit adjustments will be made on an annual basis according to the most recent Hendry County approved "Income Limits and Rent Limits" published by the Florida Housing Finance Corporation. See table below depicting the current 2025 limits:

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Hendry County	30%	15,650	21,150	26,650	32,150	37,650	41,300	44,150	47,000	Refer to HUD		391	460	666	872	1,032	1,139
	50%	24,950	28,500	32,050	35,600	38,450	41,300	44,150	47,000	49,840	52,688	623	668	801	925	1,032	1,139
	80%	39,900	45,600	51,300	56,950	61,550	66,100	70,650	75,200	79,744	84,301	997	1,068	1,282	1,481	1,652	1,823
	120%	59,880	68,400	76,920	85,440	92,280	99,120	105,960	112,800	119,616	126,451	1,497	1,603	1,923	2,221	2,478	2,734
	140%	69,860	79,800	89,740	99,680	107,660	115,640	123,620	131,600	139,552	147,526	1,746	1,870	2,243	2,591	2,891	3,190
Median: 62,400																	

8. The owner will include an annual report that provides the progress and monitoring of occupancy of the income-restricted units, including rent data for rented units, or homestead data for owner-occupied units, in a format approved by the City of LaBelle. The Owner agrees to annual on-site monitoring by the City, or its designee.
9. Development must connect to the City's potable water and sanitary sewer system. The developer shall be responsible for the extension of utilities to serve the subject property. Proof of adequate service capacity shall be required prior to issuance of site construction permits, including a hydrant system demonstrating adequate and continuous water flow for firefighting purposes.
10. Site construction plans must demonstrate the provision of an internal sidewalk and pedestrian network connecting residential units, amenities, commercial spaces, parking areas, and perimeter sidewalks.
11. Parking shall be provided on-site in accordance with the City's Land Development Code requirements for all residential and commercial uses.
12. Access to the property shall be from State Road 29, subject to approval by the Florida Department of Transportation (FDOT). This approval does not guarantee, or grant access as depicted on the MCP without FDOT approval.



13. A unified Master Signage Plan consistent with the City's Land Development Code shall be required at the time of site construction permitting to ensure cohesive signage design throughout the residential and commercial areas.
14. Consistent with LDC Sec. 4-93, the architectural theme for all non-residential buildings shall reflect an Old Florida vernacular style with inclusion of roof overhangs, porches, covered corridors, covered walkways, and pitched roofs
15. Residential structures shall also adhere to an Old Florida vernacular architectural style, incorporating at least three (3) of the following features: front porches, pitched and/or metal roofs, shutters, gabled rooflines, and paneled siding.
16. The developer/owner or established Property Owners Association (POA) shall maintain all common areas, infrastructure, amenities, parking facilities, and landscaped buffers. POA documentation, if applicable, must be provided at the site construction permitting phase.
17. Consistent with LDC 4-88 a minimum of 30% usable open space must be dedicated exclusively to passive and active recreation areas. This area shall exclude perimeter buffers, stormwater management areas, and other non-usable lands. The usable open space must include a clubhouse with swimming pool as shown on the MCP.
18. Dumpsters, recycling containers, and service areas must be set back a minimum of 25 feet from the PUD boundaries and appropriately screened with opaque walls or fencing.
19. Landscaping buffers shall be provided as follows, consistent with the approved Master Concept Plan:
  - a. A 20-foot-wide landscape buffer along the State Road 29 frontage containing a 3-foot-tall-berm, double hedgerow installed at 36" and maintained at 48", five (5) large canopy trees per 100 l.f. planted at 12' in height, and two (2) medium understory trees per 100 l.f. planted at 8' in height.
  - b. A 10-foot-wide landscape buffer along the north and south properties lines. containing a 6-foot-tall opaque fence/wall, double hedgerow installed at 36" and maintained at 60", three (3) large canopy trees per 100 l.f. planted at 12' in height, and two (2) medium understory trees per 100 l.f. planted at 8' in height on the exterior side of the fence/wall. The interior side of the fence/wall must be screened by a double hedgerow installed at 36" and maintained at 60".
  - c.
  - d. The wetland preservation and identified significant oak trees within open space areas and buffers must be retained in lieu of a buffer on the western property line.
20. At the time of site construction permit submittal to the City, the developer shall complete required wildlife surveys, including gopher tortoise surveys, and obtain any necessary relocation permits from applicable regulatory agencies.
21. The City is conducting a risk assessment and capital planning for adequate fire protection. The project may be subject in the future to impact fees or capital assessments to address the project impact.
22. The approved PUD Master Concept Plan shall remain valid for five (5) years from the date of City Commission approval. Horizontal site construction must commence within this period, or the MCP shall expire. Extensions may be administratively approved once for an additional two (2) years; further extensions require City Commission approval.
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**Section 3. Conflict with other Ordinances.** The provisions of this article shall supersede any provisions of existing ordinances in conflict herewith to the extent of said conflict.



**Section 4. Severability.** In the event that any portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**Section 5. Effective Date.** This Ordinance shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** in open session this \_\_\_\_ day \_\_\_\_\_, 2025.

THE CITY OF LABELLE, FLORIDA

By: \_\_\_\_\_  
Julie C. Wilkins, Mayor

Attest: \_\_\_\_\_  
Tijauna Warner, Deputy City Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

By: \_\_\_\_\_  
Derek Rooney, City Attorney

Vote:	AYE	NAY
Mayor Wilkins	_____	_____
Commissioner Vargas	_____	_____
Commissioner Ratica	_____	_____
Commissioner Holland	_____	_____
Commissioner Spratt	_____	_____



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**EXHIBIT A**  
**LEGAL DESCRIPTION**

(O.R.B. 628, PG. 884)  
THAT PART OF THE NORTH 1/3, OF THE SOUTH 1/2, OF THE NORTHEAST 1/4,  
OF SECTION 20, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY,  
FLORIDA, LYING WEST OF STATE ROAD



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**EXHIBIT B**  
**SCHEDULE OF USES**

**Residential**

- Administrative Offices
- Accessory Uses and Structures
- City of LaBelle Essential Public Utility Stations
- Excavation, Water Retention
- Fences, Walls
- Dwellings, Multi-Family
- Parking Lot
- Public/Quasi-Public Utilities
- Recreational Facilities (private)
- Signs (in accordance with Appendix B, Section 4-81)

**Commercial**

- Accessory Uses and Structures
- Business Services
- City of LaBelle Utilities
- Clubs/Lodges
- Cultural institutions
- Financial Institutions
- Health Care Facilities
- Government Offices
- Medical Offices
- Professional Offices
- Personal Services
- Pharmacies
- Retail Sales
- Restaurants (no outdoor seating, on-site or off-site consumption of alcohol requires a PUD
- Amendment requiring public hearing



**EXHIBIT C**  
**SITE DEVELOPMENT REGULATIONS**

SITE DEVELOPMENT REGULATIONS TABLE		
Site Acres	26.26 ac	
Wetland Area	± 0.63 ac	
Upland Acreage	± 25.63 ac	
	Commercial	Multi-family
Proposed Units		
Phase 1 & 2	10,000 sf	288 du
Phase 3		120 du
Clubhouse and Site Amenities		5,000 sf
Parking	As per LDC	As per LDC
Min. Lot Area	22,000	N/A
Min. Lot Width	75 ft	100 ft
Min. Lot Depth	100 ft	100 ft
Max. Lot Coverage	70%	50%
Max. Height	35 ft*	35 ft*
Min. Setbacks		
Front (External ROW)	30 ft	20 ft
Front (Internal ROW)	15 ft	15 ft
Side	20 ft	15 ft
Rear	15 ft	20 ft
Minimum Building Separation:	20 ft	20 ft

\*Measured from the average finish grade at the base of the structure to the midpoint of the roof



**MASTER CONCEPT PLAN**

APPROXIMATE AREA  
2.6 ACRES WETLANDS

7.5 ACRES

2.6 ACRES COMMERCIAL OFF PRICE

FL SR-29

**THE RESIDENCES AT GRANDE OAKS**  
226 STATE ROAD 22  
LAKELAND, FL 33801

**GHA**  
SALLO HERBERT ARCHITECTS  
1311 HUNTERWOOD DRIVE, SUITE 200, WILLOW CREEK, FL 33511  
P: 854.794.0300 F: 854.794.0301

**CONTRIBUTION DOCUMENTS**  
PROCESSED ONLY  
8/23/2023  
7/5/2022  
A.1.10000

**CONCEPT SITE PLAN**  
MIXED USE  
AS-103



## Residences at Grande Oak PUD Rezoning Petition and Small Scale Comprehensive Plan Amendment

### **PUD PROJECT SUMMARY**

The Applicant, Dan-Nico Properties, LLC is requesting a simultaneous Annexation, Small Scale Comprehensive Plan Amendment and a Rezoning Petition on the subject Parcel located on the west side of State Road 29 approximately 0.25 miles south of Helms Road on approximately 26.127 acres of land. The subject Parcel is currently located in Unincorporated Hendry County. Concurrent with this application is a Voluntary Annexation Petition requesting the property to be annexed into the City of Labelle.

The requested Zoning amendment is from General Agriculture (A-2) to Planned Unit Development District (PUD). Requested concurrently, is a Small-Scale Comprehensive Plan Amendment to the Future Land Use from Hendry County - Residential High Density to Outlying Mixed Use Future Land Use Category.

This application requests approval of a PUD Mixed-Use project inclusive of the following uses:

- Commercial - 10,000 sq. ft.
- Affordable Multi-family Apartments
  - Phase I & II - up to 192 units
  - Phase III - up to 72 units
- Clubhouse and Site Amenities – 3,500 sq. ft.

The proposed Residences at Gande Oak PUD focuses on a mixed-use development that provides a benefit in terms of a walkable community, neighborhood park and amenities, employment opportunities, and affordable multi-family housing. The affordable housing project shall meet or exceed the minimum threshold of affordability as outlined in the City of Labelle and Hendry County Comprehensive Plan and the Hendry County Housing Authority.

A Rezoning amendment to PUD is consistent with the proposed underlying Future Land Use (FLU) Outlying Mixed Use category. The Outlying Mixed Use category allows for mixed-use development with a density of approximately 10 du/acre which is a total of 264 dwelling units for the development and allows for 10,000 sq. ft. of neighborhood commercial. The proposed development will provide bicycle/pedestrian connectivity, a clubhouse including amenities and neighborhood park, and provide enhanced landscape buffers around the perimeter of the subject site.

A pre-application conference was held on December 29th, 2022, with City and County Staff. A FDOT pre-application conference was held on February 14, 2023. A pre-application conference was held with the South Florida Water Management District on May 23rd, 2023.



Table 1: Site Information

<b>Parcel #:</b>	29 43 20 A00 0002.0200
<b>Gross Acreage:</b>	26.127 acres
<b>Estimated Wetlands:</b>	0.63 acres
<b>Net Developable Area:</b>	25.497 acres
<b>Existing Future Land Use Category:</b>	Hendry County- Residential High Density
<b>Proposed Future Land Use Category:</b>	Outlying Mixed Use
<b>Existing Zoning:</b>	Hendry County - General Agriculture (A-2)
<b>Proposed Zoning:</b>	Planned Unit Development District (PUD)

**SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**

The properties current Future Land Use is Hendry County - Residential High Density which allows for up to 15 du/acre. The property is located adjacent to properties with a FLU of Residential to the south, Employment Center to the north and east, and the South LaBelle Community to the west.

The concurrent Small Scale Comprehensive Plan Future Land Use amendment request is to designate the property to the **Outlying Mixed Use** FLU category. Residential and Commercial Uses are specifically listed as allowable uses in the Outlying Mixed Use FLU category. The Outlying Mixed Use category requires rezoning to the PUD zoning district.

The Outlying Mixed Use Future Land Use category provides a logical transition of mixed uses from the Employment Village located to the north and east, and the South Labelle Community Land use located to the west. The proposed density of approximately 10 du/acres on the Residences at Grande Oaks PUD is consistent with the adjacent South LaBelle Community which allows for up to 16 du/acre. It is also compatible with existing multi- family development located to the south.

The applicant proposes a mixed-use development with a maximum of 10,000 sq.ft. neighborhood commercial and a maximum of 264 multi-family units on 26.127 +/- acres which is a proposed density of 10.1 du/acre. The Outlying Mixed Use category allows for a base density of 6 du/acre. Additional bonus density may be requested up to 16 units per acre provided the project meets the criteria as follows.

- **The property has direct access to the collector or arterial roadways** – SR-29 is designated as a main arterial roadway and with recent improvements provides adequate capacity to serve this project.
- **Mixed-Use** – The property proposes a mix of neighborhood commercial, residential, and amenity/recreational uses. The proposed commercial outparcel is designed to serve this property as well as the adjacent Greentree South complex located directly to the south.



## Forward Planning & Design

RESIDENCES AT GRANDE OAKS PUD AMENDMENT  
REVISED NARRATIVE [07/15/25]  
PAGE 3 OF 9

- **Minimization of Impacts on the Existing Oak Trees** – The project proposes to maintain a heavily forested portion of the western property as a wetland and uplands preserve. Many of the trees in this area are oak trees that will be preserved. Additionally, the area around the existing pond has oak trees that will also be preserved. These are identified as the larger, orange-colored trees on the conceptual landscape plan submitted as an attachment to this application. The remainder of the site was previously used for agricultural purposes and is void of significant trees.
- **Publicly Accessible Civic Space** – The project proposes a publicly accessible civic space conveniently located at the entry to the development and overlooking the pond and features. Currently, the proposed space is designed to honor hometown heroes such as police, firefighters or military personnel and will have benches and lit flag poles, additionally it will include a nature trail around the pond.
- **Enhanced Architectural Design** – The project is proposed to be designed in the Old Florida Vernacular including such elements as decorative brackets and balcony features. A pleasant pastel color palette and quality architectural materials. In addition to the aesthetic value, the project proposes a community clubhouse, pool, BBQ picnic area, tot lot and a community garden area. A tree lined linear park “central walk” will create a sense of community area for residents to meet and mingle in a front porch type atmosphere.
- **Enhanced Landscape Design** – Mostly native tree species will be used in the landscape design including preservation of the existing oak trees. It is the owner’s intent to exceed the city’s minimum landscape code especially within the key pedestrian areas of the site.
- **Enhanced compatibility measures** – The project has been designed with compatibility to the adjacent land uses. A larger buffer is provided between the buildings and the property to the south since the adjacent buildings are single story structures. There is the proposed preserve and gopher tortoise habitat to the west which will completely buffer the properties from the west. The remaining property to the north and east has a FLU designation of Employment Center which will eventually be larger commercial uses. We have proposed a smaller buffer to the north and east but will still be exceeding the code requirements for setbacks while also allowing for future connectivity to these commercial uses. Furthermore, we are limiting the building to three story garden style apartments which will have a maximum height of 36 feet.
- The development is not located near downtown but will aim to create a compact mixed-use community. It will offer walkable retail options within the neighborhood and encourage community interaction through centrally located parks, open spaces, and amenities. The integrated layout of the development will provide easy access supporting a pedestrian-friendly environment.



## PUD REZONING REQUEST

Currently, the subject Parcel is located in unincorporated Hendry County and the Zoning designation for the subject site is General Agriculture (A-2). The Parcel is surrounded by LaBelle city limits to the north, east, south and west and is requested to be annexed into the City of LaBelle. The request is to Rezone the subject Parcel to PUD to allow for a mixed-use development inclusive of neighborhood commercial, affordable multi-family apartments and civic amenity elements. The proposed PUD is compatible with the requested Outlying Mixed Use Future Land Use category.

This application requests approval of a PUD Mixed-Use project inclusive of the following uses:

- Commercial – 10,000 SF
- Affordable Multi-family Apartments –
  - Phase I & II - up to 192 units
  - Phase III – up to 72 units
- Clubhouse and Site Amenities – 3,500 SF

The PUD Conceptual Plan demonstrates a mixed-use development program, with neighborhood commercial, multi-family dwelling units, clubhouse, neighborhood park and project amenities. The proposed density is 10. du/acre which is a maximum of 264 multi-family dwelling units (Phase I & II - up to 192 units and Phase III - up to 72 units).

The proposed development is a compact design, providing a mix of uses and connectivity that will enhance the area. A review of the project development site plan will reveal a well thought out design as follows:

- Is compatible with the surrounding areas,
- Provides adequate ingress and egress to the site,
- Provides logical and efficient on-site traffic patterns,
- Adequate access for emergency and service vehicles,
- Will not adversely impact traffic patterns on local roadways,
- Will have adequate public utilities upon completion of the proposed sewage treatment plant,
- Provides adequate property buffers to adjacent properties. and
- Will provide necessary off-site improvement.

We believe the high-quality design considerations of the PUD project as listed above and shown on the PUD Plan, warrant a maximum density of 10 du/acre. As such, the Residences of Grande Oaks is proposed as a phased development that will be constructed over several years as the need for affordable housing grows. The project will include the following:

- Two (2) Acre commercial lot – This commercial lot is intended to serve the proposed development as well as the existing Greentree South Apartments. Potential uses include a daycare center and retail, or conveniences type uses.
- Phase I Residential – up to 96-unit rental apartment complex, clubhouse, and amenities.
- Phase II Residential – up to 96-unit rental apartment complex
- Phase III Residential - up to 72-unit rental apartment complex
- +/- 3.12 acre wildlife and wetland/upland preserve area.



**COMPATIBILITY WITH ADJACENT FUTURE LAND USE AND ZONING****Table 2: Adjacent Future Land Use, Zoning, and Existing Uses**

Direction	FLU Category	Zoning District	Existing Use
North	Employment Village	AG	Residential home and Vacant
East	Employment Village	PUD	Vacant
South	Residential	R-3	Multi-family Apartments, Water Treatment Facility
West	South LaBelle Community	Arbor at South LaBelle Village PUD	Vacant

The site is located on the west side of State Road 29 approximately 0.25 miles south of Helms Road. The property is currently designated as Residential High Density under the Hendry County Comprehensive Plan which currently allows up to 15 du/acre. The proposed PUD and Outlying Mixed Use future land use is a good transitional use to the Future Land Use is Employment Village to the north and east of the subject site, South LaBelle Community FLU designation to the west and Residential FLU developed as multi-family to the south.

The proposed density of 16 du/acre on the Residences at Grande Oaks PUD is consistent with the adjacent South LaBelle Community which allows for up to 16 du/acre. It is also compatible with existing multi-family development located to the south.

Furthermore, the FLU designation of Employment Center surrounding the property to the North and East creates an opportunity for large employment centers directly adjacent to this project. The City of LaBelle's proximity to the Fort Myers/Cape Coral metropolitan area makes it an ideal location for large business or production centers and given the sites location, just south of the new Helms Road Extension allows for easier access to the west coast.

**PUD SITE ANALYSIS****Access**

The property is located on the west side of State Road 29 approximately 0.25 miles south of Helms Road, which is a major collector roadway. Therefore, the proposed project has direct access to collector/ arterial roadways. State Road 29 is designated as a main arterial roadway, and with recent improvements provides adequate capacity to serve this project. The professionally prepared Traffic Impact Statement concludes that there is available capacity on the surrounding road network to accommodate the proposed dwelling units and commercial development.

The proposed project allows for uninterrupted pedestrian connections and creates internal connections between the residential, commercial, preserve and civic amenity elements of the development.



## Landscape Buffers

To address external compatibility between existing adjacent uses, a 15-foot-wide, Type C buffer will be provided around the northern, southern and eastern boundary. While not required by the LDC, the applicant is proposing an enhanced 15-foot-wide Type C buffer along the northern, southern, and eastern property lines. There will be a 75' natural vegetative buffer on the western boundary of the project site.

## Open Space and Amenities

The project proposes a preserve area at the western end of the property which will serve as both wetlands/uplands preserve and a gopher tortoise refuge. This area and an existing pond on the parcel will be kept in its natural state to the greatest extent possible. The pond will include a nature trail that will be the focal point and a civic amenity element. In addition to these preserved areas, the development proposes open space elements such as the central community walk, a community garden, tot lot, picnic area and passive open space. These combined areas make up well over 30% of the site area; therefore, exceeding the open space and preservation objectives of the land development code.

## Compatibility

The proposed residential uses will be compatible with the surrounding area and provide for alternative affordable housing options. The development proposes additional development regulations in the form of additional setbacks and buffer enhancements. There is a larger buffer provided between the proposed buildings and the apartments to the south since those buildings are single story structures. Proposed is a natural vegetative buffer on the western boundary of the project site which will completely buffer the properties to the west. The remaining property to the north and east has a FLU designation of Employment Center which will eventually be larger commercial uses. The proposed buffer exceeds the code for setbacks and landscape buffers, and the design allows for future connectivity to these commercial uses. Furthermore, the building height is limited to three story garden style apartments which will have a maximum height of 36 feet.

## Natural Features and Wildlife

An Environmental Assessment Report was conducted on January 2023 by Andrew Conklin Environmental Services for the project site, and is submitted as part of this application.

In conclusion, there are approximately 25.497 acres of uplands, 0.63 acres of wetlands. If impacts are proposed to wetlands or surface waters, then a permit will be needed from SFWMD. However, no wetland mitigation is expected to be required if no impacts are proposed to the Cypress wetland. In the event that SFWMD requires some mitigation for impacts to the pond, the placement of a conservation easement around the Cypress wetland and its surrounding upland buffer is expected to suffice. A small population of protected gopher tortoises is present on the site; a formal gopher tortoise survey will need to be completed prior to site development to determine the number of tortoises that will need to be permitted for relocation.



## Utilities

The applicant will be connecting to the City of Labelle’s Water and Sewer services subject to availability at the time of site construction permitting. It is understood that sanitary sewer service is not available to the site at this time, however there are plans and funding in place to construct a wastewater treatment facility to the south of this property and a sewage conveyance line will be installed adjacent to the property for future tie in.

## COMPREHENSIVE PLAN CONSISTENCY

**Future Land Use Policy 1.2.1** The City will promote varied and balanced growth to enhance the community both fiscally and physically, providing for housing and employment needs.

- The PUD will provide opportunities for planned growth and support additional affordable housing opportunities to accommodate the anticipated population growth along State Road 29 and Helms Road in an area intended for development. The Residences at Grande Oaks PUD will provide for much needed affordable multi-family apartment units.

### Policy 1.3.2 Outlying Mixed Use Land Use Category

The Outlying Mixed-Use Land Use Category is the logical land use category for the property since the project is a mixed-use development. Outlying Mixed Use future land use is a good transitional use to the Employment Village located to the north and east, and the South Labelle Community Land use located to the west. Residential and Commercial Uses are specifically listed as allowable uses in the Outlying Mixed Use FLU category. The Outlying Mixed Use category requires rezoning to the PUD zoning district.

The Outlying Mixed-Use Land Use Category is also appropriate for properties located along the SR 29 and Helms Road, as the site is surrounded by employment opportunities, multi-family apartments to the south and proposed high density residential to the west.

### Traffic Circulation Element Policy 2.1 and 2.1.1

The application includes a Traffic Impact Analysis and indicates that all the adjacent roadway segments will operate at an acceptable Level of Service. An analysis of potential turn lane improvements will be provided during permitting with FDOT, but no roadway capacity improvements are expected.

### Infrastructure Element Policy 4.1

The applicant will be connecting to the City of Labelle’s Water and Sewer services subject to availability at the time of site construction permitting. It is understood that sanitary sewer service is not available to the site at this time, however there are plans and funding in place to construct a wastewater treatment facility to the south of this property and that sewage conveyance line will be installed adjacent to the property for future tie in.

Additional letters of availability have also been obtained by EMS, Fire, and from the Hendry County’s Sheriff Office.



**Housing Element Policy 3.11.1**

The Residences at Grande Oaks PUD will provide for much needed affordable multi-family apartment units. Currently, there is an affordable housing crisis in the State of Florida, and we are experiencing an unprecedented shortage of affordable housing in the State. The proposed site lies within a Qualified Census Tract as well as an area of concentrated poverty making this site an ideal location for quality affordable housing.

Development standards are provided in the attached Exhibits which includes the lot sizes, setbacks, and building heights appropriate for multi-family dwelling types in the area.

**Recreation and Open Space Policy 6.7.2 and 6.7.3**

The proposed Master Conceptual Plan demonstrates the layout of the open space areas, including usable open space, exceeding the LDC requirements. The development proposes a civic amenity element as well as a nature trail around a pond. There is preserved land located on the west portion of the Parcel and additional open space elements such as the central community walk, a community garden, tot lot, picnic area and passive open space. These combined areas make up well over 30% of the site area therefore, meeting and exceeding the open space and preservation objectives of the Comprehensive Plan, Land Development Code and Ordinance.

**Objective 9.4 School Capacity**

Coordinate petitions for changes to future land use, zoning, subdivision and site plans for residential development with adequate school capacity. This objective will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for comprehensive plan amendments, re-zonings or final subdivision and site plans that generate students and impact the school system. Manage the timing of comprehensive plan amendments and other land use decisions to coordinate with adequate school capacity.

- *According to the Letter of Availability from the Superintendent of Hendry County School District, it is the policy of the Hendry County School District to support community growth. The district is willing to meet with the applicant and address the fiscal impact of a new school. The applicant is actively coordinating with the Hendry County School District to discuss providing for fiscal impacts of a new school.*
- *The planning of a residential development could provide affordable housing options for teachers and support staff. The Hendy County School District supports the proposed project within their capacity and looks forward to the expansion of housing choices available to the workforce community.*

**New Housing Developments Policy 3.11.2 and Potable Water Supply Policy 4.3.5**

**Policy 3.11.2** The City will require all housing developments, on a fair and consistent basis, to provide adequate and necessary public facilities and services, or funds (fee-in-lieu) to provide for their proportionate share of such facilities and services. In order to prepare the infrastructure for the future needs, the City will annually evaluate the need for impact fees or suitable alternatives.



RESIDENCES AT GRANDE OAKS PUD AMENDMENT  
REVISED NARRATIVE [07/15/25]  
PAGE 9 OF 9

- *The applicant will connect to the City of Labelle's Water and Sewer services subject to availability at the time of site construction permitting. It is understood that sanitary sewer service is not available to the site at this time, however there are plans and funding in place to construct a wastewater treatment facility to the south of this property and a sewage conveyance line will be installed adjacent to the property for future tie in.*
- *The applicant will provide the required funds (fee-in-lieu) to provide for their proportionate share of such facilities and services.*

**Policy 4.3.5** The City will continue to require development proposals to meet City level of service standards for potable water as specified in this Comprehensive Plan.

- *Acknowledged. The applicant will be connecting to the City of Labelle's Water services subject to availability at the time of site construction permitting.*

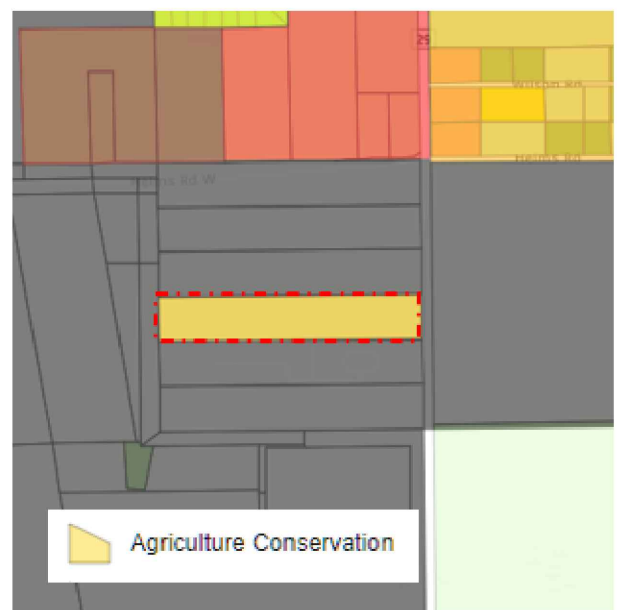




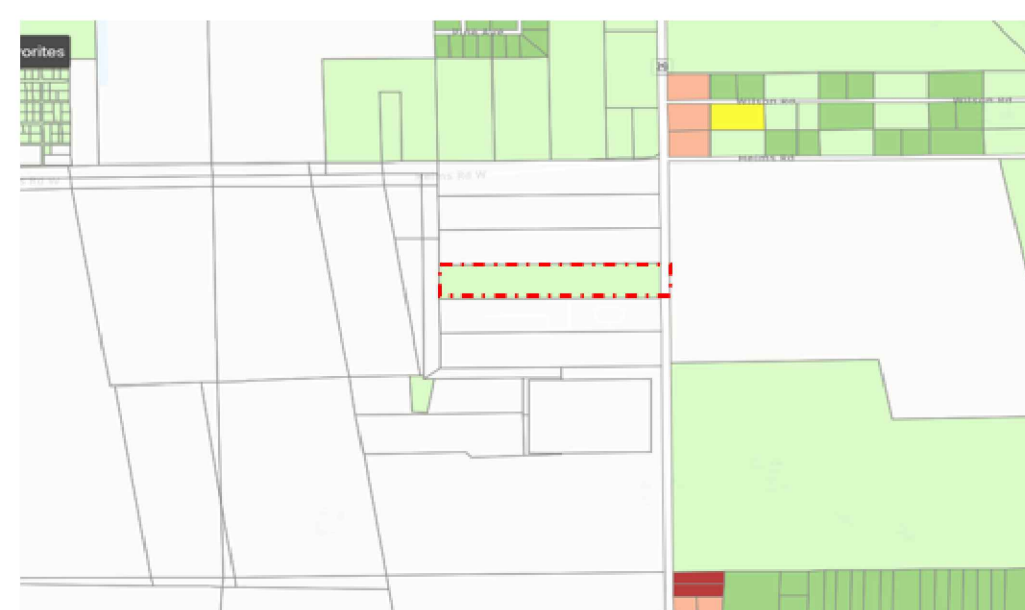
B-1 PROPOSED SITE KEY PLAN  
AS101 1' = 50'-0"



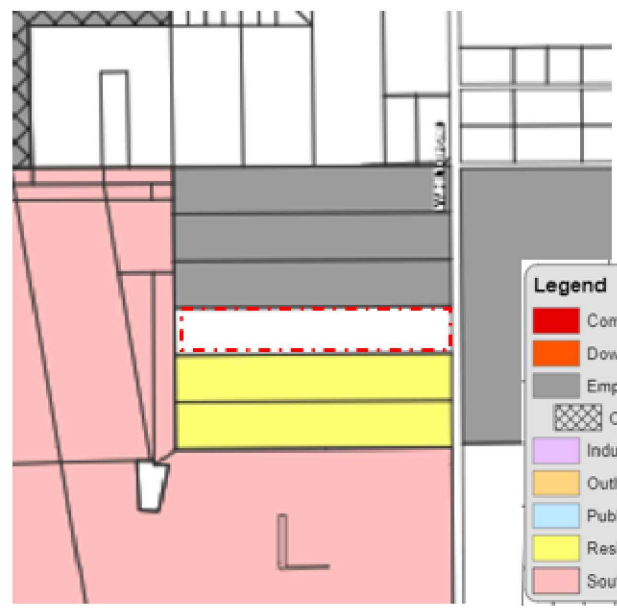
PROJECT SCOPE OF WORK  
DEVELOPMENT OF A MIXED SPACE INCLUSIVE OF:  
1. UP TO 10,000 SF OF COMMERCIAL SPACE  
2. 288 UNIT AFFORDABLE MULTIFAMILY APARTMENTS (Phase I & II) and POTENTIAL OF AN ADDITIONAL 120 UNITS (PHASE III)  
AS NEED ALLOWS  
4. 5,000 SF CLUBHOUSE & SITE AMENITIES  
AFFORDABLE HOUSING CRITERIA  
PROJECT SHALL MEET OR EXCEED THE MINIMUM THRESHOLD OF AFFORDABILITY AS OUTLINED IN THE CITY OF LABELLE AND PASCO COUNTY COMPREHENSIVE PLAN AND THE PASCO COUNTY HOUSING AUTHORITY



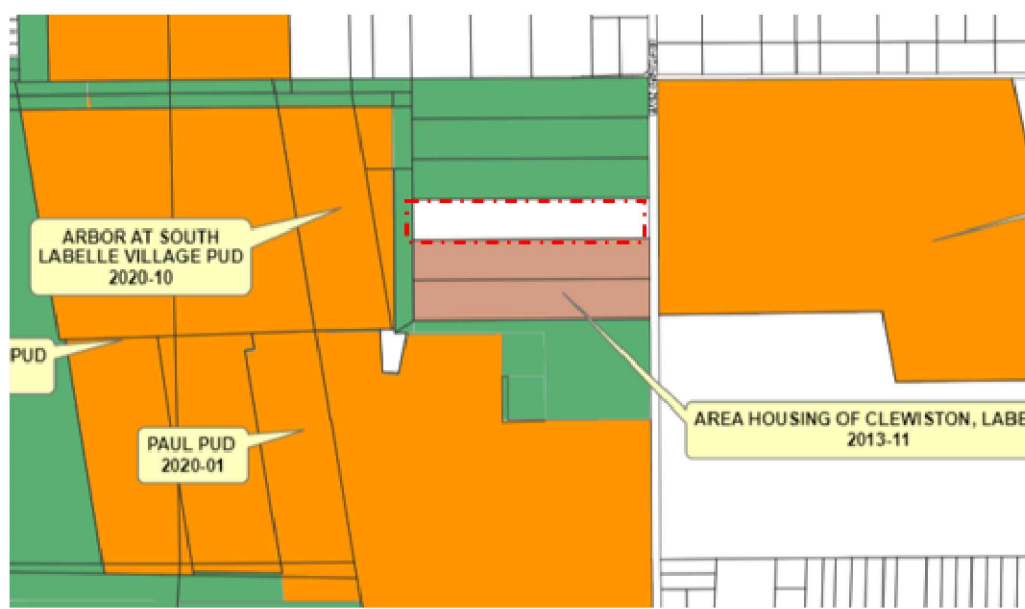
HENDRY COUNTY FUTURE LAND USE



HENDRY COUNTY ZONING



LABELLE ADJACENT FUTURE LAND USE



LABELLE ADJACENT ZONING



A-2 ARCHITECTURAL STYLE  
AS101 NTS

A1 PARTIAL SITE PLAN - NORTH 1/2

SITE DEVELOPMENT REGULATIONS TABLE		
Site Acres	26.127 ac	
Wetland Area	± 0.63 ac	
Upland Acreage	± 25.50 ac	
	Commercial	Multi-family
Proposed Units		264
Proposed Gross Density		10 du/ac
Phase 1	10,000 sf	96 du
Phase 2		96 du
Phase 3		72 du
Clubhouse and Site Amenities		3,500 sf
Parking	As per LDC	As per LDC
Min. Lot Area	22,000	N/A
Min. Lot Width	75 ft	100 ft
Min. Lot Depth	100 ft	100 ft
Max. Lot Coverage	70%	50%
Max. Height	35 ft*	35 ft*
Min. Setbacks		
Front (External ROW)	30 ft	20 ft
Front (Internal ROW)	15 ft	15 ft
Side	20 ft	15 ft
Rear	15 ft	20 ft
Minimum Building Separation:	20 ft	20 ft

\*Measured from the average finish grade at the base of the structure to the midpoint of the roof

A-3 SITE STATISTICS  
AS101 NTS



SEAL

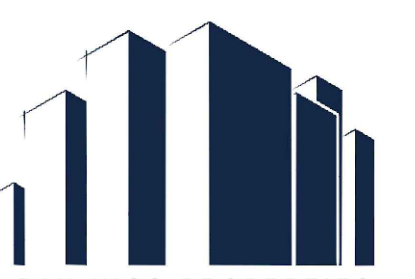
BRIAN P. HERBERT, FL AR0015474  
PROJECT



The Residences at  
Grande Oaks

2250 STATE ROAD 29  
LABELLE, FLORIDA

OWNER



DAN-NICO PROPERTIES

REVISIONS		
No.	Description	Date
1	REVISED PER CITY COMMENTS	10/19/24
2	REVISED PER CITY COMMENTS	7/10/25

PROJECT STATUS  
CONSTRUCTION DOCUMENTS  
PROGRESS ONLY

DATE

5/23/2022

PROJECT NUMBER

75-2022

SCALE

AS SHOWN

DRAWN BY: DECO/H3D

CHECKED BY: BPH

DRAWING TITLE

CONCEPTUAL SITE PLAN

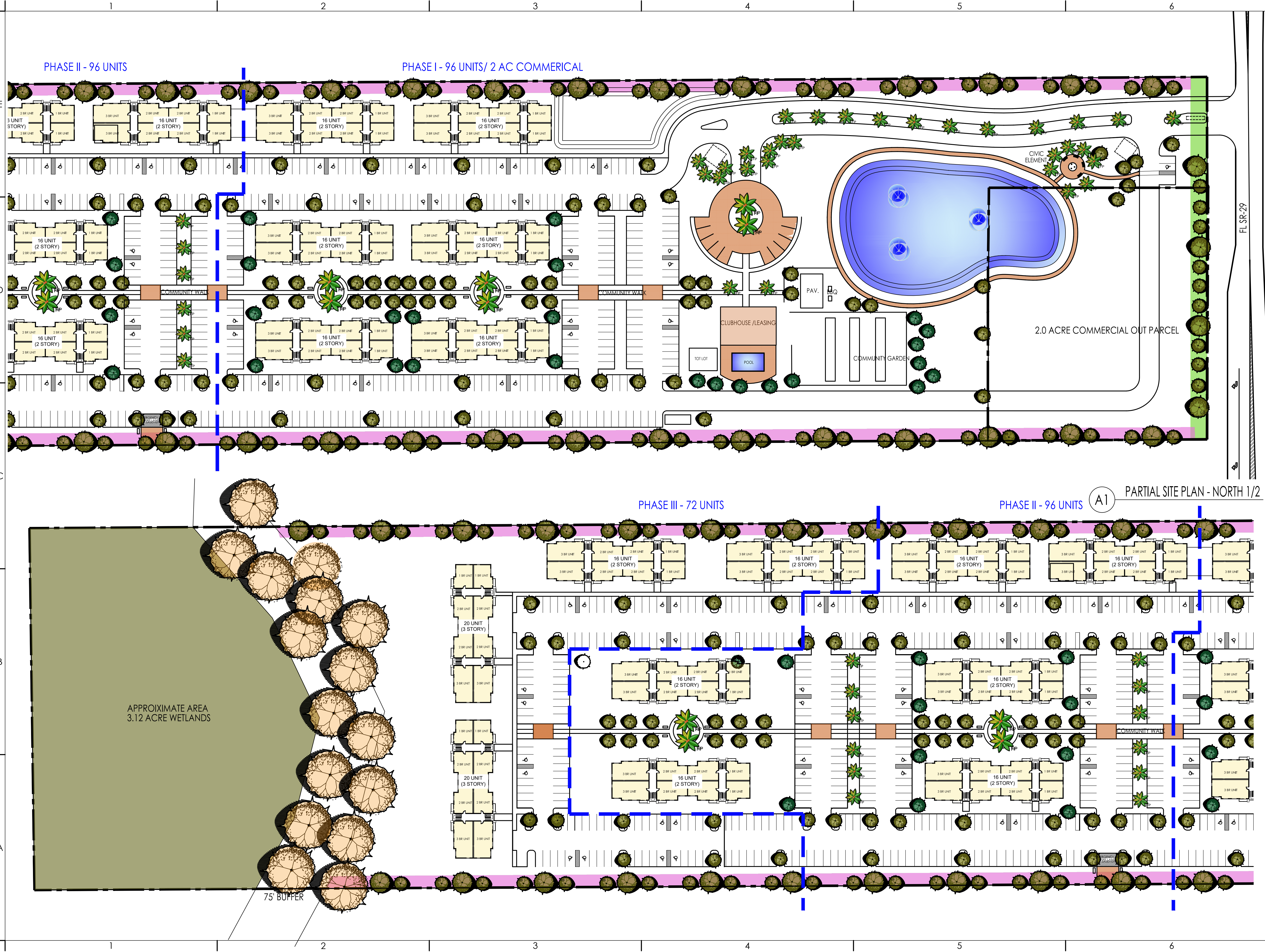
MIXED USE

DRAWING NUMBER

AS-101



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**GHA**  
GALLO HERBERT ARCHITECTS  
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442 PH  
954.794.0300 F.X. 954.794.0301

BRIAN P. HERBERT, FL AR0015474  
PROJECT

**The Residences at Grande Oaks**  
2250 STATE ROAD 29  
LABELLE, FLORIDA  
OWNER

**DAN-NICO PROPERTIES**

REVISIONS		
No.	Description	Date
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PROJECT STATUS  
CONSTRUCTION DOCUMENTS  
PROGRESS ONLY

DATE  
5/23/2022

PROJECT NUMBER  
75-2022

SCALE  
AS SHOWN

DRAWN BY  
DECO/H3D

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BPH

DRAWING TITLE  
CONCEPTUAL SITE PLAN  
MIXED USE

DRAWING NUMBER  
AS-102





**BRIAN P. HERBERT** FL AR0015474  
PROJECT



**The Residences at  
Grande Oaks**  
2250 STATE ROAD 29  
LABELLE, FLORIDA

[illegible]

## PROJECT STATUS

5/23/2022

PROJECT NUMBER  
75-2022

SCALE  
AS SHOWN

DRAWN BY: DECO/H3D  
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CONCEPTUAL SITE

PLAN  
MIXED USE

DRAWING NUMBER

AC 100

AS-103



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TYPICAL SIDE ELEVATION

TYPICAL FRONT ELEVATION

**A-1** APARTMENT ELEVATIONS  
AS101  
 $\frac{1}{8}" = 1'-0"$



FRONT ELEVATION

REAR ELEVATION

TYPICAL SIDE ELEVATIONS

**A1** PARTIAL SITE PLAN - NORTH 1/2

**B-1** CLUBHOUSE ELEVATIONS  
AS101  
 $\frac{1}{8}" = 1'-0"$



**C-1** COMMUNITY SIGN INTENT  
AS101  
 $\frac{1}{8}" = 1'-0"$

GRILLE WITH CHARACTERS

A - PALM MOTIF ALUMINUM PANEL

B - ALUMINUM AND GLASS RAILING

C - BAHAMA SHUTTERS - PALM GREEN - POWDER COAT

D - IMPACT RESISTANT SLIDING GLASS DOORS - WHITE

E - WOOD SIDING PROFILE STUCCO - PAINT COLOR

SW 1667  
Icy Lemonade

F - MEDIUM STUCCO FINISH - PAINT COLOR

SW 6772  
Cay

G - HARDE BOARD TRIM - PAINT COLOR COLOR

SW 7102  
White Flour

H - STANDING BEAM METAL ROOF - KYNAR - BRIGHT SILVER

I - FYPON DECORATIVE BRACKETS - WHITE

J - COACH STYLE LIGHT SCONCE - BRIGHT SILVER

K - ALUMINUM RAILING - BLACK

**A-1** MATERIAL LEGEND / IMAGES  
AS101  
NTS

**GHA**

GALLO HERBERT ARCHITECTS

13111 NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442 PH: 954.794.0300 FAX: 954.794.0301

BRIAN P. HERBERT, FL AR0015474  
PROJECT

**The Residences at Grande Oaks**

2250 STATE ROAD 29  
LABELLE, FLORIDA

OWNER

**DAN-NICO PROPERTIES**

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PROJECT STATUS  
CONSTRUCTION DOCUMENTS  
PROGRESS ONLY

DATE

5/23/2022

PROJECT NUMBER

75-2022

SCALE

AS SHOWN

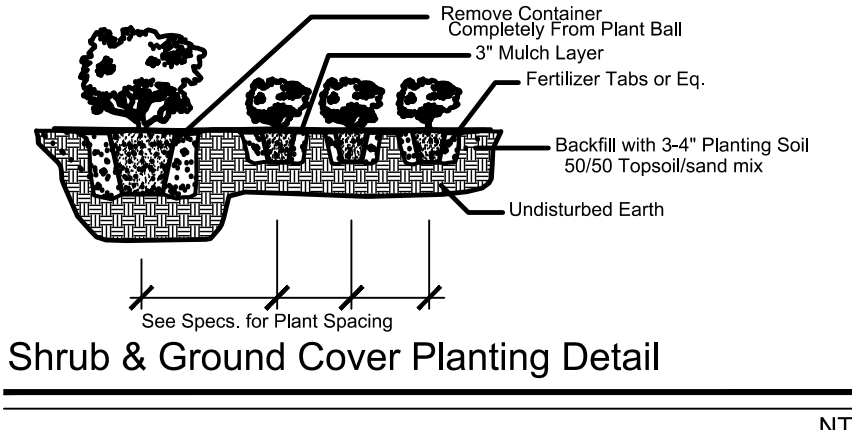
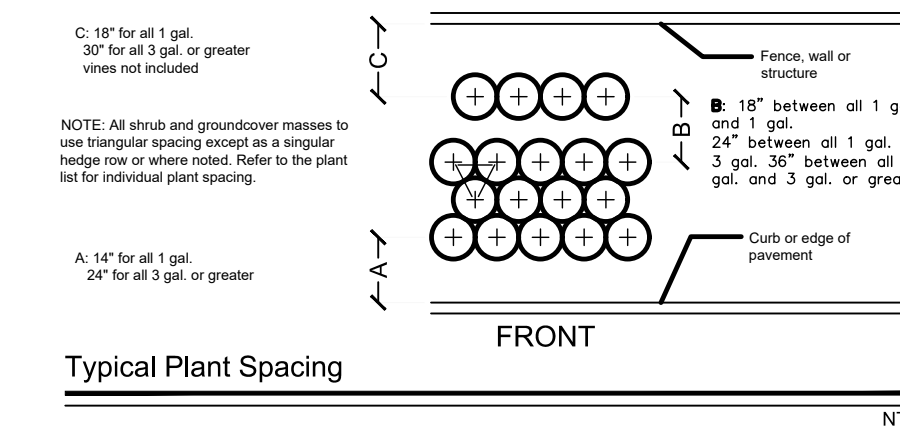
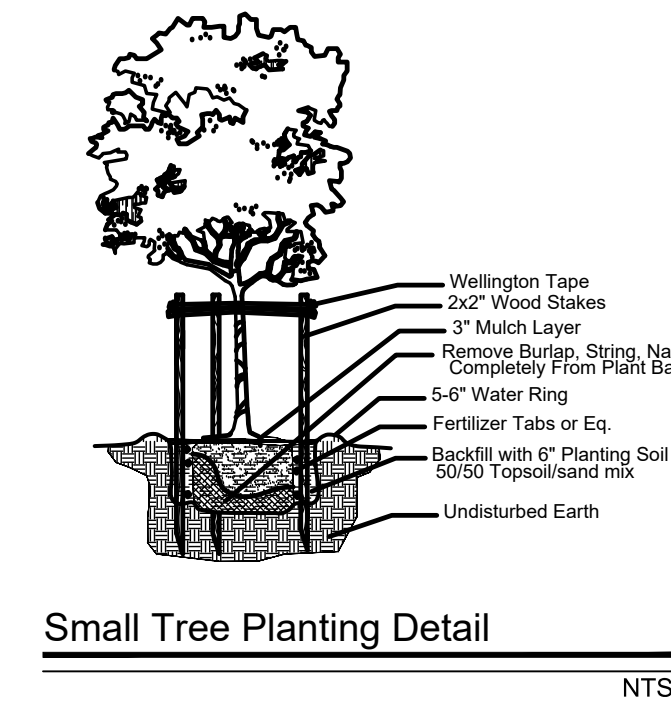
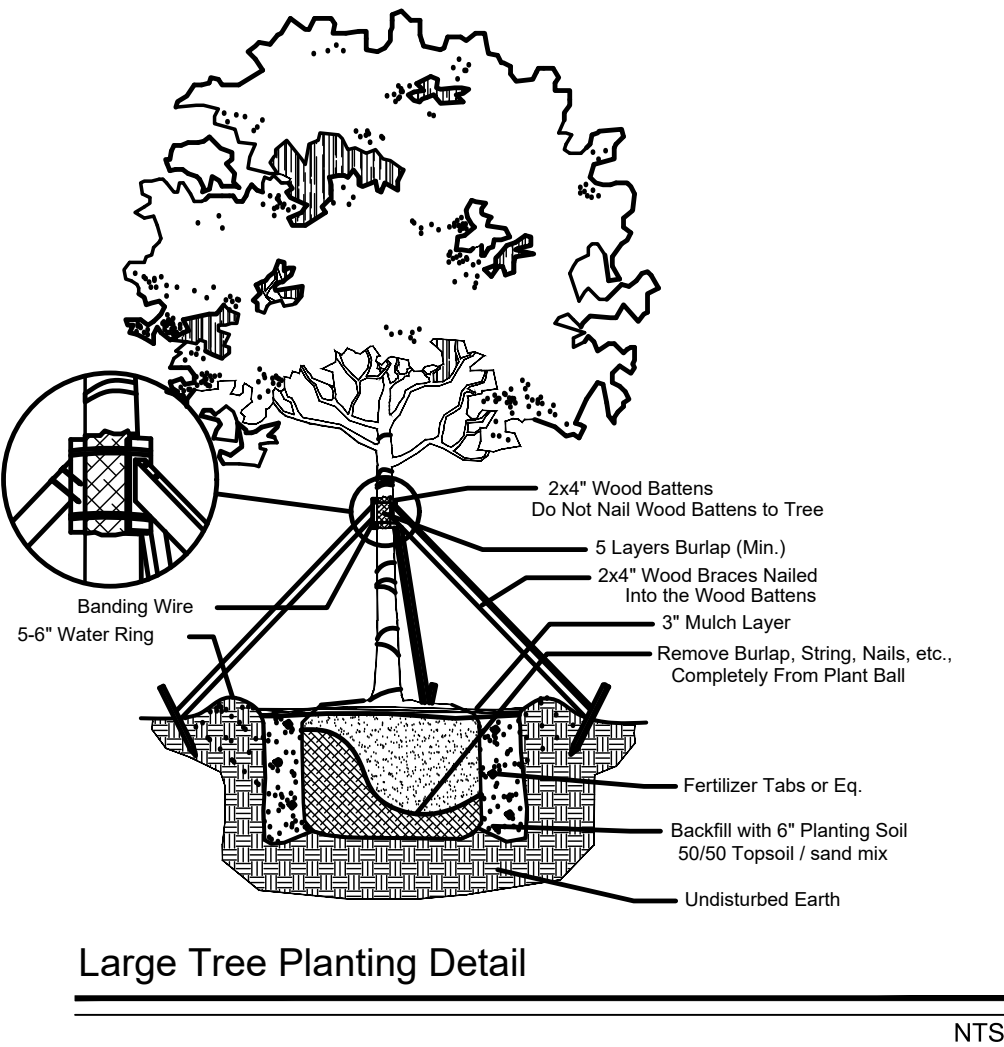
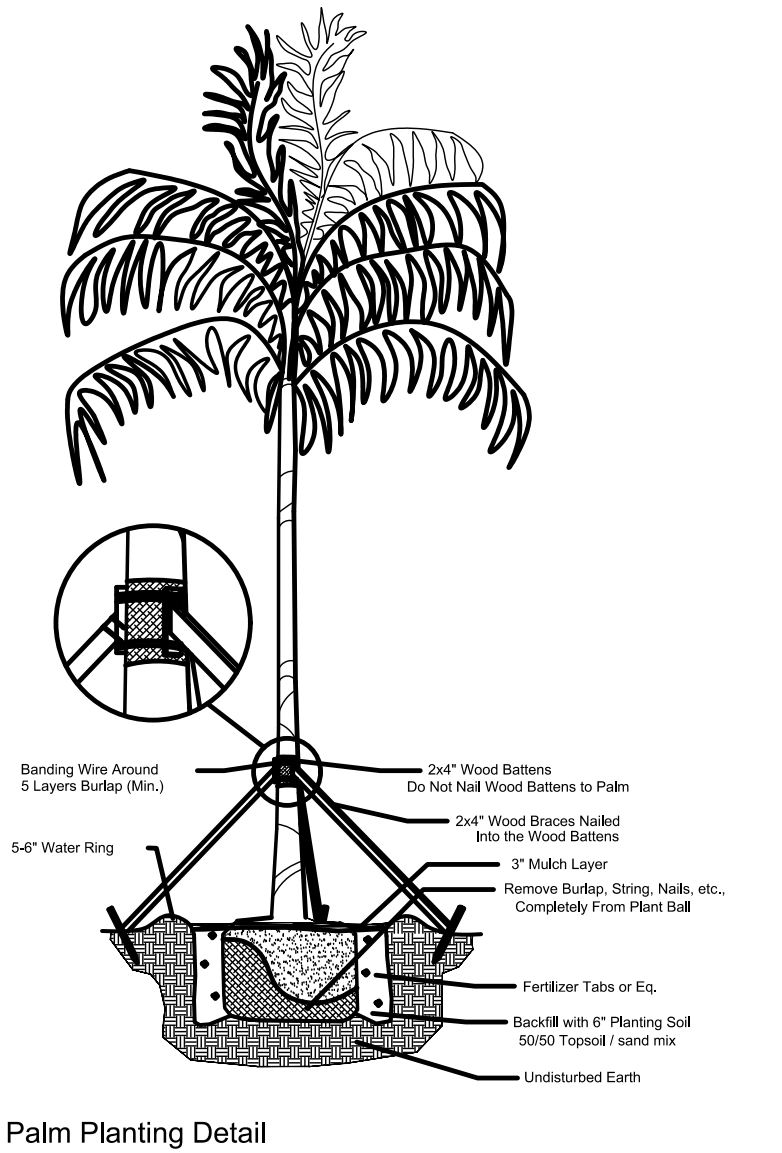
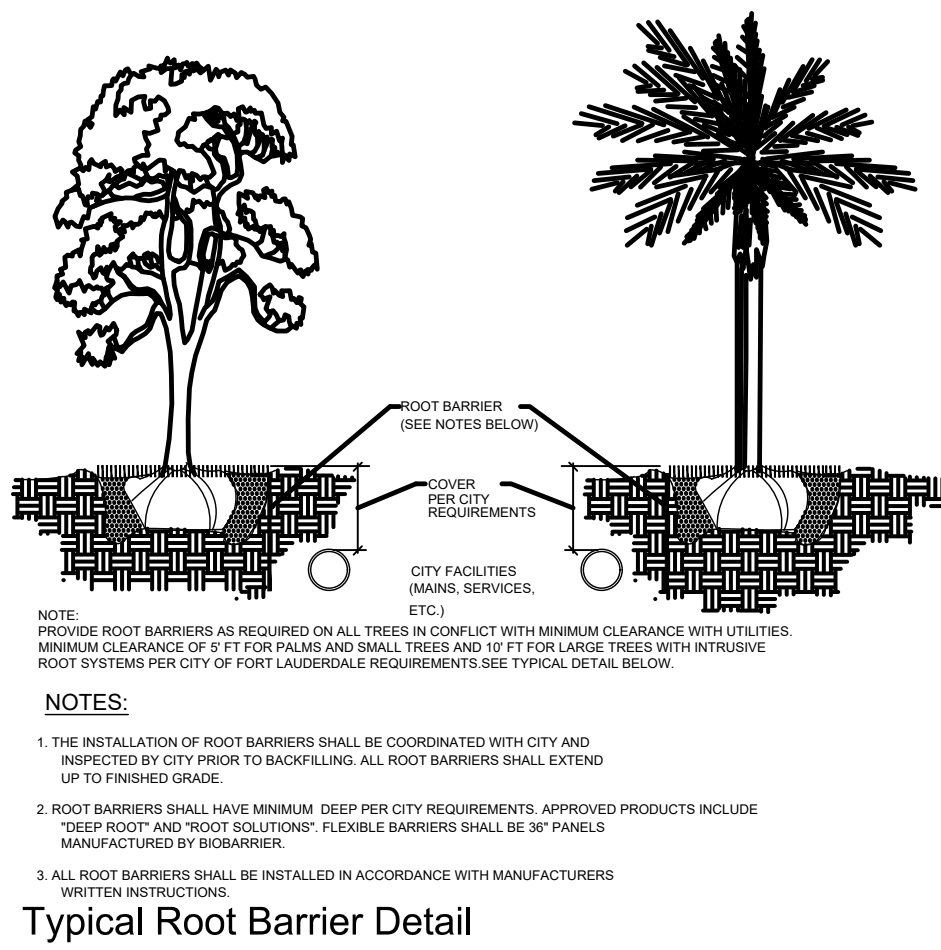
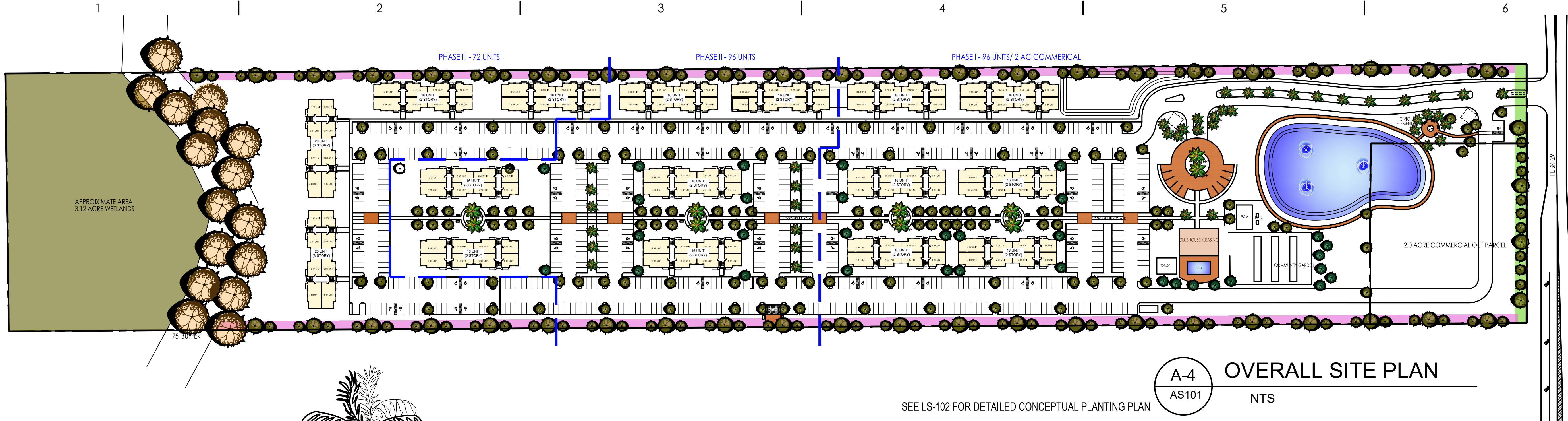
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DRAWING TITLE  
**CONCEPTUAL SITE PLAN  
MIXED USE**

DRAWING NUMBER

**AS-201**





#### GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

#### SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

HYDROZONE NOTE: ONLY PLANTS WITH SIMILAR WATER REQUIREMENTS WILL BE PLACED WITHIN THE SAME IRRIGATION ZONE. THERE WILL BE THREE (3) SEPARATE HYDROZONES: TURF, MODERATE USE SHRUB, LOW USE SHRUB.

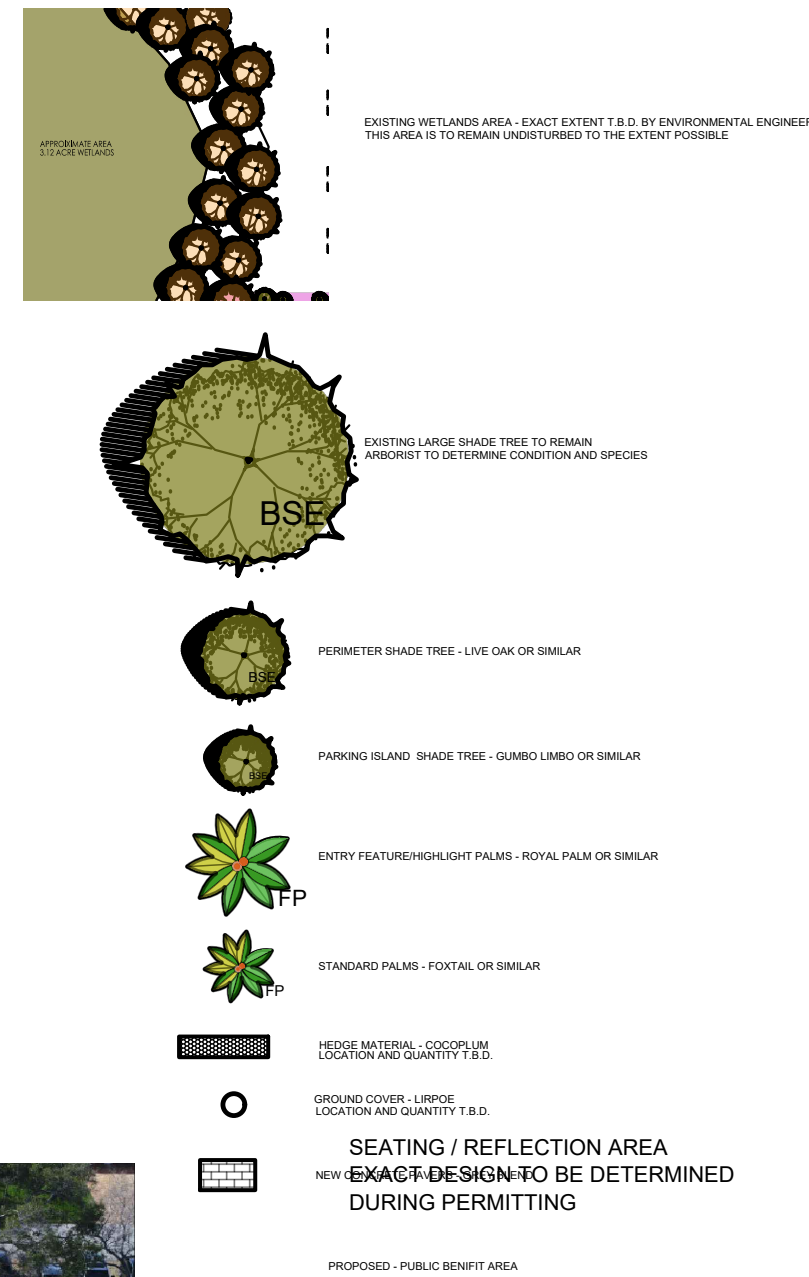
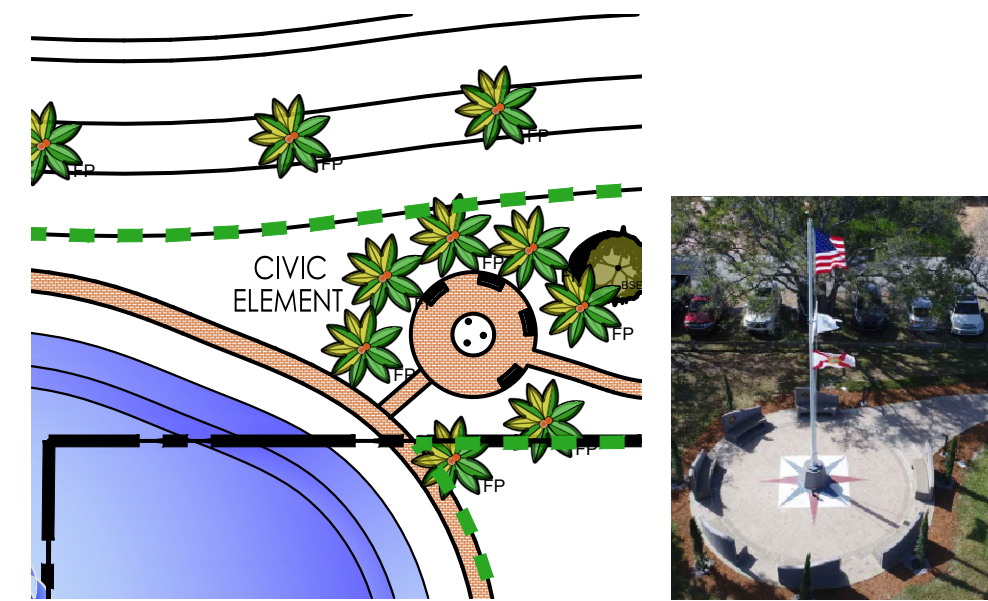
#### NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
4. ALL SHADE AND MEDIUM TREES INSTALLED WITHIN 6' OF A PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM.
5. NO TREES OR PALMS TO BE INSTALLED WITHIN 15' OF LIGHT POLES.

#### CONCEPTUAL LANDSCAPE PLAN NOTES:

The intent of this Conceptual Landscape Plan is to provide a general design intent for the project in regards to landscape amounts, quality and types for the Annexation and Rezoning process only. It is not intended to be a final design or planting plan and is therefore subject to change and shall be phased per development phasing. Ground cover and understory planting has not been shown due to conceptual nature.

#### A1 PARTIAL SITE PLAN - NORTH 1/2



BRIAN P. HERBERT - FL AR0015474



2250 STATE ROAD 29 LABELLE, FLORIDA



REVISIONS		
No.	Description	Date
1	REVISED PER CITY COMMENTS	10/19/24
2	REVISED PER CITY COMMENTS	7/10/25

REZONING / ANNEXATION EXHIBIT

5/23/2023

DNP-2023

AS SHOWN

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CONCEPTUAL LANDSCAPE PLAN

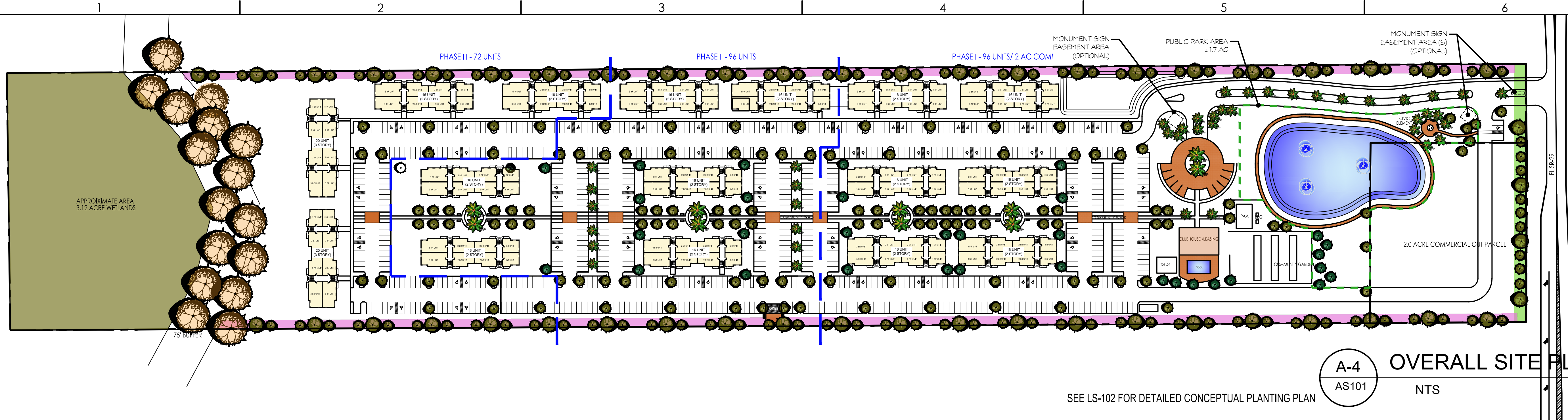
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A-1 PLANTING DETAILS

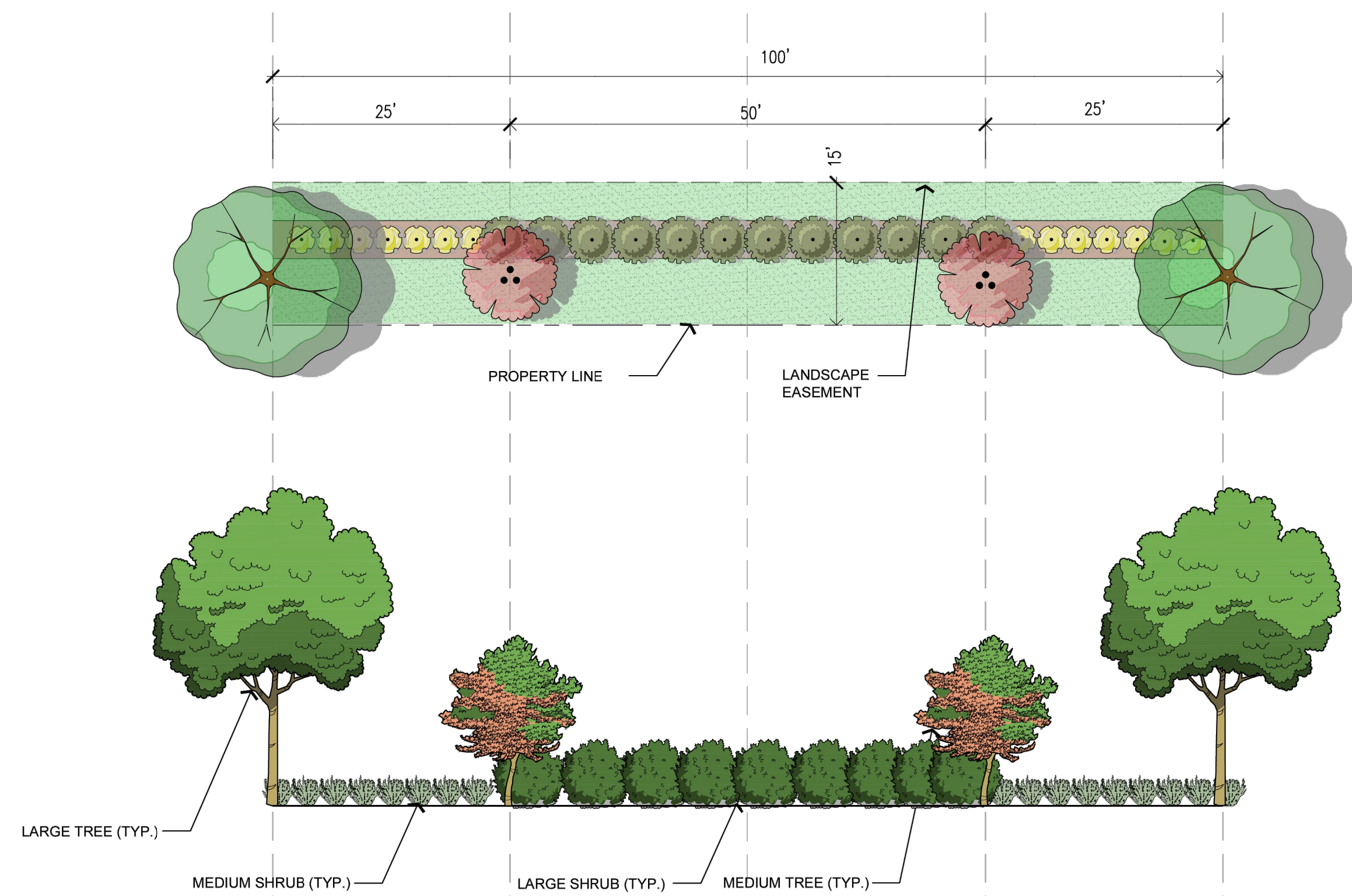
A-2 LANDSCAPE NOTES



THIS AVOIDANCE OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE PRECISE OF A LICENSED ARCHITECT, TO ALTER THESE PLANS AND SPECIFICATIONS. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE INFORMATION AND SHALL NOT BE USED OR REPRODUCED, OR ITS CONTENTS REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF GALLO HERBERT ARCHITECTS. CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES.

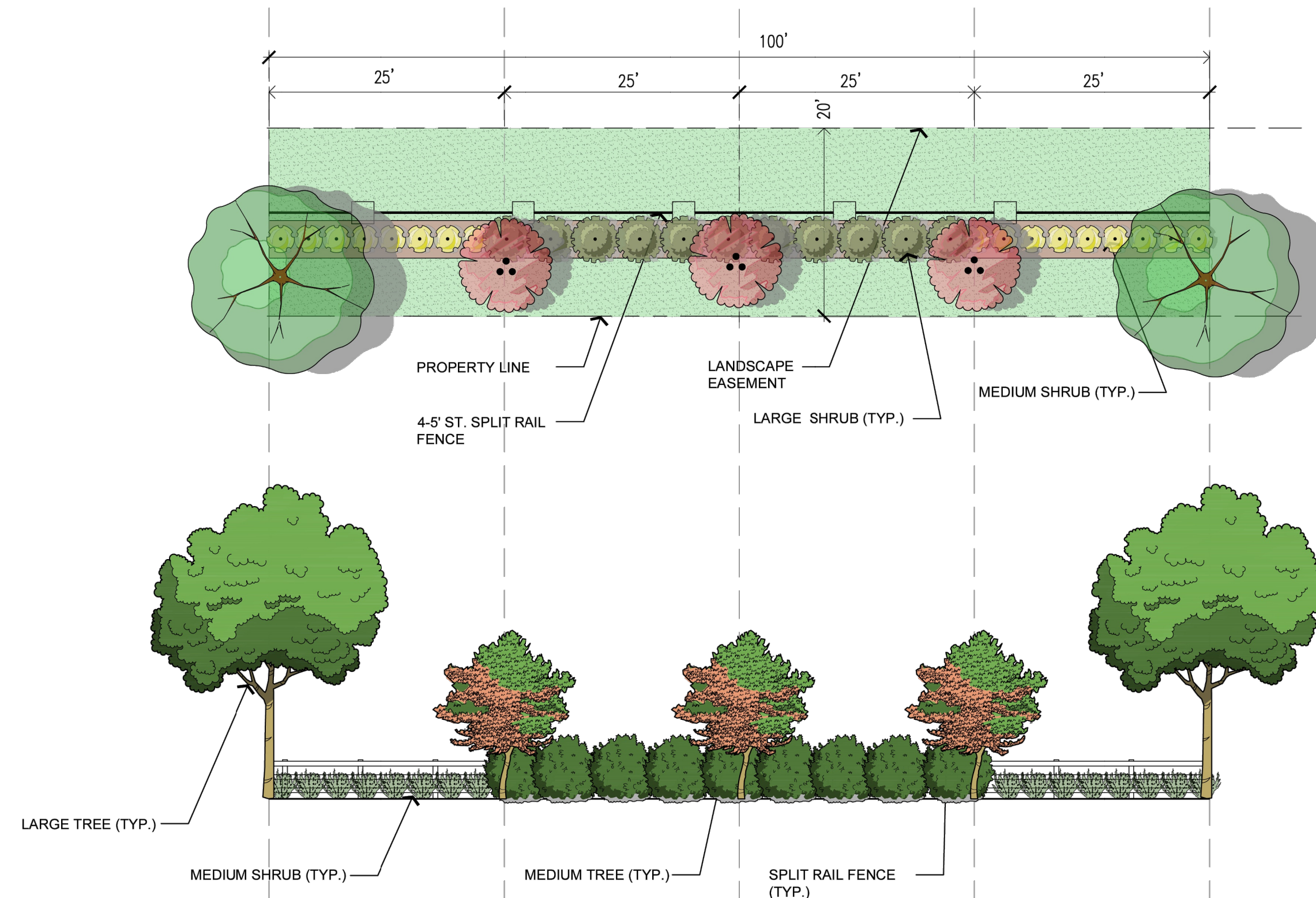
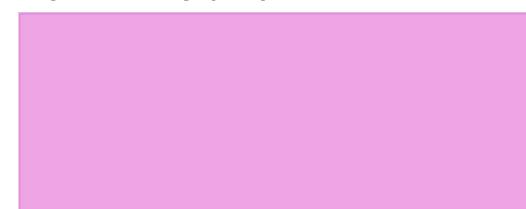


100' BUFFER SECTIONS



**NORTH/ SOUTH BUFFER**  
REQUIRED= NO BUFFER  
PROPOSED BUFFER= BUFFER YARD TYPE 'B'-OPTION 2

BUFFER COLOR:



**EASTERN BUFFER**  
REQUIRED= 1 TREE PER 50'  
PROPOSED BUFFER= 2 TREES PER 50'

BUFFER COLOR:



BRIAN P. HERBERT FL AR0015474  
PROJECT



**The Residences at Grande Oaks**

2250 STATE ROAD 29  
LABELLE, FLORIDA



REVISIONS		
No.	Description	Date
1	REVISED PER CITY COMMENTS	10/15/24
2	REVISED PER CITY COMMENTS	7/19/25

PROJECT STATUS  
REZONING / ANNEXATION  
BUFFER EXHIBIT

DATE  
5/23/2023

PROJECT NUMBER  
DNP-2023

SCALE  
AS SHOWN

DRAWN BY  
DECO/H3D

CHECKED BY  
BPH

DRAWING TITLE  
**CONCEPTUAL  
LANDSCAPE PLAN**

DRAWING NUMBER

**LS-102**





**CITY OF LABELLE, FLORIDA**  
**Planning Staff Report**  
**SR 80 Commercial Planned Unit Development (PUD) Rezone**

**TYPE OF CASE:** Planned Unit Development Rezone

**STAFF REVIEWER:** Patty Kulak

**DATE:** September 11, 2025

**APPLICANT:** Shree Nivash Land LLC

**AGENT:** Landis Evans and Partners, LLC c/o Margaret Tassone

**REQUEST:** Rezone 9+/-acres from the Business (B-2) zoning district to the Planned Unit Development (PUD) zoning district, to facilitate development of mix of commercial uses including a hotel and commercial retail uses.

**LOCATION:** Northeast corner of South Captain Hendry Drive and State Road 80

**PROPERTY SIZE:** 8.92+/-acres

**FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:**

Existing Future Land Use Designation:	Commercial
Existing Zoning:	Business (B-2)
Land Use:	Vacant

**SURROUNDING LAND USE:**

<b>North:</b>	FLU – Residential, Medium Density ( <i>Hendry County</i> )
	Zoning – Residential/Medium Density (RG-2) ( <i>Hendry County</i> )
	Land Use – Single family residence
<b>South:</b>	FLU – Outlying Mixed Use
	Zoning – Business (B-3)
	Land Use – Undeveloped
<b>East:</b>	FLU – Outlying Mixed Use
	Zoning – Business (B-3)
	Land Use – Undeveloped



**West:**           FLU –           Residential, Medium Density (*Hendry County*)  
                   Zoning –       Agriculture (A-2) (*Hendry County*)  
                   Land Use –   Single family residences

**REVISIONS FROM LPA:**

Following the LPA meeting held in June 2025, the applicant revised the request and Master Concept Plan to address concerns raised by the Commission and neighboring residents. The most significant change is the removal of the proposed gas station, convenience store, and car wash uses from the PUD, reducing building height from 59 feet to 45 feet, and redesigning the locations of buildings on the site.

The revised plan relocates the hotel building toward the northeastern portion of the property, increasing the physical separation from Captain Hendry Drive and existing residential neighborhoods to the west and south. To further enhance compatibility, balconies originally proposed on the rear of the hotel were removed.

Additionally, the applicant expanded the allowable commercial square footage within the PUD to provide greater opportunities for office and general commercial tenants that can serve the surrounding community. The Master Concept Plan also reflects an updated internal circulation layout to improve site design and connectivity.

The maximum building height was reduced from 59 feet to 45 feet. The hotel building will remain a total of four (4) stories.

**STAFF NARRATIVE:**

Shree Nivash Land LLC (“Applicant”) is requesting approval of a Planned Unit Development (PUD) Rezone of the ±8.91-acre subject property to allow for a commercial development consisting of a four-story, 124-room hotel and approximately 35,000± square feet of retail shops and office space. The development is anticipated to be completed in one phase.

The subject property is located at the northeast corner of South Captain Hendry Drive and State Road 80. The property is currently undeveloped and is designated “Commercial” on the City of LaBelle Future Land Use Map. The existing zoning is Business (B-2), and the Applicant is seeking to rezone the site to PUD to allow for greater design flexibility and to accommodate the proposed intensity of development and to comply with the SR 80 Overlay District per LDC Sec. 4-89. The request includes a deviation to permit a building height of 45 feet for the proposed hotel, while all other structures will comply with the 40-foot maximum height requirement applicable to the B-2 district.

A Traffic Impact Statement (TIS) was submitted as part of the application, which demonstrates that the surrounding road network will continue to operate at acceptable Levels of Service with the proposed development. No roadway capacity improvements are required at this time.

A Neighborhood Information Meeting was held on October 16, 2024. During the meeting, several residents, both from the City of LaBelle and unincorporated Hendry County, expressed concerns, specifically regarding the proposed hotel height and its proximity to existing residential uses. Primary concerns included visibility into private properties and the compatibility of the hotel with surrounding development.



## **BACKGROUND EXISTING CONDITIONS**

The property is currently vacant and undeveloped. The site is bound by commercial and residential properties, including single-family residences located across South Captain Hendry Drive and SR 80. O'Reilly's Auto Parts store is developed to the east of South Captain Hendry Drive.

According to the City's Future Land Use Map, the site is designated Commercial, and the current zoning classification is Business General (B-2). Per the narrative provided by the applicant, the site does not contain wetlands or environmentally sensitive features. All applicable environmental permitting will be obtained from the South Florida Water Management District (SFWMD) and other relevant agencies prior to construction. Additionally, the Applicant has confirmed that potable water and sanitary sewer service will be provided by the City of LaBelle and that capacity is available.

The subject property has direct frontage and proposes full access onto State Road 80, a principal arterial under the jurisdiction of the Florida Department of Transportation (FDOT). The site plan includes a secondary gated emergency access point onto South Captain Hendry Drive for compatibility purposes, and a cross-access stub out along the eastern boundary for future interconnection to adjoining development. A Traffic Impact Statement (TIS) was submitted with the application. The TIS concluded that the project's trip generation and traffic distribution would not result in significant degradation of the surrounding roadway network. Access improvements and final permitting are subject to review and approval by FDOT.

## **PUD REZONING REQUEST**

The proposed Planned Unit Development (PUD) zoning request allows for the coordinated development of an 8.91± acre commercial site located at the northeast corner of South Captain Hendry Drive and State Road 80. The proposed project includes a 124-room hotel (up to 45 feet in height) and approximately 35,000± square feet of retail and office uses. The development will occur in a single phase and does not include any residential component.

### **Access**

Vehicular access to the site will be primarily provided via a new driveway connection to State Road 80 (SR 80), a Florida Department of Transportation (FDOT)-maintained arterial roadway and subject to review and permitting by FDOT. To ensure safe and efficient ingress and egress, the project includes a proposed 315-foot northeast-bound left turn lane and a 315-foot southwest-bound right turn lane at the site access on SR 80, as recommended in the Traffic Impact Analysis (TIA) prepared by PETRITSCH Engineering. Additionally, an emergency-only gated access is planned from Captain Hendry Drive. Access to Captain Hendry was explicitly limited to address neighborhood concerns regarding commercial traffic on the roadway. Per the attached pre-application meeting notes from FDOT, only one (1) access onto SR 80 can be permitted due to driveway/street spacing requirements.

Internally, the site design provides circulation for passenger vehicles, delivery trucks, and emergency vehicles across all planned uses. Pedestrian connectivity is enhanced through a sidewalk connection to the existing sidewalk network along SR 80 and South Captain Hendry Drive, providing access to the hotel and retail plaza. A cross-access stub-out is also proposed along the eastern boundary to support future connectivity to adjacent developments.

### **Setbacks and Landscape Buffers**



The proposed Planned Unit Development includes setbacks and landscape buffers that meet the minimum requirements outlined in the City's Land Development Code. The site plan identifies building setbacks of 40 feet along the north property line abutting a single-family residential property and 60 feet along the SR 80 and S. Captain Hendry Drive boundary.

A 25-foot-wide landscape buffer is proposed along the SR 80 frontage, which includes a double row of hedges, five large trees, and three medium trees per 100 linear feet. Along the west and north boundaries, which abut residential properties, the applicant proposes 15-foot-wide landscape buffers that incorporate a continuous hedge, two large trees, three medium trees per 100 linear feet, and an 8-foot-tall opaque fence or wall. All proposed plantings are required to meet or exceed minimum caliper and height standards at the time of installation. These proposed setbacks and buffers are reflected in the Master Concept Plan and Exhibit C: Site Development Regulations. Based upon input from the Commission at the LPA hearing, additional buffering conditions are recommended by Staff to address compatibility with the surrounding neighborhood and the intent of SR 80 to serve as a beautiful gateway into the City per the adopted overlay district.

### **Compatibility**

The proposed Planned Unit Development includes a broad range of commercial uses as outlined in the Schedule of Uses (Exhibit B). While many uses are consistent with the commercial character of the City of LaBelle, staff has identified compatibility concerns with several of the requested uses due to their intensity or typical operating characteristics. Additionally, the project site is located within the State Road 80 Overlay District, where many of the proposed uses including animal sales and services, bars and nightclubs, fast food restaurants, and pawnshops would typically require approval through a Special Exception process which includes a review against additional criteria for further evaluation of potential off-site impacts related to noise, lighting, visual screening, and general neighborhood character. The intent is to support commercial development while ensuring that site-specific factors and the surrounding context are adequately addressed. Conditions are proposed by Staff to further address compatibility and aesthetics of the project.

### **Parking**

The applicant has indicated that all required parking will be provided on-site in accordance with the Land Development Code. Given the range of proposed uses identified in the Schedule of Uses, such as hotel, restaurant, schools, day care etc., a variety of parking calculations will apply depending on the specific use and square footage. Certain uses, such as schools and medical offices, can generate a higher parking demand and/or corresponding traffic impacts. Final parking counts and configurations will be evaluated in detail during the Site Construction Permit phase to ensure compliance with the LDC and adequate capacity for the anticipated intensity of use.

### **Requested Deviation – Building Height**

As part of the Planned Unit Development request, the applicant is seeking a deviation from the City's Land Development Code, which limits the maximum building height in the Business (B-2) zoning district to 40 feet. The deviation requests an increase in height to 45 feet for the proposed hotel use, which represents a 5-foot increase over the standard maximum. All other proposed structures within the development will comply with the 40-foot height limitation.

During the Neighborhood Information Meeting held on October 16, 2024, multiple residents, particularly those from adjacent neighborhoods within both the City of LaBelle and Hendry County, expressed concern over the proposed hotel height. The primary issue raised was potential visual impacts and



perceived loss of privacy due to the height of the building and views into their properties. In response to this feedback, the applicant modified the hotel design to remove balconies from the rear (west-facing) side of the building. Staff notes the nearby Ridgehill PUD on SR 80 limits height to 3 stories. Similarly, the most intensive zoning district in the LDC, the Downtown Business District (DBD), limits height to 3 stories.

### **Comprehensive Plan Consistency:**

The proposed PUD rezoning can be consistent with the goals, objectives, and policies of the City of LaBelle Comprehensive Plan, as outlined below in Staff's proposed analysis and conditions of approval:

#### **Policy 1.3.4 – Commercial Future Land Use Category**

The subject site is designated as Commercial on the Future Land Use Map, which is intended to accommodate a wide range of retail, service, and office uses along major transportation corridors such as State Road 80. The proposed PUD supports this designation by clustering compatible commercial uses along SR 80, a major arterial road. The project design also accommodates both vehicular and pedestrian access, including a shared site access point to SR 80, an emergency-only gated access to Captain Hendry Drive, and an internal pedestrian circulation network that connects to existing sidewalks along both abutting rights-of-way.

#### **Policy 1.6.1 – Locational Standards for Non-Residential Development**

The proposed development meets several locational standards for non-residential uses:

- The proposed FAR is 0.3, which is below the maximum 1.0 FAR allowed.
- The project will connect to central water and wastewater service.
- The site is approximately 2.5 miles from the nearest fire station, confirming emergency access availability.
- Adequate buffering and increased setbacks are proposed to address compatibility with nearby residential areas.
- The development avoids environmentally sensitive areas and includes landscaping and screening measures.

#### **Objective 10.5 and Policy 10.5.1 – Commercial Land Uses**

The project advances the City's objective to promote diverse and economically beneficial commercial land uses. It contributes to the local economy by introducing non-residential services that support nearby neighborhoods and travelers along the SR 80 corridor. The inclusion of hotel accommodations and commercial retail expands the availability of employment-generating uses in a location currently underserved by such amenities.

#### **Policy 10.5.3 – Sustainable Commercial Development**



The PUD's mix of commercial services encourages a more vibrant and sustainable local economy through thoughtful site design, future cross-access potential, and a layout that integrates stormwater management, pedestrian access, and building placement. The project reflects a coordinated development pattern rather than disjointed single-use parcels, thereby supporting long-term land use efficiency.

#### **Infrastructure Element Policy 4.1.1**

The project is consistent with Policy 4.1.1 which requires that adequate public facilities and services be available concurrent with development. The applicant has committed to connecting to the City's potable water and sanitary sewer systems. No development will occur until such connections are completed and capacity is confirmed.

#### **Infrastructure Element Policy 4.3.1**

The development will provide an on-site stormwater management system consistent with Policy 4.3.1, which requires the use of best management practices (BMPs) to minimize impacts to surface and groundwater quality. The site design includes stormwater retention areas that will attenuate runoff and meet applicable water quality standards.

#### **Transportation Element Policy 2.5.1 & 2.5.2**

Access to the project is provided via State Road 80, an arterial roadway, in compliance with Policies 2.5.1 and 2.5.2, which encourage access from arterial and collector roads for commercial development. The submitted Traffic Impact Statement (TIS) indicates the proposed uses will generate approximately 3,000 net new external trips per day. The applicant proposes right- and left-turn lanes on SR 80 to facilitate site access, and these improvements will be subject to FDOT review and permitting.

#### **Transportation Element Policy 2.2.5**

The master concept plan identifies a future cross-access connection to the adjacent eastern parcel, supporting interconnectivity between developments in accordance with Policy 2.2.5. This policy encourages shared access and connectivity to minimize curb cuts and improve traffic flow along major corridors.

#### **STAFF RECOMMENDATION**

Staff finds that the proposed Planned Unit Development (PUD) rezoning request is consistent with the City of LaBelle Comprehensive Plan and Land Development Code, and recommends APPROVAL, subject to the following conditions:

1. The PUD zoning applies specifically to the ±8.91-acre subject property as legally described in Exhibit A.
2. Development shall be limited to:
  - A maximum of 35,000 square feet of retail and/or office uses;
  - A four story/45-foot-tall hotel with a maximum of 124 rooms.
3. Development shall conform to the site standards provided in Exhibit C, including:
  - Minimum building setbacks of 40 feet (north), 60 feet (west and southeast);
  - A minimum building separation of 20 feet;
  - Maximum building height of 40 feet, except the hotel which may reach 45 feet in height;
  - Maximum overall building coverage of 30 percent.



4. Landscape buffers shall be installed and maintained per the site development standards in Exhibit C and as described in the proposed conditions, including:
  - A 25-foot-wide enhanced buffer along SR 80 to include a 3-foot-tall berm, double hedgerow planted at 36 inches and maintained at 48 inches, 5 canopy trees/100 linear feet planted at 12 feet in height, 3 medium/understory trees/100 linear feet planted at 8 feet in height ;
  - 15-foot-wide buffers with an 8-foot opaque fence/wall along the north and west boundaries, to include a 3-foot-tall berm, double hedgerow planted at 36 inches and maintained at 60 inches, 5 canopy trees/100 linear feet planted at 12 feet in height, 3 medium/understory trees/100 linear feet planted at 8 feet in height. All required plantings must be on the exterior side of the wall.
  - All required plantings must be 100% native. Supplemental and decorative plantings must be "Florida Friendly" specimen per University of Florida IFAS standards.
5. The developer shall construct:
  - A minimum 315-foot northeast-bound left-turn lane;
  - A minimum 315-foot southwest-bound right-turn lane on State Road 80 at the project driveway;
  - Subject to FDOT approval and prior to issuance of the Certificate of Occupancy.
6. Vehicular access shall be limited to SR 80. A gated emergency-only access shall be provided on Captain Hendry Drive, including a Knox Box or approved equivalent for fire/emergency access.
7. A minimum 22-foot-wide stub-out shall be provided for future cross-access to the commercial parcel to the north.
8. The applicant shall install sidewalks internal to the site and provide pedestrian connections to SR 80, Captain Hendry Drive, and the adjacent northern parcel, as generally depicted in the Master Concept Plan. Minor adjustments to sidewalk alignment during construction plan review shall not require a PUD amendment.
9. Parking shall be provided in accordance with the City of LaBelle Land Development Code Section 4-85.10.
10. Internal lighting shall be shielded and designed to prevent illumination from spilling onto adjacent properties with full cut-off light fixtures.
11. The hotel shall incorporate window treatments or other screening measures on the upper two floors of the western façade to reduce visual impacts on adjacent residential areas west of Captain Hendry Drive. Rear-facing balconies on the hotel are prohibited.
12. The developer shall obtain all necessary environmental permits from applicable agencies, including SFWMD, prior to construction. All stormwater management systems shall meet City and SFWMD standards.
13. Utility services for potable water and sanitary sewer shall be provided by the City of LaBelle. The developer shall be responsible for extension of lines, and all off-site improvements shall be eligible for connection fee credits.
14. Signage shall comply with Sections 4-81.8 and 4-87.6 of the Land Development Code. A unified signage plan shall be submitted at time of site construction permitting.
15. Balconies shall not be permitted along western facade of the building.
16. Development Standards will conform for the Development Standards Table, attached as Exhibit 'C'.
17. All development must conform to the general design of the Master Concept Plan contained in Exhibit 'D' and the requirements of the Land Development Code. Commercial/Retail/Office uses may be developed in one (1) building, but must include at least six (6) of the ten (10) Commercial Building Design elements listed in LDC Section 4-93(c) for single-use buildings.



18. The project will be managed by the developer/property owner for maintenance of common areas, parking areas, and infrastructure within the development.
19. Dumpsters, recycling facilities and service areas must be located internal to the site and screened from all public rights-of-way by an opaque wall or fence.
20. Access to SR 80 will require a permit from the Florida Department of Transportation and this approval does not guarantee or grant access as shown on the MCP.
21. The building must be designed with an Old Florida architectural vernacular. The final architectural drawings must be presented to the City Commission at an advertised public hearing for review and approval prior to issuance of a site construction permit.
22. The stormwater management area/lake must be located on the north side of the site to maximize spatial separation between the proposed hotel building and the adjacent single-family residential dwellings.
23. The Development Order shall be valid for five (5) years from the date of approval. Horizontal construction must commence within this period or the MCP shall expire. One administrative extension may be granted for up to two (2) years. Further extensions require City Commission approval.

**SUGGESTED MOTION(S):**

**APPROVAL:**

I make a motion to **APPROVE** rezoning of the 8.91± acre property located at the northeast corner of South Captain Hendry Drive and State Road 80 from the Business (B-2) zoning district to the Planned Unit Development (PUD) zoning district.

**DENIAL:**

I make a motion to **DENY** rezoning of the 8.91± acre property located at the northeast corner of South Captain Hendry Drive and State Road 80 from the Business (B-2) zoning district to the Planned Unit Development (PUD) zoning district.

Due to the following reasons:

1)

**APPROVAL WITH CONDITIONS:**

I make a motion to approve rezoning of the 8.91± acre property located at the northeast corner of South Captain Hendry Drive and State Road 80 from the Business (B-2) zoning district to the Planned Unit Development (PUD) zoning district, with the following condition(s):

1) as outlined in the staff report;

**OR**

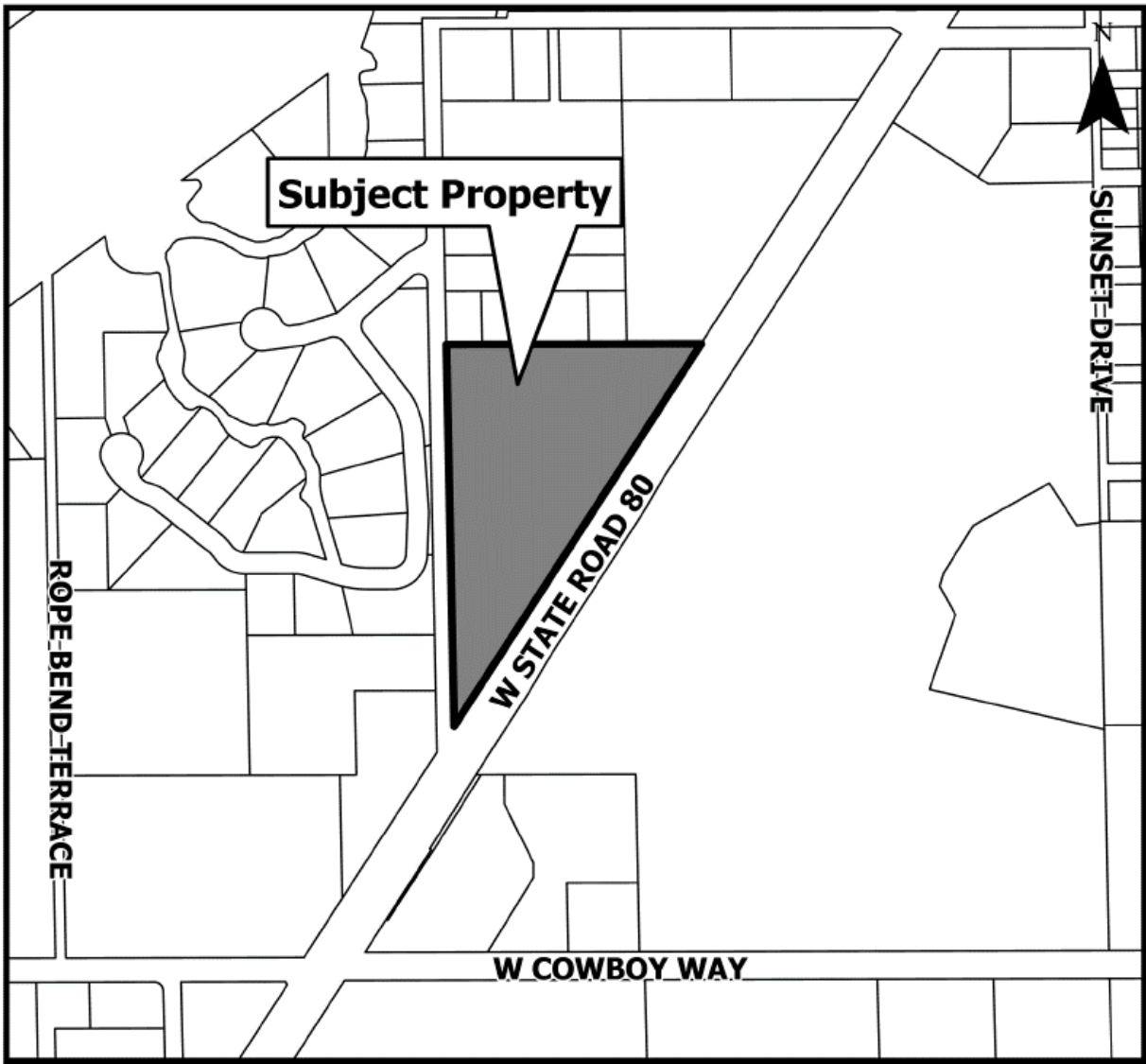
2) as outlined in the staff report and amended as follows;

**OR**

3) with the following conditions:



LOCATION MAP





## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

The South 168.00 feet of Lot 16, and that portion of Lots 17 and 18, lying North and West of the Right-of-Way of State Road 80, Section 7, Township 43 South, Range 19 East, Hendry County, Florida. Said lots being a portion of L.V. Hull Subdivision as recorded in Plat Book 3, Page 12, of the Public Records of Lee County, Florida and are more particularly described as follows:

Commencing at the Southeast corner of said Section 7; Thence N 88°58'50" W (bearings are based on the East line of said Section 7, being assumed to bear due North), along the South line of said Section 7, a distance of 1320.45 feet to the Prolongation of the East line of the aforementioned L.V. Hull Subdivision; Thence N 00°00'05" E, along said East line, a distance of 1436.15 feet, to the Westerly Right-of-Way of State Road 80, and the Point of Beginning of the land herin described; Thence continue N 00°00'05" E, along said East line, a distance of 151.54 feet to the Southeast corner of Lot 16; Thence continue N 00°00'05" E, along said East line, a distance of 168.00 feet; Thence N 88°58'55" W, a distance of 5007.16 feet, to the East Right-of-Way of Captain Hendry Drive; Thence S 00°00'22" E, along said East Right-of-Way, a distance of 1078.89 feet, to the Westerly right-of-way of State Road 80; Thence N 34°02'40" E, along said Right-of-Way line, a distance of 905.54 feet, to the Point of Beginning.

### PARCEL 2:

A tract of land lying in the East ½ of the Southeast ¼ of Section 7, Township 43 South, Range 29 East, Hendry County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Section 7; Thence S 88°58'50" E (bearings are based on the East line of said Section 7, being assumed to bear due North), along the South line of said Section 7, a distance of 1320.45 feet to the Prolongation of the East line of the L.V. Hull Subdivision, as recorded in Plat Book 3, Page 12, of the Public Records of Lee County, Florida; Thence N 00°00'05" E, along said East line, a distance of 1436.15 feet, to the Westerly Right-of-Way of State Road 80, and the Point of Beginning of the land herein described; Thence continue N 00°00'05" E, along said East line, a distance of 151.54 feet, to the Southeast corner of Lot 16; thence continue N 00°00'05" E, along said East line, a distance of 168.00 feet; Thence S 34°02'40" W, along said Right-of-Way line, a distance of 381.01 feet, to the Point of Beginning.



## EXHIBIT B SCHEDULE OF USES

### Commercial

Institutional, Public, Quasi-Public – Accessory Use/Structure

Clubs, Lodges

Cultural Institutes

Health Care

Government Offices

Schools, Private

Commercial – Accessory Use/ Structure

Animal Sales and Services (no outdoor runs or kennels)

Grooming

Hospital/ Clinic

Retail Sales

Bowling Alleys

Day Care Center

Financial Institutions

Food and Beverage Sales/Establishments

Accessory Alcoholic Beverage Sales, On Premise (Indoor Only)

Food Stores

Restaurant

Wholesale Bakeries

Health and Fitness Clubs

Offices

General Office

Medical Office

Personal Services

General

Dry Cleaning Establishments

Retail Sales/ Rental Establishments (outdoor display limited to a maximum of 100 SF adjacent to building)

Visitor Accommodations

Hotel/Motel limited to 124 rooms



**EXHIBIT C**  
**SITE DEVELOPMENT REGULATIONS**

SITE DEVELOPMENT REGULATIONS TABLE	
<b>Landscape Buffer Minimum</b>	
North	15 FT
Southeast (Abutting SR 80)	25 FT
West (Abutting S. Captain Hendry Dr.)	15 FT
<b>Building Setbacks Minimum (including Accessory Structures)</b>	
North	40 FT
Southeast (Abutting SR80)	60 FT
West (Abutting S. Captain Hendry Dr.)	60 FT
Minimum Lot Size	5,000 SF
Minimum Lot Depth	100 FT
Minimum Lot Width	50 FT
Minimum Building Separation	15FT
Minimum Floor Area Ratio (F.A.R.)	0.3
Maximum Building Height – Excluding Hotel	40 FT
Maximum Building Height – Hotel Only	45 FT
Minimum Open Space	+/-116,546SF 2.67 acres (30%)
Minimum Usable Open Space	+/- 19,424SF 0.45 acres (5%)
Parking	Per LDC

\*Measured from the average finish grade at the base of the structure to the midpoint of the roof







**CITY OF LABELLE  
ORDINANCE 2025-07  
STATE ROAD 80 COMMERCIAL PLANNED UNIT DEVELOPMENT**

**AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING THE CITY OF LABELLE ZONING MAP FOR A 8.91+/-ACRE PROPERTY LOCATED AT THE NORTHEAST CORNER OF SOUTH CAPTAIN HENDRY DRIVE AND STATE ROAD 80, AMENDING THE ZONING DESIGNATION FROM BUSINESS (B-2) 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.**

**WHEREAS**, Shree Nivash Land LLC, is the “Owner” of the real property located at the northeast corner of South Captain Hendry Drive and State Road 80, City of LaBelle, Florida, further described in Exhibit “A”, attached hereto;

**WHEREAS**, the Owner, filed an application to rezone the subject property to Planned Unit Development to allow for the development of a commercial project with the City’s intent for the Commercial future land use category; and

**WHEREAS**, after duly advertised public hearings held on July 10, 2025 before the LaBelle Local Planning Agency, and on August 14, 2025 before the City Commission; and,

**WHEREAS**, the City Commission for the City of LaBelle has determined that the requested PUD rezoning is in compliance with the future land use designation of “Commercial” and approval of the PUD rezoning application will further the goals and objectives of the City of LaBelle Comprehensive Plan; and,

**WHEREAS**, the subject application and plans have been reviewed by City of LaBelle Planning Department in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Commission of the City of LaBelle, Florida:

**Section 1.** The forgoing recitals are true and correct and are incorporated herein by this reference.

**Section 2.** The above-mentioned Planned Unit Development (PUD) is hereby adopted, upon a finding that this is the most appropriate use of the property and this use will promote, protect and improve the health, safety, comfort, good order, appearance, convenience and general welfare of the public subject to the following conditions:



**BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF LABELLE,  
FLORIDA, that:**

1. The PUD zoning applies specifically to the ±8.91-acre subject property as legally described in Exhibit A.
2. Development shall be limited to:
  - A maximum of 35,000 square feet of retail and/or office uses;
  - A four story/45-foot-tall hotel with a maximum of 124 rooms.
3. Development shall conform to the site standards provided in Exhibit C, including:
  - Minimum building setbacks of 40 feet (north), 60 feet (west and southeast);
  - A minimum building separation of 20 feet;
  - Maximum building height of 40 feet, except the hotel which may reach 45 feet in height;
  - Maximum overall building coverage of 30 percent.
4. Landscape buffers shall be installed and maintained per the site development standards in Exhibit C and as described in the proposed conditions, including:
  - A 25-foot-wide enhanced buffer along SR 80 to include a 3-foot-tall berm, double hedgerow planted at 36 inches and maintained at 48 inches, 5 canopy trees/100 linear feet planted at 12 feet in height, 3 medium/understory trees/100 linear feet planted at 8 feet in height ;
  - 15-foot-wide buffers with an 8-foot opaque fence/wall along the north and west boundaries, to include a 3-foot-tall berm, double hedgerow planted at 36 inches and maintained at 60 inches, 5 canopy trees/100 linear feet planted at 12 feet in height, 3 medium/understory trees/100 linear feet planted at 8 feet in height. All required plantings must be on the exterior side of the wall.
  - All required plantings must be 100% native. Supplemental and decorative plantings must be "Florida Friendly" specimen per University of Florida IFAS standards.
5. The developer shall construct:
  - A minimum 315-foot northeast-bound left-turn lane;
  - A minimum 315-foot southwest-bound right-turn lane on State Road 80 at the project driveway;
  - Subject to FDOT approval and prior to issuance of the Certificate of Occupancy.
6. Vehicular access shall be limited to SR 80. A gated emergency-only access shall be provided on Captain Hendry Drive, including a Knox Box or approved equivalent for fire/emergency access.
7. A minimum 22-foot-wide stub-out shall be provided for future cross-access to the commercial parcel to the north.
8. The applicant shall install sidewalks internal to the site and provide pedestrian connections to SR 80, Captain Hendry Drive, and the adjacent northern parcel, as generally depicted in the Master Concept Plan. Minor adjustments to sidewalk alignment during construction plan review shall not require a PUD amendment.
9. Parking shall be provided in accordance with the City of LaBelle Land Development Code Section 4-85.10.
10. Internal lighting shall be shielded and designed to prevent illumination from spilling onto adjacent properties with full cut-off light fixtures.



11. The hotel shall incorporate window treatments or other screening measures on the upper two floors of the western façade to reduce visual impacts on adjacent residential areas west of Captain Hendry Drive. Rear-facing balconies on the hotel are prohibited.
12. The developer shall obtain all necessary environmental permits from applicable agencies, including SFWMD, prior to construction. All stormwater management systems shall meet City and SFWMD standards.
13. Utility services for potable water and sanitary sewer shall be provided by the City of LaBelle. The developer shall be responsible for extension of lines, and all off-site improvements shall be eligible for connection fee credits.
14. Signage shall comply with Sections 4-81.8 and 4-87.6 of the Land Development Code. A unified signage plan shall be submitted at time of site construction permitting.
15. Balconies shall not be permitted along western facade of the building.
16. Development Standards will conform for the Development Standards Table, attached as Exhibit 'C'.
17. All development must conform to the general design of the Master Concept Plan contained in Exhibit 'D' and the requirements of the Land Development Code. Commercial/Retail/Office uses may be developed in one (1) building, but must include at least six (6) of the ten (10) Commercial Building Design elements listed in LDC Section 4-93(c) for single-use buildings.
18. The project will be managed by the developer/property owner for maintenance of common areas, parking areas, and infrastructure within the development.
19. Dumpsters, recycling facilities and service areas must be located internal to the site and screened from all public rights-of-way by an opaque wall or fence.
20. Access to SR 80 will require a permit from the Florida Department of Transportation and this approval does not guarantee or grant access as shown on the MCP.
21. The building must be designed with an Old Florida architectural vernacular. The final architectural drawings must be presented to the City Commission at an advertised public hearing for review and approval prior to issuance of a site construction permit.
22. The stormwater management area/lake must be located on the north side of the site to maximize spatial separation between the proposed hotel building and the adjacent single-family residential dwellings.
23. The Development Order shall be valid for five (5) years from the date of approval. Horizontal construction must commence within this period or the MCP shall expire. One administrative extension may be granted for up to two (2) years. Further extensions require City Commission approval.

**Section 3. Conflict with other Ordinances.** The provisions of this article shall supersede any provisions of existing ordinances in conflict herewith to the extent of said conflict.

**Section 4. Severability.** In the event that any portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**Section 5. Effective Date.** This Ordinance shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** in open session this \_\_\_\_ day \_\_\_\_\_, 2025.

THE CITY OF LABELLE, FLORIDA



By: \_\_\_\_\_  
Julie C. Wilkins, Mayor

Attest: \_\_\_\_\_  
Tijauna Warner, Deputy City Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

By: \_\_\_\_\_  
Derek Rooney, City Attorney

Vote:	AYE	NAY
Mayor Wilkins	_____	_____
Commissioner Vargas	_____	_____
Commissioner Ratica	_____	_____
Commissioner Holland	_____	_____
Commissioner Spratt	_____	_____



**EXHIBIT A**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

The South 168.00 feet of Lot 16, and that portion of Lots 17 and 18, lying North and West of the Right-of-Way of State Road 80, Section 7, Township 43 South, Range 19 East, Hendry County, Florida. Said lots being a portion of L.V. Hull Subdivision as recorded in Plat Book 3, Page 12, of the Public Records of Lee County, Florida and are more particularly described as follows:

Commencing at the Southeast corner of said Section 7; Thence N 88°58'50" W (bearings are based on the East line of said Section 7, being assumed to bear due North), along the South line of said Section 7, a distance of 1320.45 feet to the Prolongation of the East line of the aforementioned L.V. Hull Subdivision; Thence N 00°00'05" E, along said East line, a distance of 1436.15 feet, to the Westerly Right-of-Way of State Road 80, and the Point of Beginning of the land herein described; Thence continue N 00°00'05" E, along said East line, a distance of 151.54 feet to the Southeast corner of Lot 16; Thence continue N 00°00'05" E, along said East line, a distance of 168.00 feet; Thence N 88°58'55" W, a distance of 5007.16 feet, to the East Right-of-Way of Captain Hendry Drive; Thence S 00°00'22" E, along said East Right-of-Way, a distance of 1078.89 feet, to the Westerly right-of-way of State Road 80; Thence N 34°02'40" E, along said Right-of-Way line, a distance of 905.54 feet, to the Point of Beginning.

**PARCEL 2:**

A tract of land lying in the East ½ of the Southeast ¼ of Section 7, Township 43 South, Range 29 East, Hendry County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Section 7; Thence S 88°58'50" E (bearings are based on the East line of said Section 7, being assumed to bear due North), along the South line of said Section 7, a distance of 1320.45 feet to the Prolongation of the East line of the L.V. Hull Subdivision, as recorded in Plat Book 3, Page 12, of the Public Records of Lee County, Florida; Thence N 00°00'05" E, along said East line, a distance of 1436.15 feet, to the Westerly Right-of-Way of State Road 80, and the Point of Beginning of the land herein described; Thence continue N 00°00'05" E, along said East line, a distance of 151.54 feet, to the Southeast corner of Lot 16; thence continue N 00°00'05" E, along said East line, a distance of 168.00 feet; Thence S 34°02'40" W, along said Right-of-Way line, a distance of 381.01 feet, to the Point of Beginning.



**EXHIBIT B**  
**SCHEDULE OF USES**

198	
199	
200	<b>Commercial</b>
201	Institutional, Public, Quasi-Public – Accessory Use/Structure
202	Clubs, Lodges
203	Cultural Institutes
204	Health Care
205	Government Offices
206	Schools, Private
207	Commercial – Accessory Use/ Structure
208	Animal Sales and Services (no outdoor runs or kennels)
209	Grooming
210	Hospital/ Clinic
211	Retail Sales
212	Bowling Alleys
213	Day Care Center
214	Financial Institutions
215	Food and Beverage Sales/Establishments
216	Accessory Alcoholic Beverage Sales, On Premise (Indoor Only)
217	Food Stores
218	Restaurant
219	Wholesale Bakeries
220	Health and Fitness Clubs
221	Offices
222	General Office
223	Medical Office
224	Personal Services
225	General
226	Dry Cleaning Establishments
227	Retail Sales/ Rental Establishments (outdoor display limited to a maximum of 100 SF adjacent
228	to building)
229	Visitor Accommodations
230	Hotel/Motel limited to 124 rooms



## EXHIBIT C SITE DEVELOPMENT REGULATIONS

SITE DEVELOPMENT REGULATIONS TABLE	
<b>Landscape Buffer Minimum</b>	
North	15 FT
Southeast (Abutting SR80)	25 FT
West (Abutting S. Captain Hendry Dr.)	15 FT
<b>Building Setbacks Minimum (including Accessory Structures)</b>	
North	40 FT
Southeast (Abutting SR80)	60 FT
West (Abutting S. Captain Hendry Dr.)	60 FT
Minimum Lot Size	10,000 SF
Minimum Lot Depth	100 FT
Minimum Lot Width	100 FT
Minimum Building Separation	20FT
Minimum Floor Area Ratio (F.A.R.)	0.3
Maximum Building Height – Excluding Hotel	40 FT
Maximum Building Height – Hotel	45 FT
Minimum Open Space	+/- 116,546SF 2.67 acres (30%)
Minimum Usable Open Space	+/- 19,424SF 0.45 acres (5%)
Parking	Per LDC

\*Measured from the average finish grade at the base of the structure to the midpoint of the roof



[illegible]





## ACCESS MANAGEMENT PERMIT CHECKLIST

PERMIT APPLICATION		
<p><b>All permits Category C and above must have a Pre-Application Meeting with FDOT Staff and provide the permit application and conceptual site plan for the meeting. This is to be coordinated with the local operations center.</b></p> <p>Staff recommendations and determination of traffic impacts areas will be provided at the Pre-Application meeting to expedite review of the permit submittal in One Stop Permitting.</p> <p><a href="#">FDOT - One Stop Permitting</a></p> <p>The permit submittal in OSP must include a complete set of signed and sealed plans, signed and sealed Traffic Study, and the required project related information in accordance with Florida Administrative Code 14-96.</p> <p><a href="#">14-96 : STATE HIGHWAY SYSTEM CONNECTION PERMITS - FLORIDA ADMINISTRATIVE RULES, LAW, CODE, REGISTER - FAC, FAR, ERULEMAKING (FLRULES.ORG)</a></p>		<p><b>ACCESS MANAGEMENT COUNTIES/REVIEWERS:</b></p> <p><u>Polk, Highlands &amp; Okeechobee:</u></p> <p><b>Megan Stroud</b> 863-519-2258 or <a href="mailto:megan.stroud@dot.state.fl.us">megan.stroud@dot.state.fl.us</a></p> <p><u>Manatee &amp; Sarasota:</u></p> <p><b>Kim Strickland</b> 863-519-2236 or <a href="mailto:kim.strickland@dot.state.fl.us">kim.strickland@dot.state.fl.us</a></p> <p><u>Lee, Collier, Charlotte, Glades &amp; Hendry:</u></p> <p><b>Keri Nelson</b> 863-519-2709 or <a href="mailto:keri.nelson@dot.state.fl.us">keri.nelson@dot.state.fl.us</a></p> <p><u>Hardee &amp; DeSoto:</u></p> <p><b>Vivianne Pena</b> 863-519-2387 or <a href="mailto:vivianne.pena@dot.state.fl.us">vivianne.pena@dot.state.fl.us</a></p>
GENERAL INFORMATION		
<input checked="" type="checkbox"/>	The Department does not permit development in phases.	<ul style="list-style-type: none"> <li>All property under current ownership must be included in the permit submittal. Entire property to be included in both plans and traffic study. "Highest and best use"</li> </ul>
<input checked="" type="checkbox"/>	Access and Drainage permits are reviewed and approved simultaneously.	<ul style="list-style-type: none"> <li>Ensure all permit submittals are made simultaneously via the OSP website.</li> <li>Plans for drainage and access permits are required to match.</li> </ul>
<input checked="" type="checkbox"/>	Off-system Improvements	<ul style="list-style-type: none"> <li>Any proposed changes to city or county access will require the provision of a signed Letter of Authorization from the appropriate agency.</li> </ul>
<input checked="" type="checkbox"/>	Drainage permits	<ul style="list-style-type: none"> <li>Any proposed development adjacent to the State Road, irrespective of access connection, is required to submit a drainage permit.</li> </ul>
<input type="checkbox"/>	Median Modification Letters	<ul style="list-style-type: none"> <li>Please provide a list of affected property owners within a minimum of 300 feet plus all motorists affected by the modification. Letters will be sent by District staff. We require 30 days after the letters are sent out to receive feedback before a permit can be approved/ issued.</li> </ul>



PLANS		
<input checked="" type="checkbox"/>	Cover Sheet	<ul style="list-style-type: none"> <li>• Include Location</li> <li>• Include vicinity map</li> <li>• Include permit application numbers</li> </ul>
<input checked="" type="checkbox"/>	Existing Conditions	<ul style="list-style-type: none"> <li>• Include entire property under ownership</li> <li>• Include all existing buildings.</li> <li>• Include all existing driveways</li> <li>• Include all parking and internal site circulation plan.</li> </ul>
<input checked="" type="checkbox"/>	Proposed Site plan	<ul style="list-style-type: none"> <li>• Include entire property under ownership</li> <li>• Include all proposed buildings.</li> <li>• Include all proposed driveways</li> <li>• Include all parcels to be served with requested access.</li> <li>• Include all parking and internal site circulation plan.</li> </ul>
<input checked="" type="checkbox"/>	Roadway Improvements	<ul style="list-style-type: none"> <li>• Roadway Improvement Plans</li> <li>• All proposed improvements, left turn lane(s), right turn lane(s), signal plans, intersection improvements, etc.</li> <li>• Cross sections every 50-feet.</li> <li>• All existing and proposed connections are to be called out.</li> <li>• Must be designed in accordance with Florida Design Manual.</li> </ul>
<input checked="" type="checkbox"/>	Truck turning template	<ul style="list-style-type: none"> <li>• Utilize FDOT approved software.</li> <li>• Utilize largest anticipated vehicle</li> <li>• Provide ingress and egress to all connection locations</li> <li>• Provide internal site circulation</li> <li>• Adjust radius per FDM Table 214.3.1 if off tracking is demonstrated</li> </ul>
<input checked="" type="checkbox"/>	Driveway Detail Sheet	<ul style="list-style-type: none"> <li>• Driveway geometrics (lane widths, radii, etc. (standards 16' inbound, 12' outbound, and 35' radii)</li> <li>• Centerline profile(s) with elevation and slope percentage from centerline of State Road to 50' beyond property line.</li> <li>• Driveway length (see Table 22)</li> </ul>
<input checked="" type="checkbox"/>	Aerial Exhibit	<ul style="list-style-type: none"> <li>• Include all connection and median features within 600' of the proposed driveway(s) for a roadway with a speed 45 mph or less.</li> <li>• Show all connection and median features within 1320' of the proposed driveway(s) for a roadway with a speed greater than 45 mph.</li> </ul>
<input checked="" type="checkbox"/>	Boundary Survey	<ul style="list-style-type: none"> <li>• Show adjacent parcels, label ownership and all known easements.</li> <li>• Show location of all property boundaries.</li> <li>• Provide a copy of the Warranty Deed.</li> </ul>



NON-CONFORMING ACCESS		
<input type="checkbox"/>	Draft cross access agreement	<ul style="list-style-type: none"> <li>Draft cross access agreement provided for review</li> <li>Submitted via OSP in conjunction with permit application. <b>Please include the Cross Access checklist.</b></li> <li>Reviewed and approved by FDOT Legal and Surveying and Mapping.</li> </ul>
<input type="checkbox"/>	Court recorded cross Access agreement	<ul style="list-style-type: none"> <li>Court recorded cross access agreement to be provided in OSP with final permit set for records.</li> <li>Plans must show stub out and call out easement.</li> </ul>
TRAFFIC STUDY		
<input checked="" type="checkbox"/>	Category C and above applications (600 trips or more a day)	<ul style="list-style-type: none"> <li>Executive Summary</li> <li>Introduction</li> <li>Existing Conditions</li> <li>Proposed Conditions</li> <li>Mitigation and Improvements</li> <li>Conclusions and Recommendations</li> <li>Appendix</li> </ul>
<input checked="" type="checkbox"/>	Background and project description	<ul style="list-style-type: none"> <li>Project location map and site plan</li> <li>Type of proposed uses</li> <li>Size - building square footages, units, etc.</li> <li>Construction schedule – opening and build-out years</li> <li>Study needs to include posted and planned speed limits, design speeds for major roadways, context classification and access classification. Include spacing requirements for Access Class.</li> <li>On cover page include FDOT Section and MP numbers from FDOT Straight Line Diagram <a href="https://fdotewp1.dot.state.fl.us/slogis/Reviewed and approved by FDOT Legal and Surveying and Mapping.">https://fdotewp1.dot.state.fl.us/slogis/Reviewed and approved by FDOT Legal and Surveying and Mapping.</a></li> </ul>
<input checked="" type="checkbox"/>	Existing Conditions	<ul style="list-style-type: none"> <li>Document field review of existing conditions including turn lane lengths and queueing conditions during peak hours.</li> <li>Include Aerial of intersections.</li> <li>Signal timings - for study area</li> <li>Multimodal accommodations including transit, pedestrians, and bicyclists</li> <li>AM/PM turning movement counts (TMCs) - include truck, pedestrian, and bicycles</li> <li>Include any discussions/agreements with local entity</li> <li>Account for other planned developments in the area</li> <li>Document programmed improvements on state and local roads in study area</li> </ul>
<input checked="" type="checkbox"/>	Traffic Forecasts: <i>Utilize the most recent version of the ITE Trip Generation (currently 11<sup>th</sup> Edition).</i>	<ul style="list-style-type: none"> <li><b>FDOT Planning provides approval of trip distributions and growth rates. The approval will need to be confirmed prior to Permit submittal. Planning contact: <a href="mailto:Brittany.Nichols@dot.state.fl.us">Brittany.Nichols@dot.state.fl.us</a>. Show graphic of percent distribution and trips with back up documentation.</b></li> <li>Daily/AM/PM Peak hours. Provide source, trip rates and table of calculations by land-use</li> </ul>



		<ul style="list-style-type: none"> <li>• Trip Distribution - Include model data and historical data. Show Graphically.</li> <li>• Use ITE approved pass-by and capture rates.</li> <li>• Background traffic - adjust appropriately. Show graphically.</li> <li>• Background plus project trips. Show graphically.</li> </ul>
<input checked="" type="checkbox"/>	Traffic Analysis	<ul style="list-style-type: none"> <li>• Capacity analysis- project driveways and impacted intersections</li> <li>• AM and PM peak hours analyses - unless special circumstances require mid-day/weekends.</li> <li>• Analysis volumes match graphics and truck percentages match TMC</li> <li>• Multimodal evaluation – Section 4.8 of Handbook</li> <li>• Reasonable signal timings</li> <li>• Safety Analysis – Section 4.9 of Handbook (5 years of crash data)</li> <li>• Existing analysis results match field conditions</li> <li>• Include input and output data sheets</li> <li>• Summarize LOS/Delay - with and without project results</li> <li>• Signal warrant analysis - provide signed and sealed based on FDOT D1 procedures.</li> <li>• If warrants met – separate ICE required – discuss viable controls at pre-app (ICE Manual 2.5.1)</li> <li>• Access spacing - meet agency access spacing guidelines</li> <li>• Turn lane analysis</li> <li>• Mitigation measures result in acceptable operations</li> </ul>
<b>SIGNAL WARRANT ANALYSIS</b> <a href="#">Manual on Uniform Traffic Control Devices (MUTCD) - FHWA (dot.gov)</a>		
<input type="checkbox"/>	To be provided if signal warranted are met in accordance with MUTCD	<ul style="list-style-type: none"> <li>• Submitted upon approval of Traffic Study Only</li> <li>• Complete document in PDF format</li> <li>• Document to signed and sealed</li> </ul>
<b>INTERSECTION CONTROL 'ICE' ANALYSIS</b> <a href="#">Intersection Operations and Safety (fdot.gov)</a>		
<input type="checkbox"/>	ICE Analysis required	<ul style="list-style-type: none"> <li>• Proposed signal locations</li> <li>• Reconstruction of existing intersections</li> <li>• Driveway Access Category E and above</li> <li>• Complete document in PDF format</li> <li>• Document to be signed and sealed</li> </ul>



**Spacing Standards:**

14-97 : STATE HIGHWAY SYSTEM ACCESS CONTROL CLASSIFICATION SYSTEM AND ACCESS MANAGEMENT STANDARDS - Florida Administrative Rules, Law, Code, Register - FAC, FAR, eRulemaking (flrules.org)

TABLE 2

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Class	Medians	Median Openings		Signal	Connection	
		Full	Directional		More than 45MPH Posted Speed	45 MPH and less Posted Speed
2	Restrictive w/Service Roads	2,640	1,320	2,640	1,320	660
3	Restrictive	2,640	1,320	2,640	660	440
4	Non-Restrictive			2,640	660	440
5	Restrictive	2,640 at greater than 45 MPH Posted Speed	660	2,640 at greater than 45 MPH Posted Speed	440	245
		1,320 At 45 MPH or less Posted Speed		1,320 At 45 MPH or less Posted Speed		
6	Non-Restrictive			1,320	440	245
7	Both Median Types	660	330	1,320	125	125



## LaBelle Commercial Meeting Notes:

- State Road 80 is Section 07010000, MP 7.608 – 7.860
- Proposed Commercial Uses Including:
  - - 4-Story Hotel (Approx. 124 rooms)
  - - Gas Station w/ Car Wash (Approx. 4,100 sf)
  - - Retail Strip (Approx. 27,200 sf)
- Since the development generate more than 600 VTPD a Traffic Impact Analysis (TIA) will be required. The TIA must include trip generation based on the latest edition of the ITE Trip Generation Manual, utilizing the appropriate land use codes, provide trip generation, traffic distribution, AM and PM peak hour turning movement analysis provided in graphic format, including queue analysis and turn lane analysis. Analysis is to include existing, future background and background + project traffic operational analyses. The study would need to include analysis of median opening to the north and Captain Hendry Drive intersection to the south and at access driveway on SR 80 including queue analysis and turn lane analysis.
- Depending on the northbound left volume a left turn lane may be warranted. The Department has concerns with the northbound to southbound U-turn movements in the existing gore area and discussed shifting the driveway further north to accommodate a full dedicated northbound left turn lane. A raised median separator of at least 4 feet in width would be preferred (2 – foot raised separator with a variation).
- Driveway to be designed to District One standards; minimum 28' width (16' inbound lane, 12' outbound lane), 50' radii (minimum 35 feet).
- At the time of permitting the developer should provide an ingress \ egress truck turning template for the largest vehicles to ensure the circulation in and out of the site will not create operational or safety concerns.
- For any required off-site improvements, the improvements must be designed per FDOT standard Plans and the Florida Design Manual. FDM requirements can be coordinated with Roadway Design. Access Management evaluates queues for turn lanes.
- 5-year work program project:  
447878 – Median Modification: SR 80 FROM N OF CAPTAIN HENDRY DR TO W OF FORREY DR

Project consists of several intersection improvements and will replace the existing two-way left-turn lanes with raised medians

Design Project Manager  
 Ryan Patterson  
 239-225-1988  
[ryan.patterson@dot.state.fl.us](mailto:ryan.patterson@dot.state.fl.us)

\*These comments are not intended to be all inclusive of errors and omissions. It should not be assumed that any issues that are not addressed in this correspondence are acceptable to this Department. We will submit additional comments once these issues have been addressed.



**Table 22 - Recommended Minimum Driveway Length for Major Entrances**

Land Use	Driveway Length (In feet)
Any major entrance to a development with 4 or more total lanes in the driveway. (Typically, malls and "Big Box Centers")	300 or greater, based on traffic study
Regional Shopping Centers (over 150,000 sq. ft.)	250
Community Shopping Center (100-150,000 sq. ft.) (supermarket, drugstore, etc.)	150
Small Strip Shopping Center	50
Smaller Commercial Developments (convenience store with gas pumps)	30
<b>Note:</b> for large developments (such as regional malls, big box centers, or regional office centers), the total recommended length is not necessary for all entrances, only the major ones.	

Source: Adapted from Vergil Stover unpublished course notes

Additional discussion on driveway length can be found in NCHRP Report 659. [Table 23](#) from this report presents simplified guidance on driveway length (also referred to as throat length) based on number of lanes and type of control.

For driveways that may be signalized, driveway length should be determined by a traffic study of expected future traffic and queues. An important measurement in determining the driveway length is the outbound queue. The estimates in Table 22 can be used for unsignalized driveways or for a first estimate of driveway length



**Table 214.3.1 Driveway Dimensions**

Element	Description	Connection Category		
		A	B	C and D
			2-Way	2-Way
Curbed Roadways				
W	Connection Width	12' Min 24' Max	24' Min 36' Max	24' Min 36' Max
F	Flare (Drop Curb)	10' Min	10' Min	N/A
R	Radial Returns (Radius)	N/A	See Note 3	25' Min 50' Std 75' Max
Y	Angle of Driveway	60°- 90°	60°- 90°	60°- 90°
S	Driveway Traffic Separator or Median	N/A	4'-22' Wide	4'-22' Wide
G	Setback	12' Min., All categories.		
C & D	Corner Clearance and Driveway Connection Spacing	See connection spacing in <b>Tables 201.4.2 and 201.4.3</b>		
Flush Shoulder Roadways				
W	Connection Width	12' Min 24' Max	24' Min 36' Max	24' Min 36' Max
F	Flare (Drop Curb)	N/A	N/A	N/A
R	Radial Returns (Radius)	15' Min 25' Std 50' Max	25' Min 50' Std 75' Max	25' Min 50' Std (Or 3-Centered Curves)
Y	Angle of Driveway	60°- 90°	60°- 90°	60°- 90°
S	Driveway Traffic Separator or Median	N/A	4'-22' Wide	4'-22' Wide
G	Setback	12' Min., All categories.		
C & D	Corner Clearance and Driveway Connection Spacing	See connection spacing in <b>Tables 201.4.2 and 201.4.3</b>		
<b>Notes:</b>				
(1) Connection Categories A, B, C, and D are defined in <b>FDM 214.1.1</b> .				
(2) 2-Way refers to one entry movement and one exit movement; i.e., not exclusive left or right turn lanes on the connection.				
(3) Small radii may be used in lieu of flares for curbed roadways in Connection Category B when approved by the Department.				
(4) The Angle of Driveway for Connection Category A may be reduced with approval by the local Operations/Maintenance Engineer.				
(5) Design criteria for channelization islands (I) is found in <b>FDM 210.3</b> .				
<b>Radial Returns (Radius):</b>				
(6) Provide the minimum radius for low-speed roadways with driveway design vehicle of a passenger car.				
(7) Provide the standard radius for high-speed roadways or driveway with large design vehicles (e.g., SU-30).				
(8) Consider providing the maximum radius or compound curve for high-speed roadways or driveway with large design vehicle (e.g., WB-62).				



Please Provide Email / Phone # if you would like follow up communication.

Section 8, Item G.



LANDIS EVANS  
+ PARTNERS  
formerly Sprinkle Consulting

October 16, 2024 @ 5:30 pm

Neighborhood Meeting for Development NW of SR-80

## Sign-In Sheet

NAME:

1	Kelli Allen	bcl6ka@yahoo.com
2	James Holland.	James.holland@wm.com
3	<del>SAF</del> Dave	
4	Jennifer Curtis	jennifercurtis1823@outlook
5	Jason Curtis	
6	Seth & Haley Waugh	hcmcmill@gmail.com
7	Greg: Delia Miners	delia@new
8	Iggy Monsalve	iggysEmail@horizons-re.com
9	Shannon Melcher	shannym80@gmail.com
10	Allen Green	alton@jacksoncitrus.com
11	Stephanie Falcone	sfsalcone@gmail.com
12	Estela Gonzalez	Tita71585@yahoo.com
13	JOANNA CARTER	640 TURTLE LAKE



14	Mike Scott	Mike@dorceylaw.com
15	Scott Milligan	sbmill384@gmail.com
16	Jason Falcone	Jayfalcone@gmail.com
17	Adria esser@gmail.com	Adria Everson
18	Natalie Walker	nmwalker2020@gmail.com
19	Samantha Yzaguirre	Samantha.yzaguirre1@aol.com
20	Jamie Scott	Scottj1413@gmail.com
21	Vinnie Cannamela	vac1217@gmail.com
22	Charlie Acevedo	charlie_acevedo@hotmail.com
23	Iggy Monsalve	IggysEmail@gmail.com
24	Loucan83@gmail.com	Louise Cannamela
25	Carla Ford	carlashof@hotmail.com
26	Stephanie Falcone	SJfalcone76@gmail.com
27	Rhonda Langford	rhondaray08@hotmail.com
28		
29		
30		





**LANDIS EVANS**  
+ PARTNERS  
formerly Sprinkle Consulting

October 16, 2024 @ 5:30 pm

Neighborhood Meeting for Development NW of SR-80

## Sign-In Sheet

NAME:

1	Julie C Wilkins
2	Mitchell Wills
3	Anand Patel
4	Emory Howard
5	Chris Arrieta Caarrieta99@yahoo.com
6	Brenda Morris brengzorgemorris@embarqmail.com
7	Marla Echols marla.echols@theroyalcompanies.com
8	George Morris
9	Sarah Milligan
10	Kc @ Soland.com
11	sherri @ Soland.com
12	Andrey Williamson
13	andreygogators@gmail.com
	JABC REY@BELLSouth.NET



14	CHARLIE ACEVEDO <sup>charlie_acevedo@hotmail.com</sup>
15	Mark Richter Richter-Pooh@Rocketmail.com
16	Beth Richter 941-676-0917
17	JABC 264 @BellSouth.NET
18	<del>Sherry</del> Erin Mecher erinichi1@gmail.com
19	John Williamson
20	jwillia196@aol.com
21	Kimberly D80@yahoo.com
22	michael. Parrish 863@gmail.com
23	Gabriella Williamson
24	<del>Gabby W</del> Gabbygators@aol.com
25	Erubiel Gonzalez Erugzz319@yahoo.com
26	MariaLuna titagzz1219@gmail.com
27	+1
28	
29	
30	



## SCHEDULE OF USES

**NON-RESIDENTIAL**

- Institutional, Public, Quasi-Public - Accessory Use/Structure
- Clubs, Lodges
- Cultural Institutions
- Health Care
- Government Offices
- Schools, Private
- Commercial - Accessory Use/Structure
- Animal Sales and Services
  - Grooming
  - Animal Hospital/Clinic
  - Retail Sales
- Bowling Alleys
- Day Care Center
- Financial Institutions
- Food and Beverage Sales/Establishments
  - Accessory Alcoholic Beverage Sales, On-Premise
  - Accessory Alcoholic Beverage Sales, Off-Premise
  - Alcoholic Beverage Establishment
  - Bars
  - Food Stores
  - Fast Food
  - Liquor Stores
  - Restaurants
  - Wholesale bakeries
- Health and Fitness Clubs
- Offices
  - Offices and services excluding medical
  - Medical offices and services
- Personal Services
  - General
  - Dry Cleaning Establishments
- Retail Sales/Rental Establishments
  - General
- Tattoo Establishments
- Vehicle/Equipment Sales and Service
- Visitor Accommodations
  - Hotels/Motels



**EXHIBIT C**  
**SITE DEVELOPMENT REGULATIONS**

<b>Site Development Regulations</b>	
<b>Landscape Buffers Minimum</b>	
North	15 FT
Southeast	25 FT
West	15 FT
<b>Building Setbacks Minimum (Including Accessory Structures)</b>	
North	40 FT
Southeast	60 FT
West	60 FT
Proposed Use	Commercial/Retail/Office
Minimum Lot Size	5,000 SF
Minimum Lot Depth	100 FT
Minimum Lot Width	50 FT
Minimum Building Separation	15 FT
Maximum Floor Area Ratio (Far)	0.3
Maximum Building Height - Excluding Hotel	40 FT
Maximum Building Height - Hotel	45 FT
Maximum Floor Area Ratio (Far)	0.3
Minimum Open Space	116,546 ± SF (30%)
Minimum Usable Open Space	19,424 ± SF (5%)
Required Vehicular Parking Spaces	Shall Meet or Exceed LDC Sec. 4-85.10.2.



**EXHIBIT D**  
**MASTER CONCEPT PLAN**

*Refer to Following Pages*



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PLANNED UNIT DEVELOPMENT

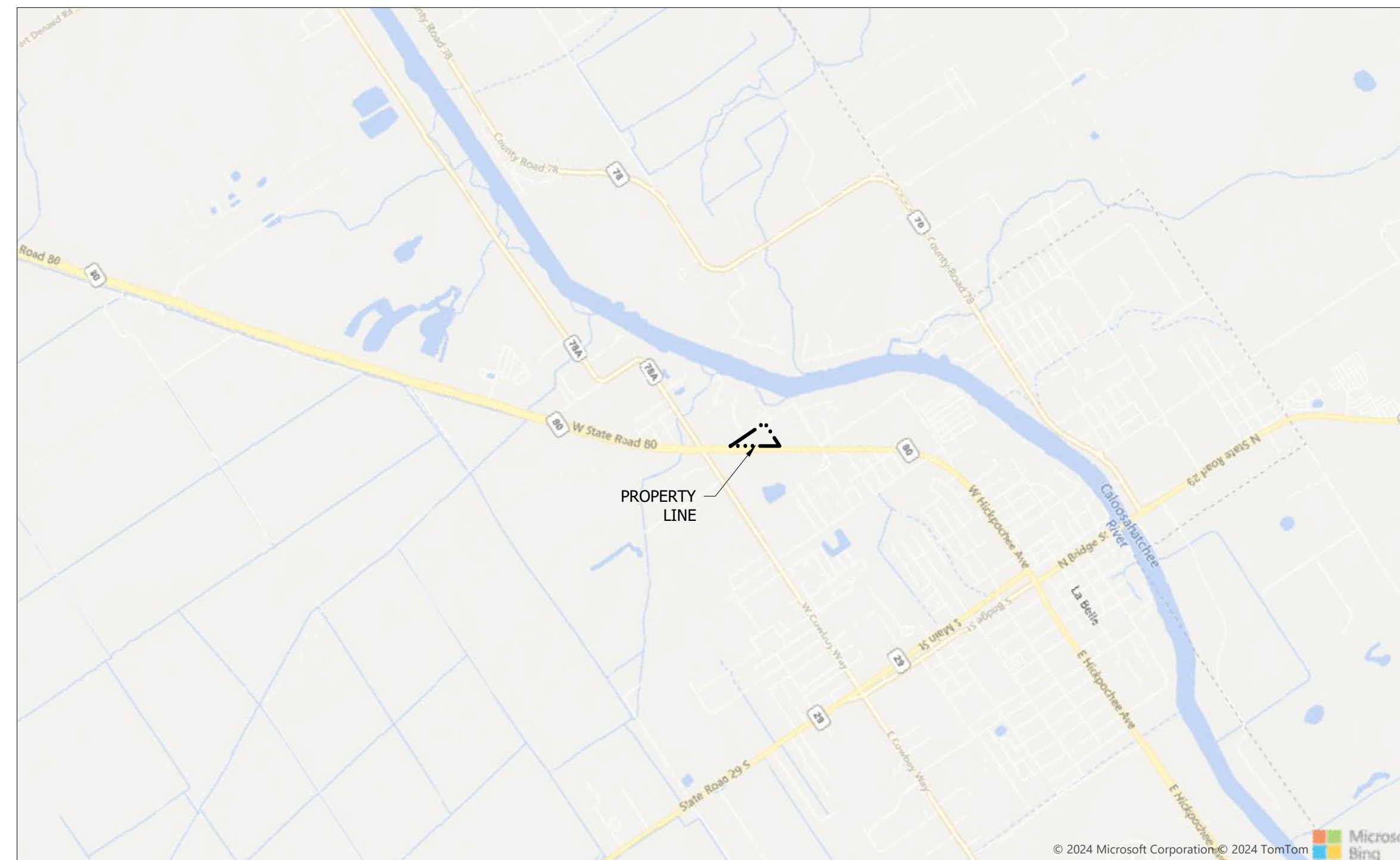
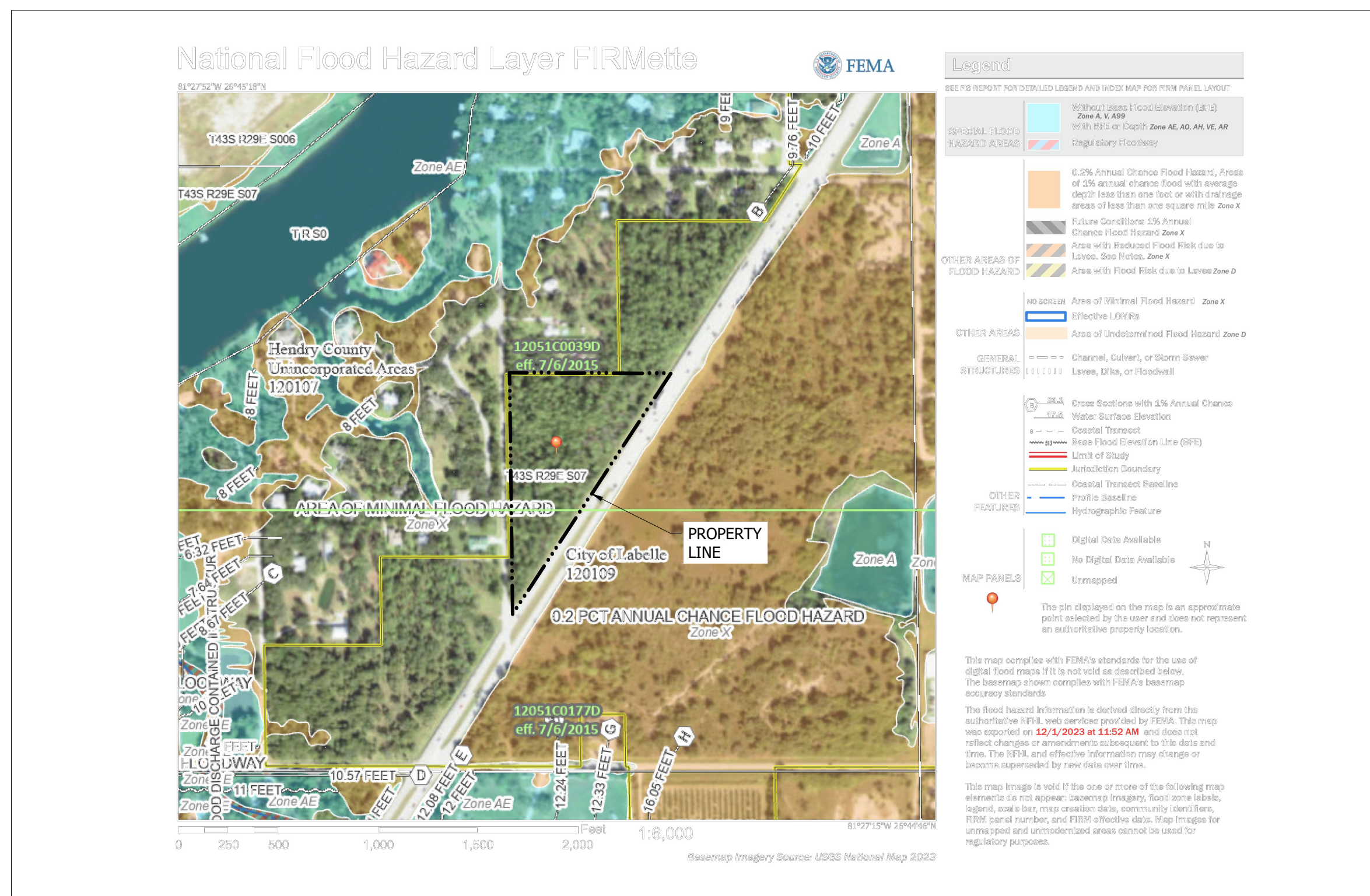
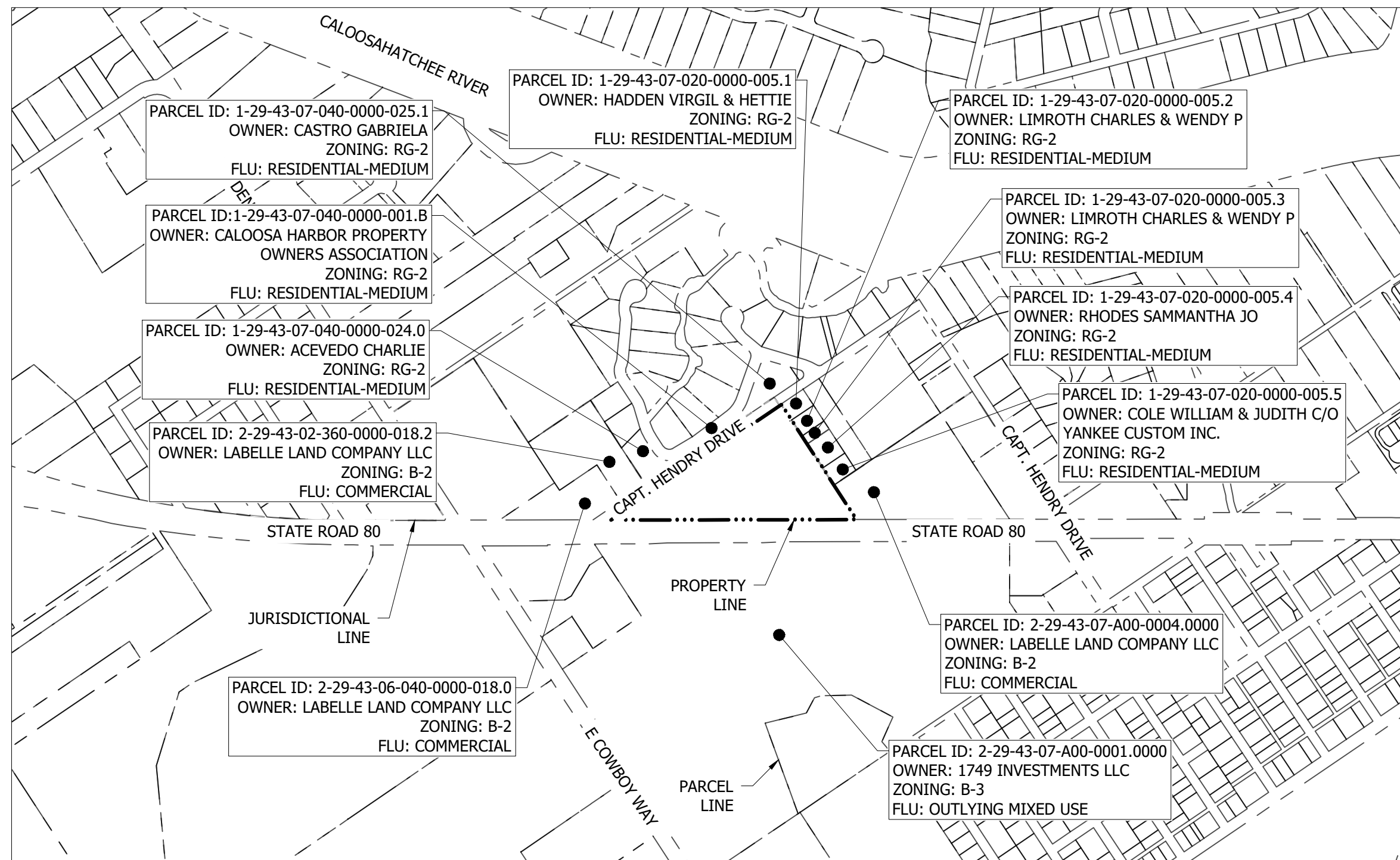
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STATE ROAD 80 COMMERCIAL  
CITY OF LABELLE, FLORIDA 33935

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SEALED AND THE SIGNATURE MUST BE  
VERIFIED ON ANY ELECTRONIC COPIES.

SEC TWP RNG: 02/43/29 03/43/30	VERTICAL DATUM: <b>NAVD88</b>
--------------------------------------	----------------------------------

ZONE-1





[illegible]

## PLANNED UNIT DEVELOPMENT

STATE ROAD 80 COMMERCIAL  
CITY OF LABELLE, FLORIDA 33935

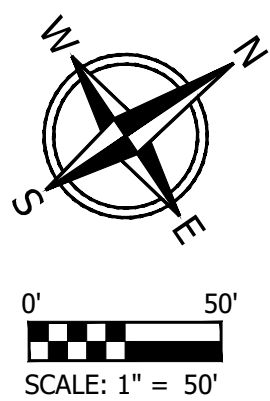
THIS ITEM HAS BEEN DIGITALLY  
SIGNED AND SEALED BY CORY W.  
CHANDLER ON THE DATE INDICATED

ENGINEER OF  
RECORD SIGNATURE

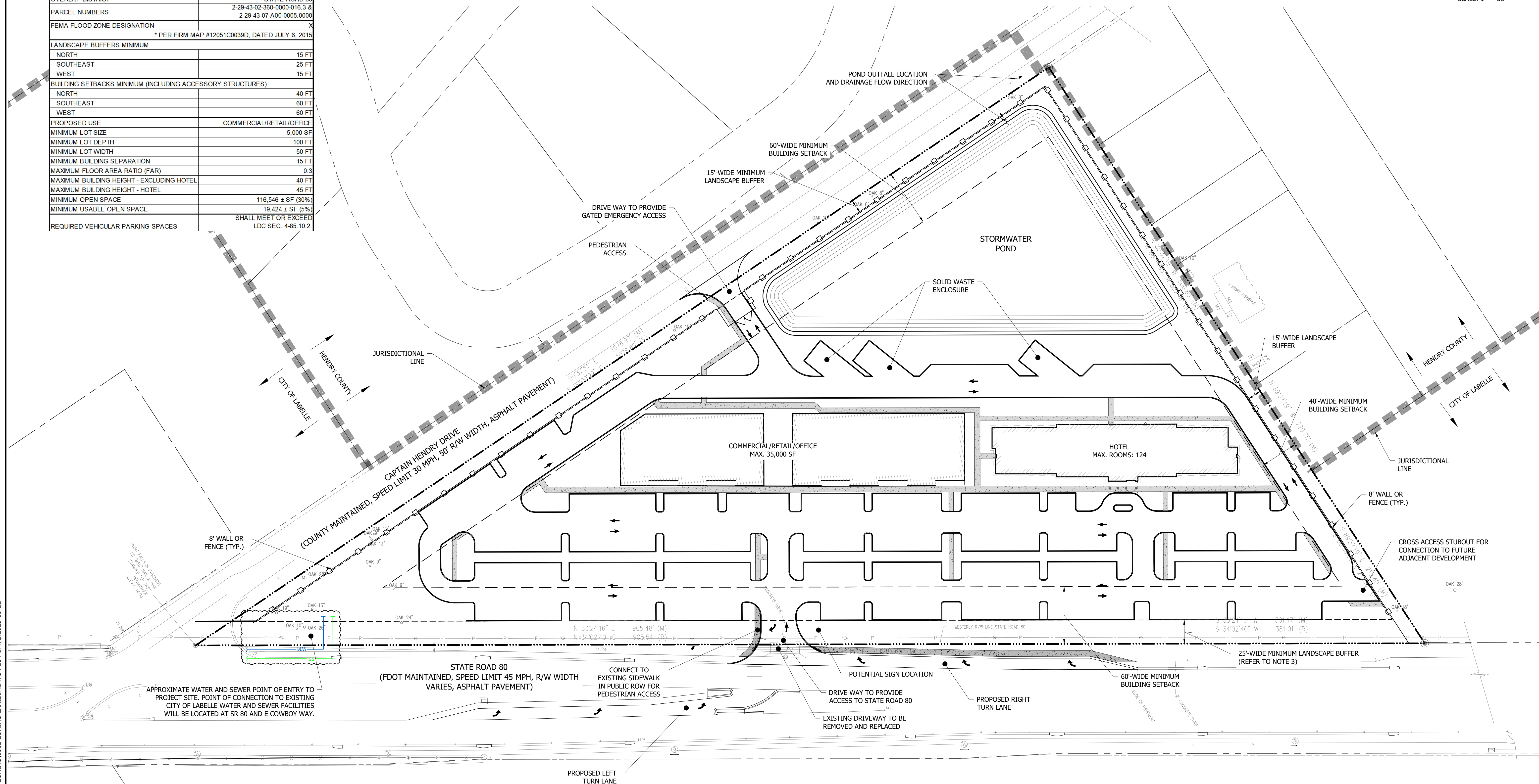
FLOOD ZONE:  X	PANEL/MAP NO.: 12051C0039D DATED 07/06/2015
SEC TWP RNG: 02/43/29 07/43/29	VERTICAL DATUM:  NAVD88
DATE: 2025-08-12	JOB NO.: 1862-23

SHEET NUMBER:	
---------------	--

ZONE-2



SITE DATA	
PARCEL/SITE AREA	388,482 ± SF (8.918 AC)
EXISTING ZONING DESIGNATION	B-2
PROPOSED ZONING DESIGNATION	PUD
FUTURE LAND USE DESIGNATION	COMMERCIAL
OVERLAY DISTRICT	STATE ROAD 80
PARCEL NUMBERS	2-29-43-02-360-0000-016.3 & 2-29-43-07-A00-0000-0000
FEMA FLOOD ZONE DESIGNATION	X
* PER FIRM MAP #12051C0039D, DATED JULY 6, 2015	
LANDSCAPE BUFFERS MINIMUM	
NORTH	15 FT
SOUTHEAST	25 FT
WEST	15 FT
BUILDING SETBACKS MINIMUM (INCLUDING ACCESSORY STRUCTURES)	
NORTH	40 FT
SOUTHEAST	60 FT
WEST	60 FT
PROPOSED USE	COMMERCIAL/RETAIL/OFFICE
MINIMUM LOT SIZE	5,000 SF
MINIMUM LOT DEPTH	100 FT
MINIMUM LOT WIDTH	50 FT
MINIMUM BUILDING SEPARATION	15 FT
MAXIMUM FLOOR AREA RATIO (FAR)	0.3
MAXIMUM BUILDING HEIGHT - EXCLUDING HOTEL	40 FT
MAXIMUM BUILDING HEIGHT - HOTEL	45 FT
MINIMUM OPEN SPACE	116,546 ± SF (30%)
MINIMUM USABLE OPEN SPACE	19,424 ± SF (5%)
REQUIRED VEHICULAR PARKING SPACES	SHALL MEET OR EXCEED LDC SEC. 4-85.10.2



	PROPERTY LINE
	FENCE OR WALL LINE
	PARCEL LINE
	JURISDICTION SEPARATION LINE
	TRAFFIC DIRECTIONAL ARROW

LANDIS EVANS AND PARTNERS, INC.  
3810 NORTHDAL BLVD., SUITE 100  
TAMPA, FLORIDA 33624  
CONTACT: CORY CHANDLER P.E.  
PH: (813) 949-7449  
EMAIL: CCHANDLER@LANDISEVANS.COM

ROBERT E. HAUGHT PLA, LEED AP, ISA  
19046 BRUCE B. DOWNS BOULEVARD, #308  
TAMPA, FLORIDA 33647  
CONTACT: ROBERT E. HAUGHT, P.L.A  
PH: (813) 535-6662  
EMAIL: ROBERT@FWDPLANNING.COM

H.L. BENNETT & ASSOCIATES, INC.  
241 YEOMANS AVENUE - P.O. DRAWER 2137  
LABELLE, FLORIDA 33975  
CONTACT: HAL L. BENNETT  
PH: (863) 675-8882  
EMAIL: HLB2@HLBENNETT.ORG

1. UTILITY SERVICES SHALL BY PROVIDED BY CITY OF LABELLE UTILITIES.
2. LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY THE LAND DEVELOPMENT CODE, CONDITIONS OF APPROVAL, OR AS SHOWN HEREIN, WHICHEVER IS MORE RESTRICTIVE.
3. 25-FOOT LANDSCAPE BUFFER ALONG SR 80 IS INTENDED TO BE PLANTED IN ACCORDANCE WITH LDC SECTION 4-87.4 AND SECTION 4-80.10.
4. MINOR SHIFTS IN BUILDING(S), DRIVE AISLE(S), ACCESS(S), STORMWATER, AND PARKING LOCATIONS MAY OCCUR AT DESIGN PHASE.
5. IF PLATTED, NO INTERNAL BUILDING SETBACKS OR LANDSCAPE BUFFERS SHALL BE REQUIRED.
6. COMMERCIAL/RETAIL/OFFICE USES MAY BE DEVELOPED IN ONE OR MORE BUILDINGS.





January 14, 2025

City of LaBelle  
481 West Hickpochee Ave  
Labelle, Florida  
(863) 675-2872

**RE: State Road 80 Commercial Planned Unit Development Rezoning**  
Parcel Nos. 2 29 43 02 360 0000-016.3 & 2 29 43 07 A00 0005.0000

To Whom it May Concern:

This letter accompanies an application and the required documents for a Planned Unit Development (PUD) rezoning to permit a commercial/office development. The property is approximately 8.92 +/- acres northwest of State Road 80 (SR-80) and east of Captain Hendry Drive. This letter is intended to address the Land Development Code (LDC) standards required for considering a Planned Unit Development rezoning (LDC Chapter 4, Article V, Sec. 4-78).

The property is situated on the west side of the City of LaBelle with abutting lands to the north and west within unincorporated Hendry County. The subject property is currently zoned Business General-2 (B-2) with a future land use (FLU) classification of Commercial. The abutting properties to the north and west are zoned RG-2 (medium density residential) within unincorporated Hendry County.

**Evidence of Unified Control**

The property was purchased in June of 2024 by Shree Nivash Land, LLC. The deed associated with this action is included with this submittal.

The property owners abutting, adjoining and across the street from our proposed development are shown in Figure 1 below. The data presented in this figure was taken from the Hendry County Florida, GIS website using the Hendry County Parcel data downloaded on December 13, 2024.





Figure 1 Property Owners Nearby the Proposed Development



### **Proposed Uses and Intensity**

This PUD zoning request is being sought to entitle the property for development of various commercial and office uses including retail shops/offices with a maximum of 35,000 square feet and a four-story, 124-room hotel. The project is anticipated to be completed in one phase.

Our proposed commercial development achieves the purpose and intent of the B-2 zoning district in providing for the retailing of commodities and professional services, grouping these compatible retail uses on the subject site and is abutting a major roadway. The proposed PUD zoning provides design criteria for development of the property as one wholistic commercial/office site.

### **Consistent with the Comprehensive Plan**

The proposed uses are appropriate within the commercial FLU category as it is intended to accommodate commercial uses along the frontage of SR-80 that are more auto oriented while respecting alternative modes of transportation. Our site proposes one access to SR-80 that will be shared by all proposed uses on our site, and an emergency access to Captain Hendry Dr that will be gated for access by emergency response vehicles. A stub-out to the north is also being provided for a future connection. Internally the site is designed to accommodate pedestrians as well as vehicles with the site's pedestrian access connecting to the existing sidewalks along the northwest side of SR-80 and to Captain Hendry Dr. This project is compliant with the locational criteria found in the Comprehensive Plan as it is along the street frontages of SR-80 and Captain Hendry Dr providing direct access to SR-80, provides a potential future cross connection to the north, an emergency access to Captain Hendry Dr, and safe pedestrian circulation into and throughout the project site (Policy 1.3.4 Commercial Land Use Category).

Additionally, this request is consistent with the Locational Standards of Policy 1.6.1. as the project is requesting a maximum 0.3 floor area ratio (FAR) where 1.0 is permissible within the Commercial FLU of the Comprehensive Plan, it will connect to public water and wastewater systems, it is approximately 2.5 miles from a fire station, will provide required separation, buffering and screening from existing residential uses, and will comply with all other agency's regulatory requirements.

Our project is designed to protect the existing neighborhoods with sensitivity to the surrounding residents in mind. Our proposed structures will be centrally situated on our site, providing larger setbacks than required by the City of LaBelle. Our anticipated site layout makes use of the stormwater pond as an additional separator to the existing residential uses, providing a transition to the lesser intense residential uses. The properties to the west are separated from our property by Captain Hendry Dr with 50-foot of right of way.

Our proposed project is appropriate for this location based on policies from Objective 10.5: Commercial Land Uses of the *City of LaBelle's Comprehensive Plan*. Our development will promote the fiscal health of the City with the addition of non-residential uses in a location that currently lacks such residential support uses (Policy 10.1.1). This new commercial development, specifically the proposed retail sales, will provide opportunities for new businesses (Policy 10.5.1.). This



development will assist with ensuring a vibrant and sustainable local economy with the addition of our proposed mixture of uses on this site (Policy 10.5.3).

### **Traffic Impact**

The property has an existing driveway connection to SR-80. We propose to modify this access point for this development as permitted by FDOT. The property also anticipates a connection to Captain Hendry Dr that shall be used for emergencies only. A Traffic Impact Analysis is being submitted along with this application. As noted in the submitted analysis, the trips generated by this development will not reduce the adopted Level of Service for all segments, in all scenarios within the study area. The Traffic Impact Analysis recommended a northeast bound left turn lane and a southwest bound right turn lane at the project's driveway access, which have been included in our proposed conditions of approval.

### **Covenants**

There are no existing covenants bound to this property.

This proposed project will be developed in accordance with the provisions of the PUD application and all materials submitted herein and in accordance with the city's applicable LDC provisions and any specific modifications requested by the city commission.

Upon approval of the PUD, the property will be subject to the associated conditions of approval. The conditions of approval or development order shall be binding upon the developer and its successors and assigns.

### **Development Criteria and Standards**

Along with this application we have submitted proposed conditions of approval for this PUD which include the development's design criteria and standards.

We desire to keep existing non-invasive vegetation in areas where possible. If unable to keep the existing non-invasive vegetation we are providing a 25-foot landscape buffer along SR-80 to enhance the viewshed from the roadway. This buffer shall include 5 large trees and 3 medium trees per 100 linear feet with a continuous double row of hedges. For this landscape buffer area, we propose the large trees be 12 feet in height and the medium trees to be 8 feet in height. Along the west and north of our property we are providing 15-foot landscape buffers, except in areas provided for vehicular connections and areas where the stormwater pond abuts our property boundary. The western landscape buffer abutting Captain Hendry Dr and the northern landscape buffer abutting the existing residential uses shall include 2 large trees and 3 medium trees per 100 linear feet with a continuous hedge row and an 8-foot fence/wall. For these landscape buffer areas, we propose the large trees be 10 feet in height and the medium trees to be 8 feet in height. All proposed trees shall be a minimum of 2-inch caliper at the time of planting.

Our proposed building setbacks are at least three times greater than those required by the City's LDC. Table 1 below demonstrates the LDC requirements compared to our proposal.



Table 1 Minimum Building Setbacks Comparison

	LDC Required Minimum Setbacks	Our Proposed Minimum Setbacks
North	5 Feet	40 Feet
Southeast	20 Feet	60 Feet
West	20 Feet	60 Feet*

*\*An additional 50 Feet of right of way separates our development from existing residents to the west*

Off-street parking will be provided on-site in accordance with the LDC regulations, and a loading area will be provided for deliveries. There will be dumpsters on-site for generated refuse screened from residential uses and rights of way.

To balance automobile-oriented development with multi-modal transportation choices, our proposed site layout provides safe pedestrian passage to the site from the north, SR-80, and Captain Hendry Dr as well as throughout the site. Where pedestrian passages enter the vehicular areas on the site, we will provide pedestrian crosswalks with appropriate markings and signs. The future cross-access to the north will also provide pedestrian access.

The proposed building, vehicular use area, and stormwater ponds will be landscaped according to the regulations in the Land Development Code. Irrigation for proposed plantings will be provided.

With the proposed building setbacks, proposed landscape buffers with applicable screening, and adherence to other land development regulations, the proposed development will be compatible with the existing uses to the north and west of our site.

Fire Rescue Services [RESERVED]

Police Services [RESERVED]

### **LDC Deviations**

LDC, Section 4-76(b) for the Business General (B-2) district identifies a maximum of 40-foot building height. With this PUD zoning we are requesting the proposed hotel be permitted to a maximum height of 45 feet. All other structures proposed for this development shall comply with the maximum height of 40 feet.

There are no wetlands on our property, nor does it contain environmentally critical areas or natural resources. This request will comply with all environmental regulations and will obtain proper permits from SWFWMD and other applicable agencies.

The request will comply with all other provisions of the Comprehensive Plan for the City of Labelle and the Land Development Code.



August 20, 2025  
State Road 80 Commercial – City of LaBelle

Accompanying this cover letter are the following items:

- Completed Application with Authorization Affidavit
- Proof of Ownership
- Legal Description of the property
- Adjacent Owners list (within 500 feet of the property)
- Site Plan (11"x17")
- Renderings of buildings
- Traffic Analysis Report
- Proposed Conditions of Approval
- Application Fee (previously paid)

Sincerely,

**Landis Evans and Partners, Inc.**

***Margaret Tassone***

**Margaret Tassone**  
Project Planner



## PROPOSED CONDITIONS OF APPROVAL

DATE TYPED: August 11, 2025

Approval of the request Planned Unit Development (PUD) rezoning, subject to the conditions listed, is based on the revised general site plan submitted April 18, 2025.

1. The project shall be limited to a maximum of 35,000 square feet of retail/office uses, and a maximum 124-room hotel.
2. The PUD shall comply with the following development standards:

## Minimum Building Setbacks\*:

North	40 Feet
West	60 Feet
Southeast	60 Feet
Minimum Distance Between Buildings	15 Feet
Maximum Building Height	40 Feet
Maximum <b>Hotel</b> Building Height**	45 Feet
Maximum Overall Building Coverage	30%

*\*If the project is platted, no internal building setbacks nor internal landscape buffers shall be required and the minimum building separation shall be 15 feet.*

*\*\*Only the Hotel use shall exceed 40 feet in height.*

3. Architectural features, including but not limited to parapets and other appurtenances that are customarily placed above the roof level and not intended for human occupancy, shall be exempt from the maximum building height limitations.
4. Commercial/Retail/Office uses may be developed in one or more buildings.
5. Existing non-invasive vegetation may be used to satisfy the LDC landscape buffer requirements if the developer can demonstrate the vegetation provides screening, buffering, and separation of unlike uses as intended by the landscape buffering requirements. If existing vegetation cannot be utilized, the developer shall provide landscape buffers along the perimeter of the PUD boundary as noted below. The developer, their successors and/or assignees shall be responsible for maintenance of the buffer.
  - 5.1 The developer shall provide a 15-foot-wide landscape buffer along the northern PUD boundary except for the area that provides the interconnection to the north. The northern landscape buffer shall provide 2 trees minimum 10-foot in height and 3 trees minimum 8-foot in height per 75 linear feet, a continuous row of shrubs to form a hedge, and an 8-foot-high opaque fence or wall.
  - 5.2 The developer shall provide a 15-foot-wide landscape buffer along the western PUD boundary except for the area that provides emergency access to Captain Hendry Drive. The western landscape buffer shall provide 2 trees minimum 10-foot in height and 3 trees minimum 8-foot in height per 75 linear feet, a continuous row of shrubs to form a hedge, and an 8-foot-high opaque fence or wall.
  - 5.3 The developer shall provide a 25-foot-wide landscape buffer along the southeastern PUD boundary that abuts State Road 80 except for the areas that provide vehicular and/or pedestrian connections to State Road 80. The southeastern landscape buffer shall provide 5 trees minimum 12-foot in height and 3 trees minimum 8-foot in height per 100 linear feet, and a continuous double row of shrubs to form a hedge.



## PROPOSED CONDITIONS OF APPROVAL

DATE TYPED: August 11, 2020

- 5.4 All trees shall have a minimum 2-inch caliper trunk at time of planting.
- 5.5 No buffering or screening shall be required to separate uses that are internal to the PUD.
6. Pond slopes not exceeding a 4:1 ratio shall be permitted within the landscape buffer areas.
7. The hotel shall provide glass/window treatment or other equivalent measures on the top two stories of hotel room windows that face Captain Hendry Drive. These treatments shall prevent the viewing of properties within the existing residential subdivision west of Captain Hendry Drive.
8. The development shall provide parking in accordance with the requirements of Section 4-85.10 of the City of LaBelle's Land Development Code.
9. Outdoor lighting internal to the project shall be designed so that any illumination which may emanate from lights on site shall not illuminate off site properties.
10. The developer shall construct a minimum 22-foot-wide stub-out for cross-access to the commercial property (Property ID 32543) north of the subject property.
11. The project shall construct a minimum 22-foot emergency access to Captain Hendry Drive that shall remain gated and used only in case of emergencies. The emergency access gate shall provide a Knox key, strobe switch, or other device as approved by the City of LaBelle's Fire Department.
12. The developer shall provide sidewalks internal to the project and sidewalk connections to State Road 80, Captain Hendry Drive, and the abutting commercial parcel to the north as indicated on the PUD Plan. The exact location of said sidewalks may shift slightly during the review of the Site Construction Plan and shall not require a modification of the PUD zoning.
13. Subject to FDOT review and approval, and prior to the issuance of Certificate of Occupancy, the developer shall construct a 315-foot-long northeast bound left turn lane on State Road 80 at the project driveway.
14. Subject to FDOT review and approval, and prior to the issuance of Certificate of Occupancy, the developer shall construct a 315-foot-long southwest bound right turn lane on State Road 80 at the project driveway.
15. Any required off-site utilities lines and appurtenances required to extend service to the PUD project shall be provided by the developer. The developer costs incurred for such off-site utilities' infrastructure shall be creditable against the Utility Connection Fees.
16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in this Development Order, the PUD Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of the City of LaBelle.
17. The stormwater system shall meet the South Florida Water Management District and City of LaBelle criteria for water quality treatment and discharge requirements. Any discharge to the State Road No. 80 drainage system shall comply with Florida Department of Transportation criteria (FDOT).
18. Signage will comply with the regulations in the Section 4-81.8 and 4-87.6 of the Land Development Code (LDC).





**DHRUV**  
DEVELOPMENT











**DHRUV**  
DEVELOPMENT







**DHRUV**  
DEVELOPMENT

