

CITY OF LABELLE



AGENDA

Regular Commission Meeting

Thursday, November 14, 2024, at 5:30 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

Julie C. Wilkins., Mayor
Daniel Akin, 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

Agenda

1. Call to Order

2. Invocation and Pledge of Allegiance

3. Roll Call

4. Presentations

- A.** Heartland Regional Transportation Planning Organization - Marybeth Soderstrom, Staff Services Director
- B.** Woodard & Curran Year 3 O&M Budget Surplus - Glenn Burden (Area Manager/Senior Principal)

5. 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 October Check Register

B. Approval of Staff Reports:

- HCSO- Lt. Allen K. Hudson
- Fire Department- Chief Brent Stevens
- Building Department- Mark Lynch
- Code Enforcement- Zane Mungillo
- Planning and Zoning- Alexis Crepos
- Finance- Lilly Davenport
- Public Works- Mitch Wills
- Woodard & Curran- Justin DeMello
- Four Waters Engineering- Laura Constantino

C. RFQ 2024-03 Recommendation of Award Letter

D. City of LaBelle Office Closure New Years

6. 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. Streamline LLC & BOCC (110 Broward Avenue) Tree Removal Permit Application

B. Request to Purchase UTV - Chief Brent Stevens

C. LaBelle Heritage Museum Donation Request

7. Public Hearings and/or Ordinances

- A.** ORDINANCE 2024 - 07 (*second reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA; AMENDING THE CITY OF LABELLE LAND DEVELOPMENT CODE, CHAPTER 4,

ARTICLE IV, SECTION 4.71; AMENDING REGULATIONS RELATING TO THE DOWNTOWN BUSINESS DISTRICT; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

B. ORDINANCE 2024-10 (*second reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE 2022-03 FOR THE OLD GROVE PLANNED UNIT DEVELOPMENT (AKA OAKBROOKE LAKE) LOCATED NORTH OF HELMS ROAD, SOUTH OF COWBOY WAY, AND ¾ MILES WEST OF STATE ROAD 29, CITY OF LABELLE, HENDRY COUNTY, FLORIDA; AMENDING THE CONDITIONS AND SCHEDULE OF USES; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

C. ORDINANCE 2024-11 (*second reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE 2020-06 FOR THE WHEELER GROVE PLANNED UNIT DEVELOPMENT; A 56+/-6 ACRE PROPERTY GENERALLY LOCATED EAST OF DR. MARTIN LUTHER KING JR. BLVD. AND SOUTH OF STATE ROAD 80, CITY OF LABELLE, HENDRY COUNTY, FLORIDA; AMENDING THE ZONING CONDITIONS; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

8. Public Comment on Non-Agenda Items

(Limited to 3 minutes per person)

9. City Related Business by Commissioners

10. Adjournment

Upcoming Meetings:

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

December 12, 2024 LPA & City Commission Meeting

January 9, 2025 LPA & City Commission Meeting

City of Labelle Office Closures:

November 28, 2024 Thanksgiving Day

November 29, 2024 Day After Thanksgiving

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 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 Board of Commissioners
Agenda Request**

To: Honorable Mayor and City Commission
Prepared By: Marybeth Soderstrom
Date of Meeting: November 14, 2024
Date Submitted: October 24, 2024
Title of Agenda Item: Heartland Regional Transportation Planning Organization
Agenda Location: Presentation

Report in brief: The City of LaBelle is within the planning boundaries of the Heartland Regional Transportation Planning Organization (HRTPO) and represented on the HRTPO Governing Board by Hendry County Commissioner Wills. HRTPO Staff will provide a presentation on the development of the 2050 Long Range Transportation Plan and share traffic and safety data in the City of LaBelle.

Staff Comments: N/A

Fiscal Impact: N/A

Recommended Actions: Information Only



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

To: Honorable Mayor and City Commission
Prepared By: Glenn Burden
Date of Meeting: Nov. 14th, 2024
Date Submitted: Nov. 6th, 2024
Title of Agenda Item: W&C Year 3 O&M Budget Surplus
Agenda Location: City Hall – Check Presentation

Report in brief: N/A

Staff Comments: N/A

Fiscal Impact: Yes

Recommended Actions: N/A

Range of Checking Accts: First to Last Range of Check Dates: 10/01/24 to 10/31/24
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			
1587	10/01/24	PBBI PITNEY BOWES BANK INC	150.00	9246
1590	10/02/24	BCSI BUILDERS CHOICE SUPPLY INC	414.42	9249
1591	10/02/24	COMCAST COMCAST	202.82	9249
1592	10/02/24	CPC CAMPBELL PET COMPANY	862.12	9249
1593	10/02/24	FACE FLORIDA ASSOC OF CODE ENF	85.00	9249
1594	10/02/24	FPL FLORIDA POWER & LIGHT	14,311.17	9249
1595	10/02/24	ISBC IPITOMY SMARTER BUSINESS COMMU	76.01	9249
1596	10/02/24	LWS LIGHTNING WIRELESS SOLUTIONS	1,558.00	9249
1597	10/02/24	LYDIA005 Lydia Elio	30.00	9249
1598	10/02/24	SHRED SHRED-IT USA	120.92	9249
1599	10/02/24	AAPE AACTION POWER EQUIPMENT LLC	549.12	9251 Direct Deposit
1600	10/02/24	AMACS AMAZON CAPITAL SERVICES	923.37	9251 Direct Deposit
1601	10/02/24	CULL CULLIGAN WATER	14.25	9251 Direct Deposit
1602	10/02/24	EDMUNDS EDMUNDS GOVTECH	2,000.00	9251 Direct Deposit
1603	10/02/24	INM INDEPENDENT NEWSMEDIA INC USA	1,342.72	9251 Direct Deposit
1604	10/02/24	LILLI005 LILLIAN M DAVENPORT	4,054.50	9251 Direct Deposit
1605	10/02/24	PTLLC PROTECTED TRUST LLC	4,920.00	9251 Direct Deposit
1606	10/02/24	RGI RANDY'S GARAGE, INC.	162.75	9251 Direct Deposit
1607	10/02/24	TFSLLC TEN-8 FIRE & SAFETY, LLC	250.00	9251 Direct Deposit
1608	10/03/24	FRS FLORIDA RETIREMENT SYSTEM	20,823.91	9253
1588	10/04/24	SOFDU ST OF FL. DISBURSEMENT UNIT	166.92	9247
1609	10/11/24	SOFDU ST OF FL. DISBURSEMENT UNIT	166.92	9255
1610	10/14/24	FDOR FLORIDA DEPT OF REVENUE	239.06	9256
1612	10/16/24	ALLSTATE AMERICAN HERITAGE LIFE INS CO	1,533.72	9260
1613	10/16/24	ATTM AT&T MOBILITY	523.02	9260
1614	10/16/24	CENTR005 CENTRAL FL EXPRESSWAY AUTH	6.52	9260
1615	10/16/24	CLA COLONIAL LIFE & ACCIDENT INS.	134.21	9260
1616	10/16/24	FMPT FL MUNICIPAL PENSION TRUST FND	12,341.06	9260
1617	10/16/24	HCOBCC HENDRY CO BOARD COUNTY COMM	5,143.43	9260
1618	10/16/24	KME KENNY GLISSON	40.00	9260
1619	10/16/24	LCBOCC LEE COUNTY SOLID WASTE	62.94	9260
1620	10/16/24	LEGALSH LEGAL SHIELD	73.75	9260
1621	10/16/24	PBBI PITNEY BOWES BANK INC	396.00	9260
1622	10/16/24	SPRATT SPRATT AND ASSOCIATES LLC	10,000.00	9260
1623	10/16/24	UNWAYLEE UNITED WAY OF LEE COUNTY	26.00	9260
1624	10/16/24	BSS BUSINESS SERVICES & SOLUTIONS	59.00	9262 Direct Deposit
1625	10/16/24	LDRC LABELLE DOWNTOWN	1,741.00	9262 Direct Deposit
1626	10/16/24	PRM PUBLIC RISK MANAGEMENT	43,177.27	9262 Direct Deposit
1627	10/16/24	PTLLC PROTECTED TRUST LLC	1,992.40	9262 Direct Deposit
1628	10/16/24	SSW SHARON SANDERS WHITE	110.00	9262 Direct Deposit
1611	10/18/24	SOFDU ST OF FL. DISBURSEMENT UNIT	166.92	9257
1630	10/24/24	AAP ADVANCE AUTO PARTS	77.09	9266
1631	10/24/24	ABP ACCENT BUSINESS PRODUCTS	85.28	9266
1632	10/24/24	BSA BRIDGE STREET AUTO PARTS	457.33	9266
1633	10/24/24	CLINK CENTURYLINK	50.40	9266
1634	10/24/24	COLW2 CITY OF LABELLE WATER AND SANI	2,467.45	9266
1635	10/24/24	COMCAST COMCAST	219.90	9266
1636	10/24/24	CTTF COUNTY TRANSPORTATION TRST FND	4,694.07	9266
1637	10/24/24	DEPST DEP-STORAGE TANK REGISTRATION	45.00	9266

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
GEN FUND POOLED	GENERAL FUND POOLED CASH	Continued			
1638	10/24/24	FLC FLORIDA LEAGUE OF CITIES	856.00		9266
1639	10/24/24	FPL FLORIDA POWER & LIGHT	4,188.77		9266
1640	10/24/24	HO HOMERO OLIVAREZ, JR	150.00		9266
1641	10/24/24	KME KENNY GLISSON	10.00		9266
1642	10/24/24	LAURA005 Laura Lopez	500.00		9266
1643	10/24/24	PROJE005 PROJECT GRAPHICS, INC.	11,604.00		9266
1644	10/24/24	TIJUA005 TIJUANA WARNER	151.62		9266
1645	10/24/24	VAH VISION ACE HARDWARE-LABELLE	578.08		9266
1646	10/24/24	VISA VISA	15,137.83		9266
1647	10/24/24	AAPE AACTION POWER EQUIPMENT LLC	464.80		9268 Direct Deposit
1648	10/24/24	AES AIM ENGINEERING & SURVEYING	5,074.00		9268 Direct Deposit
1649	10/24/24	AMACS AMAZON CAPITAL SERVICES	1,162.93		9268 Direct Deposit
1650	10/24/24	BSS BUSINESS SERVICES & SOLUTIONS	250.00		9268 Direct Deposit
1651	10/24/24	CQL CAPTAINS QUICK LUBE	64.95		9268 Direct Deposit
1652	10/24/24	KONE KONE INC	2,299.32		9268 Direct Deposit
1653	10/24/24	ODP ODP BUSINESS SOLUTIONS, LLC	89.43		9268 Direct Deposit
1654	10/24/24	PRM PUBLIC RISK MANAGEMENT	73,502.71		9268 Direct Deposit
1655	10/24/24	QUALITY QUALITY 1 AUTO CARE INC	4,208.26		9268 Direct Deposit
1656	10/24/24	RVE RVE, INC. D/B/A RVI	7,595.30		9268 Direct Deposit
1629	10/25/24	SOFDU ST OF FL. DISBURSEMENT UNIT	166.92		9264
1658	10/30/24	AFL AMERICAN FAMILY LIFE ASSR CO.	1,818.68		9271
1659	10/30/24	AZ AUTO ZONE	730.30		9271
1660	10/30/24	CENTLINK CENTURYLINK	368.44		9271
1661	10/30/24	CLINK CENTURYLINK	656.33		9271
1662	10/30/24	FPHRA FLORIDA PUBLIC HUMAN RESOURCES	100.00		9271
1663	10/30/24	FPL FLORIDA POWER & LIGHT	15,379.25		9271
1664	10/30/24	GAFS GREAT AMERICA FINANCIAL SVCS	345.96		9271
1665	10/30/24	GRAYROB GrayRobinson Attorneys At Law	32,400.00		9271
1666	10/30/24	KME KENNY GLISSON	708.00		9271
1667	10/30/24	YENIH005 YENI HERNANDEZ VAZQUEZ	500.00		9271
1668	10/30/24	AAPE AACTION POWER EQUIPMENT LLC	139.96		9273 Direct Deposit
1669	10/30/24	AMACS AMAZON CAPITAL SERVICES	204.36		9273 Direct Deposit
1670	10/30/24	BPE BARRY'S POWER EQUIPMENT	165.98		9273 Direct Deposit
1671	10/30/24	CDWLL005 CDW LLC	12,876.69		9273 Direct Deposit
1672	10/30/24	GCRMI GUARDIAN COMMUNITY RESOURCE MG	10,833.30		9273 Direct Deposit
1673	10/30/24	JOSHR JOSHUA RIMES	2,600.00		9273 Direct Deposit
1674	10/30/24	LILLI005 LILLIAN M DAVENPORT	444.79		9273 Direct Deposit
1675	10/30/24	ODP ODP BUSINESS SOLUTIONS, LLC	78.12		9273 Direct Deposit
1676	10/31/24	FRS FLORIDA RETIREMENT SYSTEM	22,595.75		9275

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	56	0	186,697.29	0.00
Direct Deposit:	32	0	183,351.28	0.00
Total:	88	0	370,048.57	0.00

UTILITY DEPOSIT	Water Revenue Deposit			
2490	10/16/24	U-000132 DUBOIS, DONNA	40.00	9259
2491	10/16/24	U-000133 ESPINO, FELIPE CORTEZ	67.66	9259
2492	10/16/24	U-000134 ARDON, LUIS SAMUEL	137.93	9259
2493	10/16/24	U-000135 LEITES, RICARDO	91.58	9259
2494	10/24/24	U-000136 RAMOS, SABRINA	129.22	9265
2495	10/24/24	U-000137 RYAN, JUDITH	120.72	9265
2496	10/24/24	U-000138 EDWARDS, DEBRA ANN	60.81	9265

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
UTILITY DEPOSIT Water Revenue Deposit Continued					
2497	10/24/24	U-000139 NELSON, AMANDA SUZANNE	116.15		9265
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	8	0	764.07	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	8	0	764.07	0.00
UTILITY POOLED UTILITY FUND POOLED CASH					
758	10/02/24	CORE CORE & MAIN LP	1,797.90		9250
759	10/02/24	FPL FLORIDA POWER & LIGHT	14,228.73		9250
760	10/02/24	ISBC IPITOMY SMARTER BUSINESS COMMU	19.00		9250
761	10/02/24	SHRED SHRED-IT USA	40.31		9250
762	10/02/24	AMACS AMAZON CAPITAL SERVICES	45.96		9252 Direct Deposit
763	10/02/24	BMI BADGER METER INC.	113.68		9252 Direct Deposit
764	10/02/24	CQL CAPTAINS QUICK LUBE	79.95		9252 Direct Deposit
765	10/02/24	PTLLC PROTECTED TRUST LLC	1,368.00		9252 Direct Deposit
766	10/02/24	SSES SOUTHERN SEWER EQUIPMENT SALES	8,349.31		9252 Direct Deposit
767	10/03/24	FRS FLORIDA RETIREMENT SYSTEM	3,604.60		9254
768	10/16/24	POL POSTMASTER - LABELLE, FL.	1,379.84		9258
769	10/16/24	ATTM AT&T MOBILITY	35.24		9261
770	10/16/24	CORE CORE & MAIN LP	234.23		9261
771	10/16/24	LUMEN LUMEN	624.17		9261
772	10/16/24	PBBI PITNEY BOWES BANK INC	80.04		9261
773	10/16/24	SPRATT SPRATT AND ASSOCIATES LLC	10,000.00		9261
774	10/16/24	WASTEC WASTE CONNECTIONS INC	88,569.07		9261
775	10/16/24	EVERG005 EVERGLADES EQUIPMENT GROUP	13,086.34		9263 Direct Deposit
776	10/16/24	PRM PUBLIC RISK MANAGEMENT	8,284.73		9263 Direct Deposit
777	10/16/24	PTLLC PROTECTED TRUST LLC	411.50		9263 Direct Deposit
778	10/16/24	WOODARD WOODARD & CURRAN INC	360,481.54		9263 Direct Deposit
779	10/24/24	AAP ADVANCE AUTO PARTS	40.36		9267
780	10/24/24	ABP ACCENT BUSINESS PRODUCTS	80.29		9267
781	10/24/24	COLW2 CITY OF LABELLE WATER AND SANI	1,614.69		9267
782	10/24/24	CPS CUMMINS SALES & SERVICE	18,255.50		9267
783	10/24/24	CTTF COUNTY TRANSPORTATION TRST FND	222.53		9267
784	10/24/24	DEPST DEP-STORAGE TANK REGISTRATION	250.00		9267
785	10/24/24	FPL FLORIDA POWER & LIGHT	8,788.95		9267
786	10/24/24	VAH VISION ACE HARDWARE-LABELLE	106.72		9267
787	10/24/24	VISA VISA	87.98		9267
788	10/24/24	WSC WINDMILL SPRINKLER CO., INC.	193.60		9267
789	10/24/24	AMACS AMAZON CAPITAL SERVICES	155.11		9269 Direct Deposit
790	10/24/24	EVERG005 EVERGLADES EQUIPMENT GROUP	163.29		9269 Direct Deposit
791	10/24/24	KGAUSE KATHARINA GAUSE	100.00		9269 Direct Deposit
792	10/24/24	PRM PUBLIC RISK MANAGEMENT	59,483.29		9269 Direct Deposit
793	10/30/24	AZ AUTO ZONE	183.68		9272
794	10/30/24	CENTLINK CENTURYLINK	122.82		9272
795	10/30/24	CLINK CENTURYLINK	20.27		9272
796	10/30/24	FPL FLORIDA POWER & LIGHT	13,420.04		9272
797	10/30/24	GRAYROB GrayRobinson Attorneys At Law	9,135.00		9272
798	10/30/24	MOON MOON SITE & SEPTIC, INC	12,127.50		9272
799	10/30/24	WSC WINDMILL SPRINKLER CO., INC.	131.18		9272
800	10/30/24	EVERG005 EVERGLADES EQUIPMENT GROUP	240.60		9274 Direct Deposit
801	10/30/24	FWEI FOUR WATERS ENGINEERING, INC	30,350.04		9274 Direct Deposit
802	10/30/24	WOODARD WOODARD & CURRAN INC	62,000.00		9274 Direct Deposit

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
803	10/31/24	UTILITY POOLED UTILITY FUND POOLED CASH FRS FLORIDA RETIREMENT SYSTEM	4,261.25		9276

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	30	0	189,655.49	0.00
Direct Deposit:	16	0	544,713.34	0.00
Total:	46	0	734,368.83	0.00

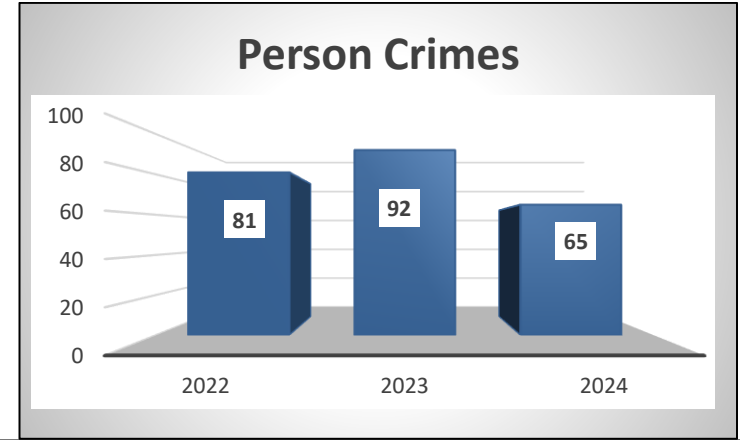
Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	94	0	377,116.85	0.00
Direct Deposit:	48	0	728,064.62	0.00
Total:	142	0	1,105,181.47	0.00

Hendry County Sheriff's Office

City of LaBelle Crime Report for November Meeting

Person Crimes	Oct.	Sept.	Aug.	July
Homicide	1	0	1	1
Robbery	1	0	0	0
Sex Crime	0	1	3	0
Assault	1	0	0	1
Battery - Simple	2	3	8	0
Domestic	5	3	0	4
TOTAL	10	7	12	6

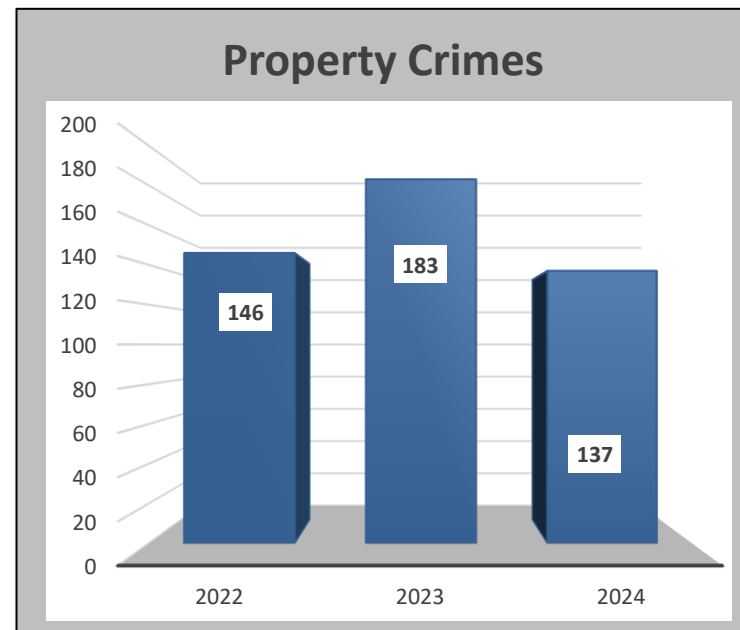
YTD 2024	YTD 2023	YTD 2022
1	1	0
2	3	3
10	14	15
4	13	11
30	31	23
18	30	29
65	92	81



The above chart reflects a -29.3% change in person crimes

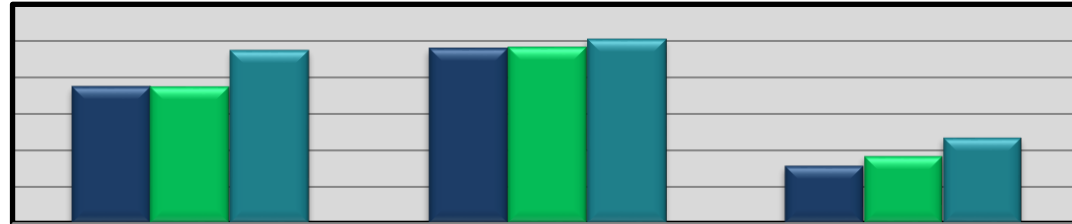
Property Crimes	Oct.	Sept.	Aug.	July
Stolen Vehicle	3	3	1	2
Theft				
- Construction	0	0	0	0
- Residential	8	5	0	4
- Retail	2	2	1	1
Burglary				
- Residential	1	0	1	1
- Business	0	1	0	0
- Vehicle	2	1	1	4
Criminal Mischief	5	3	1	4
TOTAL	21	15	5	16

YTD 2024	YTD 2023	YTD 2022
15	24	15
3	0	1
30	40	44
25	32	17
19	23	23
4	6	2
18	31	18
23	27	26
137	183	146



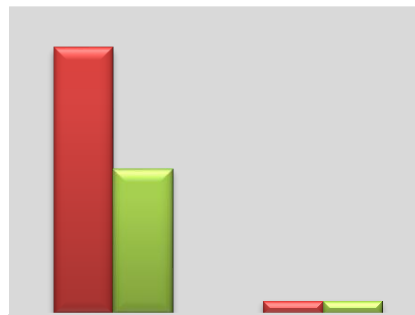
The above chart reflects a -25.1% change in property crimes

Year-to-Date Call Summary, by District



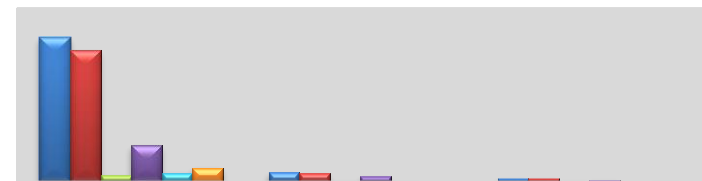
	District 1	District 2	City of LaBelle
2022	37,304	47,734	15,659
2023	37,339	48,109	18,347
2024	47,417	50,462	23,410

City Units



	CAD Calls	Offense Reports
D/S Willis	261	13
D/S Reaves	142	13

City of LaBelle



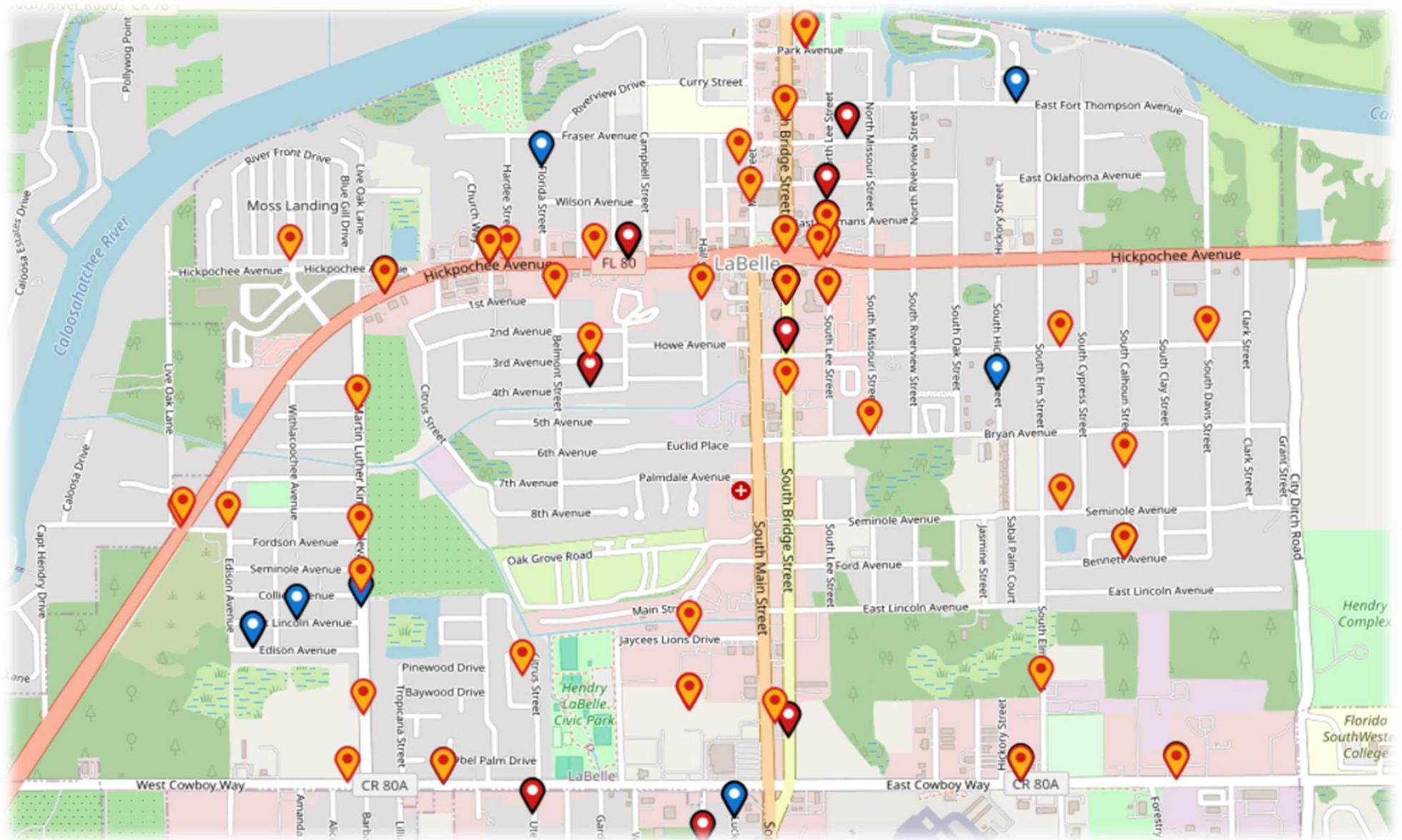
	D1 Deputies	D/S Willis	D/S Reaves
Business Checks	999	64	24
Residential Checks	909	60	24
Security Checks	44	7	8
Traffic Stops	252	38	14
Warrants	62	5	0
Arrests	99	2	3

Map of Incident Hotspots

Blue - Person Crimes

Red - Property Crimes

Orange - Suspicious Incidents/Person/Vehicle



La Belle Fire Department

Agenda Items

La Belle Fire Department Response:

October Calls- 90

*Engine Status

All engines in service.

* Truck Repairs

Tender 13 will be out for 2 weeks for maintenance.

*County Response

7 Calls for service were in Glades County in the month of October

*Station and Ladder

The City of LaBelle Selection committee has reviewed the 4 applications for RFQ 2024-03 and have ranked all 4. The selection committee request approval of the ranking and request staff to move forward with negotiations of the top ranked architecture firm.

For your reference, I have attached the Bid Tab Sheet, which includes the relevant details. The results are as follows:

Company	Score
CPH	327
GMA	269
GHC	224
CPZ	205

All bidding packets are available on request for the commission and public.

*Study

Fitch & Associates is 95% complete. Labelle Fire Staff is waiting on the final rough draft as hurricanes have led to setbacks with the vendor.

Chief Brent Stevens
La Belle Fire Department

Range: First to Last Issue Date Range: 10/01/24 to 10/31/24

**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 ELECTRICAL PL UA LT PLUMBING
Grand Totals:	1,330,010.71	0	PAID: 0.00 0.00	0.00 9,397.28 1,298.72 0.00	0.00 2,073.00 0.00 900.00
			PERMIT COUNT:	0 30 12 0	0 11 0 10

BP SURC2 - Bldg Code Admin & Inspect Brd	Amount	BP SURCH - FL Building Commission Surchar	Amount
1. Number of permits issued at the minimum surcharge rate 7 x \$2	\$ 14.00	1. Number of permits issued at the minimum surcharge rate 10 x \$2	\$ 20.00
2. Permit fees collected at other than minimum surcharge	\$ 13,128.60	2. Permit fees collected at other than minimum surcharge	\$ 12,633.40
3. Surcharge amount due (1.5% of line 2 or line 2 x 1.5)	\$ 196.93	3. Surcharge amount due (1.0% of line 2 or line 2 x 0.010)	\$ 126.33
4. Total of Lines 1 & 3	\$ 210.93	4. Total of Lines 1 & 3	\$ 146.33
5. Less surcharge amount retained (10% of line 4 or line 4 x 0.10)	\$ 21.09	5. Less surcharge amount retained (10% of line 4 or line 4 x 0.10)	\$ 14.63
6. Surcharge amount due (line 4 less line 5)	\$ 189.84	6. Surcharge amount due (line 4 less line 5)	\$ 131.70

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

Range: PID: First to Last Range of Util Accounts: 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: 10/01/24 to 10/31/24
 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	131	6,426.13	0.00	0.00	0.00	6,426.13
Invoice Payments	131	6,426.13	0.00	0.00	0.00	6,426.13
Payments Total:	131	6,426.13	0.00	0.00	0.00	6,426.13
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:	131	6,426.13	0.00	0.00	0.00	6,426.13

Total Cash: 0.00
 Total Check: 3,675.90
 Total Credit: 0.00
 Total V Term: 2,750.23

Hugo Vargas
Commissioner

Daniel W. Akin
Commissioner



“The City of Oaks”

Julie C. Wilkins
Mayor

Jackie Ratica
Commissioner

Bobbie Spratt
Commissioner

Code Enforcement Report

October 2024

10/01- 10/31

Labelle Code Enforcement is currently working 100 open cases, with 6 new cases opened this month and 10 were closed for compliance. Twelve citizen complaints were filed and investigated, and 42 total violation inspections were carried out. Ther department sent out two courtesy letters, two notices of hearings and violations, and three hearing notice changes. The department is steadily investigating 22 zoning violations for incompatible uses. All hearings were postponed due to hurricane Milton. The department conducted nine lien searches and removed eight illegal signs. The city dock saw 17 reservations bringing in \$2,520.72

Zane Mungillo
Code Enforcement



Hugo Vargas
Commissioner

Daniel W. Akin
Commissioner

Jackie Ratica
Commissioner

Bobbie Spratt
Commissioner

“The City Under The Oaks”

Julie C. Wilkins
Mayor

**NOVEMBER 2024
PLANNING DEPARTMENT REPORT**

Application Name	Application No.	Status	Ordinance/Resolution No.
APPLICATIONS UNDER REVIEW			
Anchor Preschool	SE2024-03	Under Review	TBD
Birkland PUD Rezone	PUD2021-05	2 nd Reading – 12/12/2024	ORD 2023-12
SR 80 Commercial Special Exception & Variance	SE2024-02 & VAR2024-05	Awaiting Resubmittal	TBD
Residences at Grande Oaks	ANX-CPA-PUD	Under Review	TBD
Accurate Drilling PUD Rezone	PUD2024-02	Awaiting Resubmittal	TBD
Downtown Architectural Standards		2 nd Reading – 11/14/2024	ORD 2024-07
Old Grove PUD Amendment (School District Site)	PUD2024-03	2 nd Reading – 11/14/2024	ORD 2024-10
Wheeler Grove Amendment	PUD2024-04	2 nd Reading – 11/14/2024	ORD 2024-11
PRE-APPLICATION MEETINGS			
None Pending			

II. City-Initiated Land Development Code Amendments

LDC Amendment/Subject Area	Status	Ordinance
Downtown Business District LDC (Architectural Guidelines)	2 nd Reading – 11/14/2024	ORD 2024-07
Downtown Walking District Future Land Use Element Amendment	LPA – December 2024 1 st Reading/Transmittal January 2025	TBD
Comprehensive Plan Assessment for F.S. Updates	Workshop – December 2024	TBD

III. Zoning Map Corrections/City-Initiated Rezonings

Comprehensive Plan & LDC Updates per 2021-2023 Legislative Changes

V. Permits and Site Construction Plans

Application Name	Application No.	Status
110 Broward Ave	Tree Removal	Under Review
329 S. Bridge Street	Fence Permit	Under Review
737 S. Main Street	Fence Permit	Rejected 10/1/2024



MONTHLY STATUS REPORT

OCTOBER 2024

CITY OF LABELLE, FL



Prepared for:
Mayor Julie Wilkens

Delivered on
November 5, 2024

TABLE OF CONTENTS

SECTION	PAGE NO.
EXECUTIVE SUMMARY	1-1
1. ADMINISTRATIVE	1-3
1.1 Woodard & Curran Regional Office.....	1-3
1.2 Meetings	1-3
1.3 Vendors	1-3
2. SAFETY	2-5
2.1 Monthly Safety Training	2-5
2.2 Safety Audit Update.....	2-6
3. SEWER USE ORDINANCE, FATS, OIL AND GREASE PROGRAM (FOG)	3-1
3.1 FOG Program Updates for S.....	3-1
4. ENVIRONMENTAL COMPLIANCE	4-1
4.1 Environmental Compliance Activity.....	4-1
4.2 Upcoming Compliance Events	4-2
5. CONSTRUCTION PROJECTS	5-4
5.1 Construction.....	5-4
6. PLANT OPERATIONS	6-1
6.1 Wastewater Treatment.....	6-1
6.2 Chemicals Delivered.....	6-3
6.3 Biosolids	6-3
6.5 Water Treatment.....	6-3
6.6 Chemicals Delivered to the Water Treatment Plant	6-6
7. CORRECTIVE AND PREVENTATIVE WORK ORDERS	7-1
8. FINANCIAL UPDATE	ERROR! BOOKMARK NOT DEFINED.
9. STAFFING	8-1
9.1 Staffing – Corporate Support.....	8-1
9.2 Staffing – Project Support.....	8-2

TABLES

- Table 6-1: WWTP Flows and Loads
- Table 6-2: Biosolids
- Table 6-3: City of LaBelle Water Production and Distribution
- Table 8-1: Project Financials for September
- Table 8-2: Transition Budget Status
- Table 9-1: Corporate Support
- Table 9-2: Project Staff, Title and Certifications

FIGURES

- Figure 6-1: Effluent Flow vs Rainfall in Inches
- Figure 6-2: Effluent Flow vs Influent Flow (MGD)
- Figure 6-3: Effluent Biochemical Oxygen Demand (BOD)
- Figure 6-4: Effluent Total Suspended Solids (TSS)
- Figure 6-5: Deep Injection Well Volume
- Figure 6-6: Finished Water Flow
- Figure 6-7: Finished Water Chlorine Residual
- Figure 7-1: Corrective and Preventative Work Order History Report

EXECUTIVE SUMMARY

This Monthly Status Report covers the reporting period from October 1st, 2024, through October 31st, 2024.

October 2024 was another successful month of operations at the City of LaBelle’s Water and Wastewater Project. “SAFETY” is always the number one priority at Woodard & Curran and as of October 31st, W&C staff have worked a total of 1157 days without lost time or recordable incident. In October, all the required monthly safety training was completed on time.

Project staff continue to reach out to new Food Service Establishments (FSE’s) to ensure enrollment in the new FOG Best Management Practices (BMP) Portal site and compliance with program requirements.

- On October 2nd, the W&C engineering meeting concerns storage tank and or elevated tank and location, drinking water plant and system.
- On October 7th, W&C staff performed weekly generator tests on 4 generators. One at each plant, drinking water and wastewater plant, and one at each well site for drinking water wells #2 & #3. Every Monday these generators are exercised for the Department of Environmental Protection compliance 62-555.320(4)(a) FAC. This October has 4 Mondays which equals 16 generator tests.
- On October 7th, Hurricane Milton preparations, expected land fall October 9th, 2024.
- On October 10th, Hurricane Milton caused a power interruption in the Belmont area affecting the waste plant and a half dozen lift stations. The waste plant, Burger king lift station, and Second Ave lift station were on generators. The remaining lift stations were pumped down by vacuum trucks with aid from Moon Septic and Calusa Septic.
- On October 10th, Synagro facilities are suspended to do logistics from hurricanes Helena and Milton.
- On October 14th, W&C staff submitted the EPA mandated Lead & Copper lead line inventory to the Department of Environmental Protection for rule revisions for (40 CFR 141.84).
- On October 29th, Engineering meeting W&C, City of LaBelle staff, and Hendry County staff capacity issues concerning both utilities.

- October 29th, Quality Enterprises, the construction company on the new county water line for Old Florida RV Park started flushing the water main and intends to keep the main under city pressure. The city installed a 2" construction meter for billing and water losses. As of October 31st, the city has flushed 233,700 gallons through this line.
- On October 31st, the drinking water interconnect was opened with Hendry County. LaBelle sent 249,381 gallons to Hendry County utilities.

1. ADMINISTRATIVE

1.1 Woodard & Curran Regional Office

Woodard & Curran’s local office location:
1511 N Westshore Blvd.
Tampa, FL 33607

1.2 Meetings

W&C project staff meet at the Water Plant every morning to discuss and plan the operational events of the day and discuss a daily tailgate safety topic.

- On October 1st, Scada meeting with W&C staff Ron Harris.
- On October 2nd, the W&C engineering meeting regarding concerns about the storage tank and/or elevated tank and location.
- On October 3rd, W&C staff Engineering funding initiative meeting with City staff.
- On October 9th, SCADA meeting with W&C staff Ron Harris. Visit postponed for hurricane Milton.
- On October 14th, W&C staff submitted the EPA mandated Lead & Copper lead line inventory to the Department of Environmental Protection for rule revisions for (40 CFR 141.84).
- On October 24th, commission meeting.
- On October 29th, Engineering meeting W&C, City of LaBelle staff, and Hendry County staff capacity issues concerning both utilities.
-

1.3 Vendors

W&C continues to reach out to potential project vendors to continue the Independent Contractor Agreement (ICA) and Purchase Order (PO) process. As invoices are received from the city, W&C starts the application process to create POs for each vendor. In September, the following vendors were added to a W&C PO and/or (ICA) Independent Contractor Agreement.

- Delta Controls, Walter Bernal, 954-257-3046
4800 NW 26th Ave, Fort Lauderdale FL 33309
- Liquid Engineering Corporation, Misti Moody, 800-438-2187
PO Box 80230 7 East Airport Road, Billings MT 59108-0230
- Momar, Benjamin Fenske, 239-218-9447

- 1830 Ellsworth Industrial Blvd NW, Alanta, GA 30318
- American Water Chemical, Beatriz Colacippo 813-846-5448
1802 Corporate Center Lane, Plant City, FL 33563
 - PSI Technologies, Jeremy Fisher, 239-645-2698
3520 Investment Lane Unit 33 Riviera Beach FL 33404
 - Calusa Environmental, Trina Moore, 863-465-7155
PO Box 1347 LaBelle, FL 33975
 - Miller Septic North Environmental Inc. Lydia Billips 386-673-5550
19420 Doris Ln North Fort Myers, FL 33917
 - Restoration & Protective Solutions LLC. Peter Giustina II 941-575-1255
12705 Tamiami Trail Punta Gorda, FL 33955
 - Advanced Lift station services, Brett 239-292-6406, 1-888-993-5438
1871 Pine Ave Alva FL 33920
 - Pittsburg Tank & Tower Group Maintenance Division, Dennis Paquet
dpaquet@pttg.com P: 270-826-9000 Ext: 4604 |F: 270-215-5713 PO Box 1849
Henderson, KY 42419

2. SAFETY

2.1 Monthly Safety Training

Woodard & Curran provides monthly safety training to all employees. Upon being hired, all new LaBelle employees receive an extensive array of health & safety training topics to get them fully up to speed on health and safety requirements. The safety topic for October was “Hand injuries”. Additionally, Woodard & Curran staff members hold regular safety meetings. A brief general safety topic will be discussed as well as any unusual conditions existing at the plants and any additional safety concerns that should be considered given those conditions.



Woodard & Curran has worked 1157 days without lost time or recordable incident as of October 31st, 2024.

All Woodard & Curran personnel assigned to the LaBelle project are participating in the “Safe People are Recognized as the Key to Success” (SPARKS) program. Employees who stay current on their monthly safety training, participate in monthly safety meetings, and who do not incur lost time from a work-related accident, are eligible to receive a SPARKS bonus at the end of the year. This bonus begins at \$200.00 and can reach \$500.00 based upon five successive years of meeting SPARKS goals.

Monthly Safety training completed by W&C staff in October consisted of:

- W&C Health & Safety Daily Orientation (Tailgate).
- On October 14th, W&C staff participated in a spark’s safety meeting on “Insect-stings”.
- W&C staff individually participated in the Pure Safety program in October and the safety stand down in the month of October.

Additional Health & Safety Support Included:

- With the assistance of W&C’s Health & Safety Team, the creation of a Job Safety Analysis (JSA’s) for the LaBelle project was completed and is in the LaBelle team’s folder, for all employees to access.
- In October, there were no “Loss Time” accidents reported at the water or wastewater plant.
- In October, there were no “Loss Time” accidents reported at any of the 24 wastewater lift stations.

2.2 Safety Audit Update

“SAFETY” is always the number one priority at W&C. On October 13th, 2020, and September 11th, 2021, a safety audit was performed at the City of LaBelle’s water utilities which recorded 112 findings that yielded a total of 219 action items to be corrected. W&C’s goal is to correct all action items in a timely manner, except items that require funding from Capital.

As of October 31st, 219 of the 219 items action items have been completed, currently at 100% completion.

3. SEWER USE ORDINANCE, FATS, OIL AND GREASE PROGRAM (FOG)

3.1 FOG Program Updates for October

- In October, project staff worked onsite with waste haulers at different FSE's to ensure that grease traps are being pumped to satisfy Best Management Practices (BMP's) and maintain compliance with the City's FOG ordinance requirements.
- W&C staff continuous to work with numerous Waste Hauler's on manifest interpretation and submittal of forms to the FOG BMP portal site.
- Woodard & Curran staff created an Excel spreadsheet for the city billing office staff and dept. heads to implement/track proper FSE (account) billing.
- As of October 2024, Woodard & Curran Staff worked with 14 FSE's to keep them in compliance.
- As of October 2024, 6 FSE have been referred to City of LaBelle Code enforcement staff for further enforcement actions.

Status of the FOG Ordianance 2023-09	
Total FSE's in City of LaBelle	63
FSE's that have enrolled in FOG BMP Program	57
FSE's in Compliance	51
FSE's Inspected the month of October	12
FSE New Grease Trap Inspection	2
FSE's out of Compliance	6
FSE = (Food Service Establishments)	
FSE out of compliance means = Lack of Cleaning device s ,Not enrolled on FOG/ BMP site/portal,	
No waste hauler agreement/contract, Improper signage are some of the non compliant issues encountered.	
FOG PROGRAM SYNOPSIS	
Woodard & Curran Staff has worked with 19 FSE's to help keep them in compliance, with FOG Ordinance 2023-09.	
After adoption of the FOG Ordianance 2023-09 , Woodard & Curran has worked closely with City of LaBelle staff to impliment the program and identify all FSE locations.	
Woodard & Curran Staff created an all New G.I.S Mapping system highlighting FSE Locations, ultimataly effecting city infrastructure.	
Woodard & Curran Staff has communicated with all FSE's and provided Self Inspection forms for there use, prior to starting staff ordinance driven inspections at the FSE location.	
We are and will Continue to help educate all FSE owners & their staff ,as well as waste haulers on the FOG/ BMP Portal site use/interaction.	

4. ENVIRONMENTAL COMPLIANCE

4.1 Environmental Compliance Activity

Woodard & Curran strives for 100% compliance at both treatment plants. Below is a summary of the compliance activity for the month of October.

- On October 1st, W&C staff submitted the September drinking water monthly operation report to the Department of Environmental portal.
- On October 1st, W&C staff submitted the September Fluoride drinking water monthly operation report to the Health Department Portal in Tallahassee FL.
- On October 1st, W&C staff collected wastewater composite and fecal samples for Sanders Laboratories for the Department of Environmental Protection Permit # FLA014283-007 sent to Sanders Environmental Laboratories for analysis.
- On October 1st, W&C staff collected the 1st set of distribution drinking water bacteriological samples, raw water bacteriological samples for October 2024 for 62-555 FAC, and sent them to Sanders Laboratories for analysis.
- On October 2nd, W&C staff met with Sanders Environmental Laboratories onsite to collect monthly samples on both the upper and lower monitor wells, and the deep injection well samples at the drinking water plant for permit # 98493 329487-004. These are monthly compliance sampling requirements. These samples are coordinated with Sanders Labs on the first Tuesday or Thursday of the first full week of each month.
- On October 7th, W&C staff performed weekly generator tests on both water and wastewater plants including both drinking water wells mandatory for compliance 62-555.320(4)(a) FAC.
- On October 8th, W&C staff collected wastewater composite and fecal samples for Sanders Laboratories for the Department of Environmental Protection Permit # FLA014283-007 sent to Sanders Environmental Laboratories for analysis.
- On October 14th, W&C staff submitted the EPA mandated Lead & Copper lead line inventory to the Department of Environmental Protection for rule revisions for (40 CFR 141.84).
- On October 14th, W&C staff performed weekly generator tests on both water and wastewater plants including both drinking water wells mandatory for compliance 62-555.320(4)(a) FAC.

- On October 15th, W&C staff collected wastewater composite and fecal samples for Sanders Laboratories for the Department of Environmental Protection Permit # FLA014283-007 sent to Sanders Environmental Laboratories for analysis.
- On October 15th, W&C staff collected the 2nd set of distribution drinking water bacteriological samples, and the split-fluoride samples for October 2024 for 62-555 FAC, and sent them to Sanders Laboratories for analysis.
- On October 16th, one of the distribution samples from the 15th was present total coliform. Repeat sample and up and down stream samples were submitted within 24 hours, all samples were absent per the revisited total coliform rule and the Department of Environmental Protection was contacted per 62-555 FAC.
- On October 21st, W&C staff performed weekly generator tests on both water and wastewater plants including both drinking water wells mandatory for compliance 62-555.320(4)(a) FAC.
- On October 22nd, W&C staff collected wastewater composite and fecal samples for Sanders Laboratories for the Department of Environmental Protection Permit # FLA014283-007 sent to Sanders Environmental Laboratories for analysis.
- On October 28th, W&C staff performed weekly generator tests on both water and wastewater plants including both drinking water wells mandatory for compliance 62-555.320(4)(a) FAC.
- On October 29th, W&C staff collected wastewater composite and fecal samples for Sanders Laboratories for the Department of Environmental Protection Permit # FLA014283-007 sent to Sanders Environmental Laboratories for analysis.
- On October 31st, the drinking water interconnect was opened with Hendry County. LaBelle sent 249,381 gallons to Hendry County utilities.

4.2 Upcoming Compliance Events

- November 2nd, 2024, the wastewater plant permit expires. The renewal process has begun and on Sept. 30th, W&C supplied 4 Waters Engineering data required for the permit RAI from FDEP. 4 Waters engineering will commence with the permit renewal process.
- In 2025, the drinking water storage tank is due for inspection.
- City distribution valve exercising program (4 Waters engineering working on this plan).

- W&C staff set up a CEU class for certified operators with the help of the Southeast Rural Community Assistance Project (SERCAP) for November 19th, 2024.

5. CONSTRUCTION PROJECTS

5.1 Construction

- Construction continues at Bel Arbor. The city staff administration has assumed the duties with new construction sewer inspections.
- October 29th, Quality Enterprises, the construction company on the new county water line for Old Florida RV Park started flushing the water main and intends to keep the main under city pressure. The city installed a 2" construction meter for billing and water losses. As of October 31st, the city has flushed 233,700 gallons through this line.

6. PLANT OPERATIONS

6.1 Wastewater Treatment

In October, the WWTP had another successful month of operation. In accordance with the FDEP permit, W&C staff collected various compliance samples throughout the month. Summarized in table 6-1 are the total flows for the influent and effluent as well as key permit constituents. The flows are displayed in Million Gallons per Day (MGD) Table 6-1 below, displays a one year rolling average.

Table 6-1: WTP Flows and Loads

<i>WWTP Flows and Loads</i>							
Month	Influent Flow MGD	Influent BOD mg/L	Influent TSS mg/L	Effluent Flow MGD	Effluent BOD mg/L	Effluent TSS mg/L	Total Biosolids Transferred Dry Ton
Nov 2023	0.498	223	102	0.465	3.50	7.80	*
Dec 2023	0.500	327	150	0.466	1.77	11.25	*
Jan 2024	0.531	382	147	0.493	5.00	12.02	34.73
Feb 2024	0.536	261	178	0.501	6.75	13.38	*
Mar 2024	0.522	340	103	0.501	7.00	17.70	*
Apr 2024	0.489	331	120	0.472	6.60	9.84	*
May 2024	0.463	374	164	0.452	6.50	7.83	*
Jun 2024	0.584	377	119	0.577	6.00	5.63	9.19
Jul 2024	0.641	171	116	0.667	6.20	9.72	*
Aug 2024	0.596	357	145	0.633	5.50	10.83	*
Sep 2024	0.565	254	112	0.629	6.75	6.83	9.66
Oct 2024	0.567	376	126	0.650	4.67	7.97	*
Minimum	0.463	171	102	0.452	1.77	5.63	0.00
Maximum	0.641	382	178	0.667	7.00	17.70	34.73
Total	6.494	3,771	1,581	6.507	66.23	120.77	53.58
Average	0.541	314.42	132	0.542	5.52	10.07	4.47

Asterisk (*) denotes no sludge processed during these months.

Figure 6-1: Effluent Flow vs Rainfall in Inches

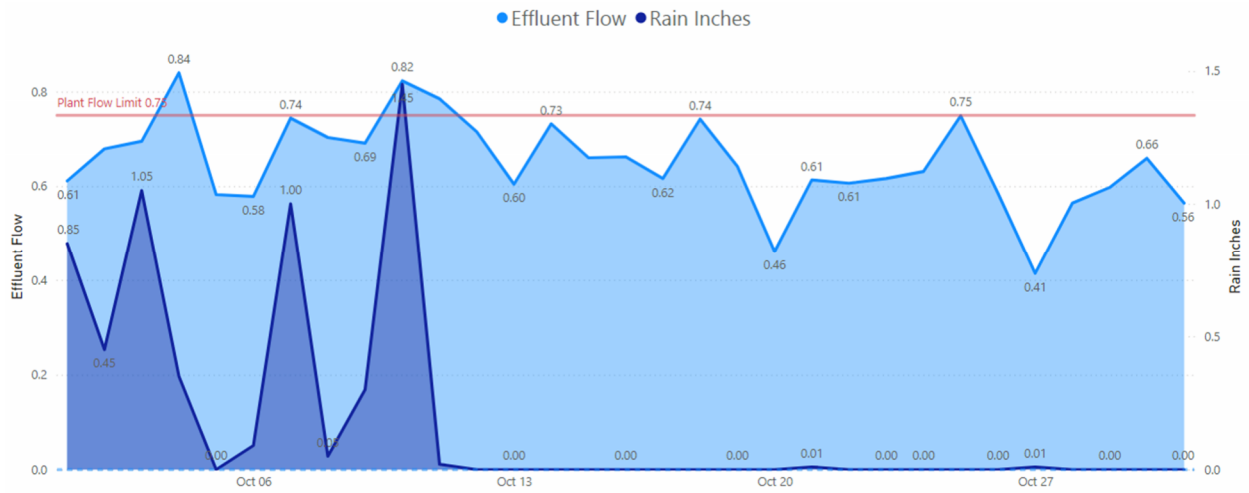


Figure 6-2: Effluent Flow vs Influent Flow (MGD)

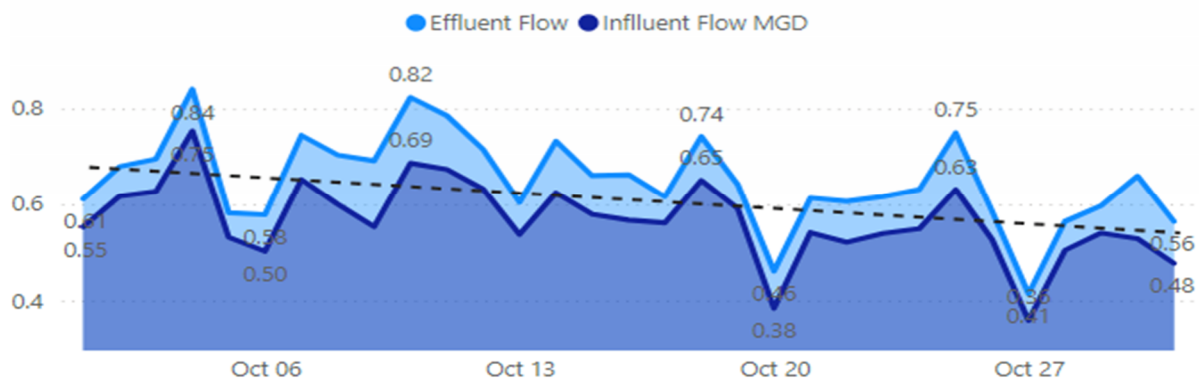


Figure 6-3: Effluent Biochemical Oxygen Demand (BOD)

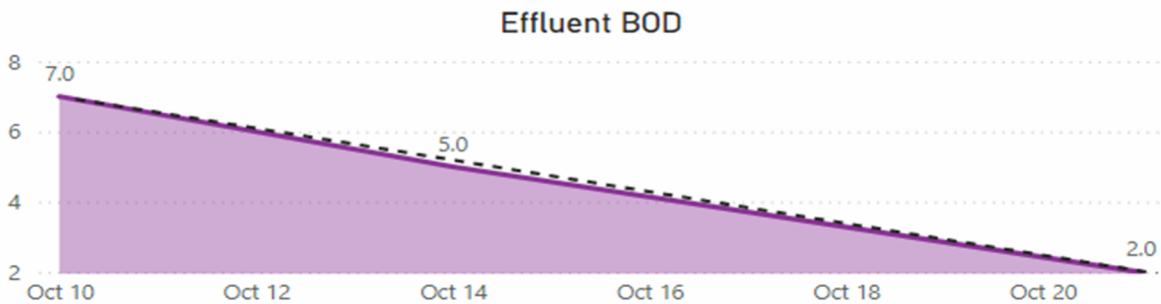
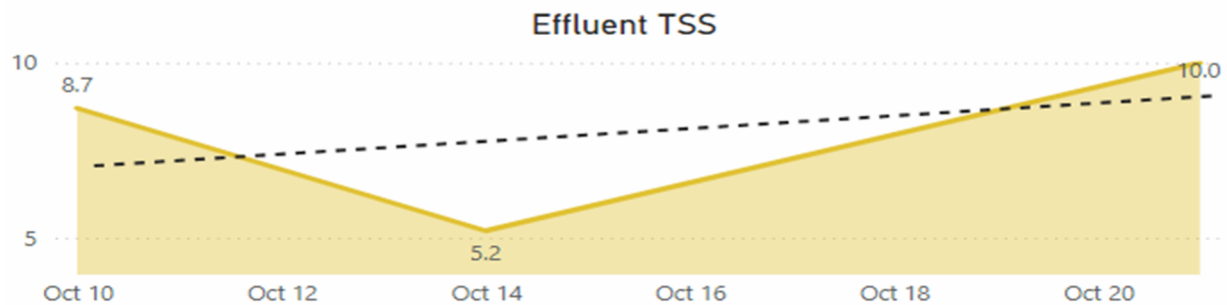


Figure 6-4: Effluent Total Suspended Solids (TSS)



*This graph is awaiting laboratory data from the Laboratory.

6.2 Chemicals Delivered Waste Plant

- On October 15th, Odyssey Manufacturing delivered 1206 gallons of sodium hypochlorite for disinfection.
- On October 25th, Odyssey Manufacturing delivered 907 gallons of sodium hypochlorite for disinfection.

6.3 Biosolids

- In October, no biosolids were processed.

Table 6-2: Biosolids

Wastewater Biosolids			
Month	Liquid Sludge Hauled	Liquid Sludge Hauled	Total Biosolids Transferred
October	Gal	Dry Ton	Dry Ton
	0	0	0

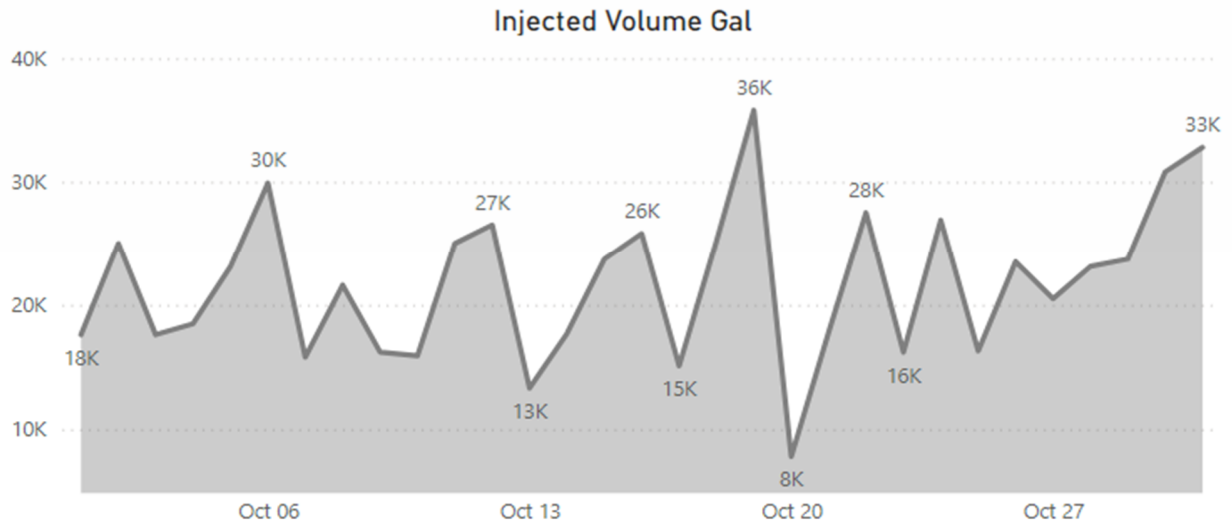
6.4 Water Treatment

Below is a table representing the average MGD of water pumped from the groundwater supply wells and finished treated water leaving the plant. The water loss data derives from the delta between the total treated water leaving the plant and the metered customer usage and is represented in the percentage of water loss. The table represents a 12-month rolling average of the data.

Table 6-3: City of LaBelle Water Production and Distribution

Month	Well 102 Total Flow MGD	Well 103 Total Flow MGD	Total Volume Withdrawn MGD	Finished Water Treated MGD	Total Injection Well Volume MG	Line 11 Water Loss %
Nov 2023	0.186	0.792	0.953	0.755	0.227	7.01
Dec 2023	0.190	0.705	0.894	0.711	0.208	20.86
Jan 2024	0.231	0.686	0.917	0.724	0.209	22.25
Feb 2024	0.439	0.615	1.033	0.843	0.236	10.50
Mar 2024	0.370	0.647	0.976	0.760	0.211	37.41
Apr 2024	0.434	0.551	0.985	0.789	0.224	21.39
May 2024	0.385	0.732	1.118	0.893	0.223	29.65
Jun 2024	0.625	0.275	0.900	0.738	0.212	11.77
Jul 2024	0.574	0.295	0.870	0.716	0.202	30.46
Aug 2024	0.367	0.597	0.964	0.774	0.223	20.99
Sep 2024	0.462	0.446	0.908	0.738	0.208	98.19
Oct 2024	0.373	0.533	0.906	0.730	0.022	N/A
Minimum	0.186	0.275	0.870	0.711	0.022	7.01
Maximum	0.625	0.792	1.118	0.893	0.236	N/A
Total	4.637	6.874	11.424	9.170	2.405	410.46
Average	0.386	0.573	0.952	0.764	0.200	34.21

Figure 6-5: Deep Injection Well Volume



* Instrumentation for the chart above was under maintenance in the month of May preventing data accumulation.

Figure 6-6: Finished Water Flow

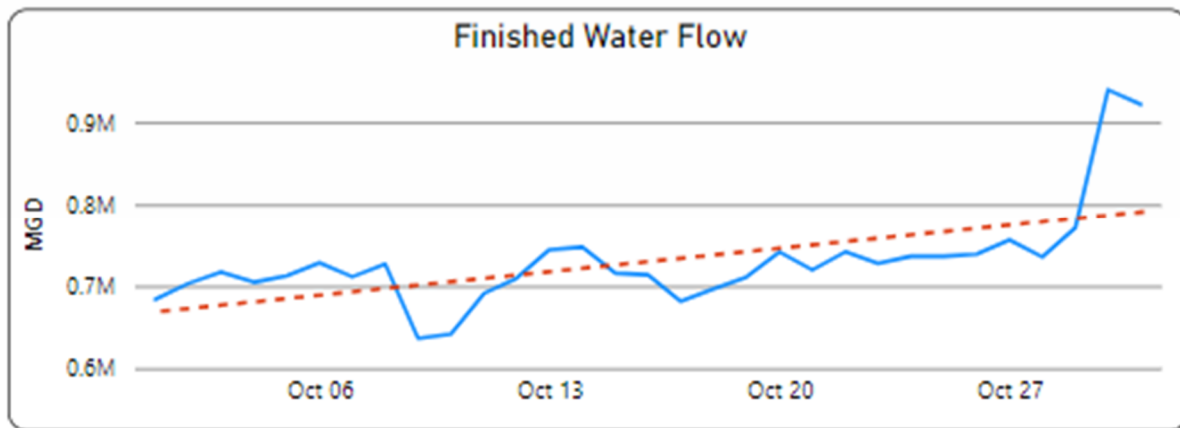
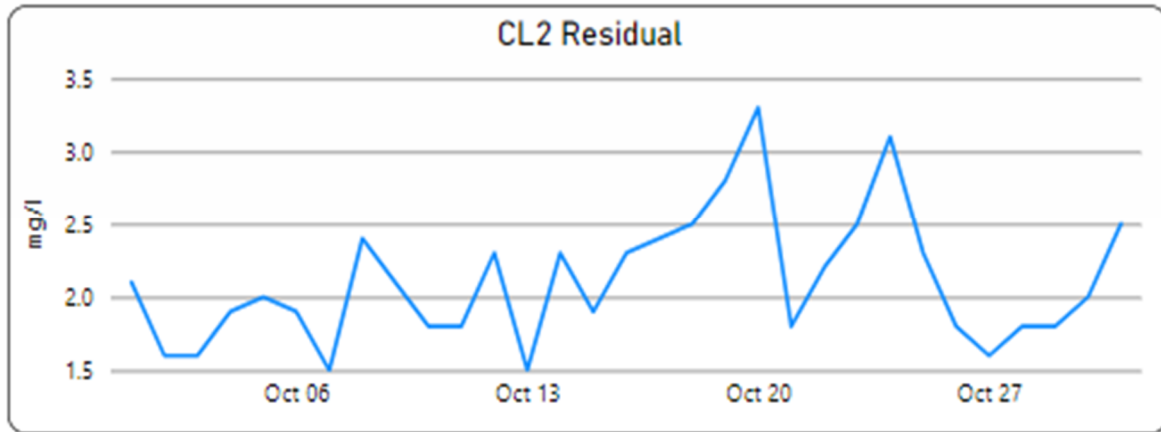


Figure 6-7: Finished Water Chlorine Residual

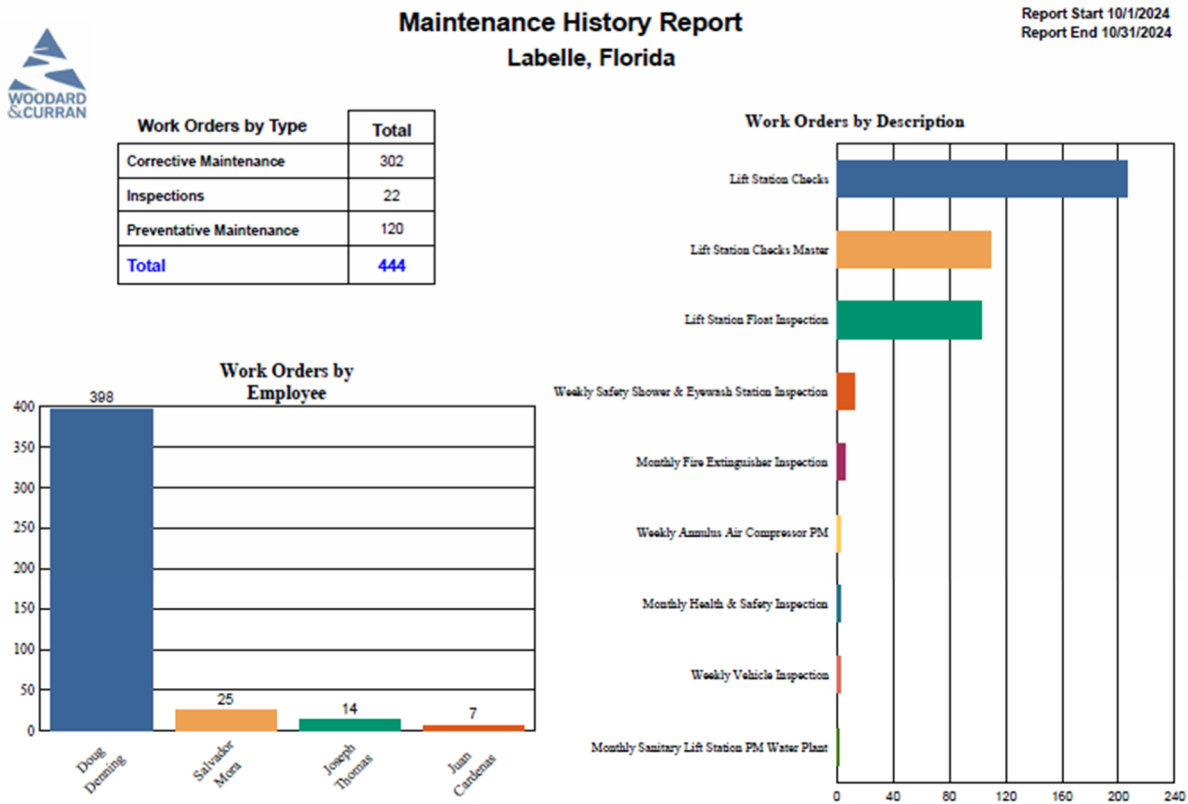


6.5 Chemicals Delivered to the Water Treatment Plant

- On October 17th, Brenntag Chemical delivered 640 gallons of sodium hypochlorite for disinfection to the drinking water plant.
- On October 30th, Brenntag Chemical delivered 180 gallons of ortho phosphate used for corrosion control.
- On October 30th, Brenntag Chemical delivered 360 gallons of Sodium hypochlorite for disinfection.

7. CORRECTIVE AND PREVENTATIVE WORK ORDERS

Figure 7-1 Corrective and Preventative Work Order History Report



16.1 Corrective Maintenance Work Orders

- On October 8th, W&C staff and K&B pump working on clear well level indicators. Random high-level alarm upon start up is interfering with plant operations.
- On October 9th, W&C staff and K&B pump pull and clean the effluent pumps at the waste plant.
- October 10th, Hurricane Milton update the state of Florida has over 3,000,000 without power this morning. Hendry County has 6,429 without power, according to FPL the Belmont area of LaBelle lost power around 1:15am. The wastewater

plant is on generator power this morning, and one of the effluent pumps has a broken shaft as of last night. Lift stations without power this morning, Bel Arbor, Burger king, 2nd Ave, Barron Park, and City village. Spoke to Zane Mongello at Code enforcement he has been in touch with an FPL representative, and they are working on a main trunk line that feeds the City of LaBelle. The city water plant and wells have FPL power this morning.

- On October 21st, W&C staff started cutting grass at the drinking water plant property.
- On October 22nd, W&C staff Ron Harris on site from information technologies at the drinking water plant working on Scada, multiple communications issues.
- On October 24th, W&C staff Ron Harris working on communication between the flow meters and Scada at the wastewater plant. The PLC in the lab MCC room needs to be replaced. Ron was able to correct some programming issues on the air valve controls (#2 air valve), open and close properly, also allowing the operators to increase the air to the reaction basins.

Table 8-1: Project Financials for October (Year 4)

Budget Category	Month Actual	Month Budget	YTD Actual	YTD Budget	Annual Budget	over(under)	% of budget
Labor (D.L. + FB)	\$53,072	\$56,997	\$53,072	\$56,997	\$683,963	(\$3,925)	8%
Utilities	\$706	\$925	\$706	\$925	\$11,100	(\$219)	6%
Chemicals Costs	\$4,100	\$19,950	\$4,100	\$19,950	\$239,400	(\$15,850)	2%
Maintenance and Repair Costs	\$1,006	\$11,688	\$1,006	\$11,688	\$140,250	(\$10,682)	1%
Sludge Disposal Costs	\$0	\$7,500	\$0	\$7,500	\$90,000	(\$7,500)	0%
Lab Supplies & Equipment	\$0	\$5,750	\$0	\$5,750	\$69,000	(\$5,750)	0%
Office Supplies	\$14	\$283	\$14	\$283	\$3,400	(\$269)	0%
Miscellaneous Expenses	\$7,651	\$5,764	\$7,651	\$5,764	\$69,170	\$1,887	11%
Overhead (G&A of D.L.)	\$14,152	\$15,199	\$14,152	\$15,199	\$182,390	(\$1,047)	8%
Subtotal of Costs for Contract Year 3	\$80,701	\$124,056	\$80,701	\$124,056	\$1,488,673	(\$43,355)	5%
Fixed Fee for Contract Year 3	\$6,456	\$9,924	\$6,456	\$9,924	\$119,094	(\$3,468)	5%
Total	\$87,157	\$133,981	\$87,157	\$133,981	\$1,607,767	(\$46,824)	5%

Table 8-1 highlights the financial status of the O&M Budget for the month of October.

Table 8-2: Transition Budget Status

Total Budget	\$537,032.00
Total Spent as of September 2024	\$437,448
8% Fee	\$34,996
Total	\$472,444
Remaining Balance	\$63,588

Table 8-2 highlights the status of the project transition budget. This budget was created for transitional expenses related to onboarding, implementation of W&C software and programs and the much-needed safety item improvements at the project. The transition budget also funds needed capital items identified at project inception that relate to compliance, operational resiliency, and sustainable delivery of services. Specifically, this work included the purchase, programming, and installation of 6 new Programmable Logic Controllers (PLC's). One at the WWTP and five at the Water Treatment Plant. These items were identified as being key pieces of equipment and due to age, are unsupported by the manufacturer. The old programs were copied from the existing PLC's and have been reprogrammed and installed in the new units.

In June, City staff requested that W&C purchase a used tractor on behalf of the City of LaBelle Public Works Department. The transaction was \$44,753 and has been deducted from the transition budget in July.

In September, the Arc Flash Analysis was completed at the Water Treatment Plant. The remaining balance of the transition fund is \$63,588. **W&C staff will work with city staff to determine how this balance is to be distributed.**

8. STAFFING

8.1 Staffing – Corporate Support

Table 9-1: Corporate Support

Name	Title	Support Provided
Alyson Watson	CEO	Management Support
Brian Bzdawka	Senior Vice President O&M Business Center Manager	Management Support
Marc Thomas	National Operations Leader	Management Support
Paul Roux	East Region Operations Leader	Management Support
Glenn Burden	Area Manager	Management Support
Shannon Eyler	Director of Health & Safety	Health & Safety
Steve Lindeman	Health and Safety Manager	Health & Safety
Renea Shields	Health and Safety Coordinator	Health & Safety
Emily Dunn	SCADA Technician	SCADA and Technical Services
Alan Fabiano	IT Coordinator	SEMS (Computerized Maintenance Management System), HACH WIMS (Laboratory Information Management System), Tablets & Technology
Jeannie Dubois	MIS Support Specialist	Computer and Network set-up and support
Celina Bland	O&M Specialist	Hach WIMs, Utility Cloud and Power BI programming and support
Kim Brierley	Project Administrator	Accounting
Jackie Smith	Senior Project Assistant	Project Support Specialist
Sarah Coen	Human Resources – Benefits Administrator	Employee Benefits
Linsay McAuliffe	Human Resources Generalist	Human Resources
Beth Sweitzer	Senior Talent Management & Acquisition Manager	Human Resources
Lizzie Dovich	Technical Recruiter	Human Resources
Wendy Foreman	Health & Safety Administrator	Health & Safety Support
Sam Stanley	O&M Specialist	O&M Project Support
Justin DeMello	Project Manager II	Engineering Support
Tami Ray	Funding Specialist	Engineering Support

8.2 Staffing – Project Support

Table 9-2: Project Staff, Title and Certifications

Name	Title	Certification
Troy Kepley	Project Manager	<ul style="list-style-type: none"> • FDEP A Wastewater • FDEP C Waster • TREEO/AWWA Backflow Tester/Repairer Certification • OSHA 40 Hour HAZWOPER
Joseph Thomas	Assistant Project Manager	<ul style="list-style-type: none"> • FDEP B Water • FDEP C Wastewater • SEDA RO Specialist
Salvador Mora	Operator I	<ul style="list-style-type: none"> • FDEP C Water • TREEO/AWWA Backflow Tester/Repair Certification
Doug Denning	Operator I	<ul style="list-style-type: none"> • FDEP C Wastewater
Adam Barde	Mechanic/IPP-FOG Coordinator	<ul style="list-style-type: none"> • FIPA C FOG • FIPA C IPP
Juan Cardenas	Operator II	<ul style="list-style-type: none"> • FDEP C Water • FDEP C Wastewater

Four Waters Engineering Commission Update

- **Helms Road Watermain Extension**
 - Approximately 14,250 LF of 12-inch
 - Permit received from FDEP.
 - County has approved the plans.
 - Design drawing and specifications will be advertised for bid in November.
- **Ongoing Engineering Support**
 - Wastewater Treatment Plant Permit Renewal
 - Request for Additional Information has been submitted to FDEP, including Operations & Maintenance Performance Report, Capacity Analysis Report, Power Outage Contingency Plan, Spill Response Plan and Emergency Response Plan.
 - **FDEP indicated they are behind schedule, but the final permit is in process.**
 - Coordinating with the South Florida Water Management District on Consumptive Use Permit Modifications.
 - Water and Wastewater reviews for various proposed developments.
- **Zone A - Part 1 & Part 2**
 - Project is substantially complete.
- **Zone B**
 - Forcemain, pump station and gravity main North of SR80 bounded by Elm and a little East of Ft Thompson Avenue.
 - Pending funding for the watermain.
 - Design drawing and specifications are prepared expect for coordination with FPL on 3-phase power.

Hugo Vargas
Commissioner

Daniel W. Akin
Commissioner



“The City of Oaks”

Julie C. Wilkins
Mayor

Jackie Ratica
Commissioner

Bobbie Spratt
Commissioner

Recommendation of Award

RFQ 2024-03 Request for Qualifications for Architectural Services

DATE: November 14, 2024

DESCRIPTION:

The City of LaBelle Selection Committee met to review RFP 2024-03 submittal to rank the responsive firms.

Request for Qualifications 2024-03 was issued and multiple firms submitted proposals all of which were deemed responsive. The Selection Committee met on November 5, 2024, to evaluate and score the proposals. The Selection Committee reviewed and scored each proposal. At the conclusion the final ranking was as approved, subject to error in calculation, with the final ranking of firms per project based on scoring is as follows:

Project No.	Project Descriptions	Score
1	LaBelle Fire Department Architectural and Consulting Services	
	CPH	327
	GMA	269
	GHC	224
	CPZ	205

AWARD: Award RFQ 2024-03 Request for Qualifications for Architectural Services and authorize staff to negotiate an agreement and return to the Commission for approval. Negotiations will begin with the top ranked firm for each project, if an acceptable agreement cannot be reached then the next highest ranked firm will be approached and so on. Furthermore, many of these projects will occur contemporaneously over a long period of time and the City reserves the right to select second and third ranked firms in the event the top ranked or otherwise contracted firm is unable to perform when needed without a new solicitation.

Julie C. Wilkins, Mayor

Date

Contact information:
Tijauna Warner, Deputy City Clerk
tiawarner@citylabelle.com
863-675-2872 ext. 225

Derek Rooney, City Attorney
derek.rooney@gray-robinson.com
239-340-7979

Mitchell Wills, Public Work
mwills@citylabelle.com
863-675-2872 ext. 231



Happy New Year!

City of LaBelle Office Closures

Wednesday 01-01-2025

Thursday 01-02-2025

Friday 01-03-2025



CITY OF LABELLE, FLORIDA
Staff Report
for
Ohana Commercial Plaza Tree Removal Permit

TYPE OF CASE: Tree Removal Permit Requiring City Commission Approval

STAFF REVIEWER: Patty Kulak

DATE: November 14, 2024

APPLICANT: Streamline, LLC

AGENT: Edward Marshburn

REQUEST: Removal of one (1) significant oak tree from the subject property located at 110 Broward Avenue to support development of a cell tower, in accordance with LDC Section 4-80.

LOCATION: 110 Broward Avenue

PROPERTY SIZE: 0.64 +/-acres

STAFF NARRATIVE:

Streamline, LLC is proposing to develop a cell tower at the rear of the Veterans Office building located at 110 Broward Avenue, a property owned by the Hendry County Board of County Commissioners. The applicant states that the location of a significant oak tree would encroach into the minimum foundation requirement needed for the tower.

The applicant is requesting the removal of one (1) significant oak tree. Per the LDC, a significant oak tree is defined as *'any Live Oak, Laurel Oak, or Water Oak of at least twelve inches in caliper, measured at DBH.'*

The applicant has not included a plan or proposal for replanting the tree, nor has any alternative mitigation been suggested. The LDC provisions regarding the protection of significant oak trees allow for their removal, subject to the replanting requirements in LDC Section 4-80.16.5:

'The replacement Live Oak tree must be at minimum: ten (10) feet in height, contain a four (4) foot spread, and have a four (4) inch caliper, DBH, at the time of planting. All significant oak trees approved for removal shall be replaced on a DBH inch-for-inch basis.'

Staff finds that the request is not consistent with the LDC, as it is subject to the replanting requirements outlined above in Section 4-80.16.5.

SUGGESTED MOTION(S)

APPROVAL:

I make a motion to approve the proposed tree removal permit, subject to replanting of a similar size live oaks tree on-site, meeting the minimum size specifications of the Land Development Code.

DENIAL:

I make a motion to deny the proposed tree removal permit.

The request does not meet the intent of the Comprehensive Plan and Land Development Code, Section 4-80.16.5.

- 1) Why?



A

Tree Removal Application



DATE RECEIVED: 10/30/24
 APPLICATION # 1306
 CUSTOMER # BOARD 010
 INVOICE #: N/A
 SUPERINTENDANT APPROVED: Y N
 COMMISSION APPROVAL REQUIRED: Y N

Please select one:

- Single Family (1 Site) Administrative Commercial / All other Administrative
 Single Family (1 Site) Public Hearing Commercial / All other Public Hearing

1. **APPLICANT:** Streamline LLC
(as shown on deed or Articles of Incorporation)

Name of person applying: Edward Marshburn
 Mailing Address: 9891 S.W. 2 st.
 City: Plantation State: Florida Zip: 33324
 Email: sflaed@gmail.com Phone: 305-525-8413

2. **PROPERTY OWNER (IF DIFFERENT FROM APPLICANT):**

Owners Name: Board Of County Commissioners
 Mailing Address: PO BOX 1760
 City: LABELLE State: Fl. Zip: 33975
 Email: _____ Phone: 863-675-5220

3. **SPECIFIC LOCATION OF SUBJECT PROPERTY AFFECTED BY THIS APPLICATION:**

Address/Location: 110 Broward Ave.
 City: LaBelle State: Florida Zip: 33935
 Tax Parcel I. D. #: 2 29 43 01 010 0046 007.0

4. **SUMMARY OF APPLICANT'S REQUEST:**

Streamline has been tasked with building a cell tower for the emergency management department as well as the fire department and police department in several locations in Hendry County. This will also allow residents to have access to better cellular and Internet services.
The layout of the area with the Veterans Office building is smaller than desired. An oak tree in the back yard of the property encroaches on the foundation required for the tower. This moves the tower foundation to 9 feet from the building and right up against the oak tree.

5. PLEASE PROVIDE A CERTIFIED / SIGN & SEALED PDF VERSION OF THE FOLLOWING ITEMS TO:

Mwills@citylabelle.com and Kimbarselou@citylabelle.com or City Hall, 481 W. Hickpochee Ave., LaBelle, FL. Once the project is approved by the Public Works department or The City of LaBelle Commission, we will require an e-signed PDF and one (1) 24" x 26" and two (2) 11" x 17" signed and sealed paper plan sets.

✓ A. Completed Application Form

N/A B. Affidavit of Ownership (Notarized)

N/A C. Agent Authorization (Notarized): The name of all parties having interest in the subject property and certification that the applicant is authorized to sign the application as owner or authorized agent.

✓ D. Proof of Ownership: A copy of the tax bill or a printout from the Property Appraisers office is required.

E. Narrative & Mitigation Statement: Written narrative explaining the existing conditions (number, location, species and size of existing significant oak trees); why the significant oak trees prevent reasonable development of the property; what alternatives have been considered by the applicant; description of method of tree removal or relocation (where applicable); and description of mitigation plan (number, location, species and size of oak trees proposed for planting), and details of off-site mitigation planting location (where applicable).

✓ F. Existing Conditions Exhibit/Drawing: Drawing demonstrating the property boundary and location and type of significant oak tree(s) proposed for removal on 8 1/2" x 11" paper (minimum size) with legible text showing all data pertinent to the application including the following:

1. Date of drawing
2. Scale
3. North arrow
4. Name of person or firm preparing the plan
5. Property boundary
6. Trees proposed for removal, size and name of species
7. Existing physical improvements including but not limited to existing building, access points, driveways, parking areas, easements (utility, drainage, electric).

✓ G. Proposed Conditions Exhibit/Drawing: Drawing demonstrating the property boundary and location and type of proposed mitigation tree planting on 8 1/2" x 11" paper (minimum size) with legible text showing all data pertinent to the proposed mitigation, including at least the following:

1. Date of drawing
2. Scale
3. North arrow
4. Name of person or firm preparing the plan
5. Property boundary
6. Trees proposed for removal, size and name of species
7. Existing physical improvements including but not limited to existing building, access points, driveways, parking areas, easements (utility, drainage, electric).

H. Verification Letters (where applicable): Letter from a certified arborist, licensed landscape architect in the State of Florida, or other suitable expert verifying health of trees (only required where removal is requested due to failing health of the tree).

- _____ **I. Certified Boundary and Tree Survey:** Required for commercial public hearing applications. May be required for single family public hearing applications.
- _____ **J. Other Permits:** Copies of all necessary state and federal permits must be submitted prior to the commencement of construction work on the site. The City of LaBelle is not responsible for determining applicable State and Federal permits.
- _____ **K. Additional Data:** Any additional data, materials or information deemed necessary by the Superintendent of Public Works to make a determination. If additional documents are required, they shall become a part of this permit.
- N/A **L. Application Fee:** Check made payable to “City of LaBelle”. See fee schedule on our website. City of LaBelle

ATTENTION:

This application must be completed (please type or legibly print) and submitted, with all requirements herein, to the Superintendent of Public Works, at City Hall 481 W. Hickpochee Ave., LaBelle, FL 33975 or via email to: mwills@citylabelle.com and kimbarselou@citylabelle.com. This application must be signed by the owner or the designated agent. If the applicant is different than the owner of the subject property, then an agent affidavit in a form approved by the City of LaBelle is required from the owner of the property. The agent affidavit must be completely filled out and submitted with this application. If the property is in multiple ownerships, then all owners or their designated agent(s) must sign this application. All owners of property that will be affected by this application must either sign this application or fill out an agent affidavit.

The applicant is fully responsible for researching and knowing any and all laws which may be applicable and affect the outcome of any decision on the applicant’s request. The City of LaBelle assumes no responsibility or liability relating the failure of research and know all applicable laws including, but not limited to, state, federal and city laws, codes land development regulations or the adopted comprehensive plan. The City strongly recommends that all applicants consider consulting an attorney regarding their application.

PUBLIC HEARING APPLICATION – CITY COMMISSION ACTION:

If this application cannot be approved by administrative review, by the Superintendent of Public Works or their assignees, it will be forwarded to the City Planner to go before the City commission through the Public Hearing process for review. This process can take approximately 2-3 months from start to finish. The applicant will be responsible for all expenses for advertisements and outside consultants.



Parcel Summary

Parcel ID 2 29 43 01 010 0046-007.0
Prop ID 30714
Location Address 110 BROWARD AVE
 LABELLE, FL 33935
Neighborhood/Area COMMERCIAL LA BELLE (201000.00)
Subdivision IMPROVED: COMMERCIAL LABELLE
Brief Legal Description* LA BELLE BLK 46 S 150 FT OF SE 1/4
 (Note: * The Description above is not to be used on legal documents.)
Property Use Code COUNTY (8600)
Sec/Twp/Rng 01-43-29
Tax District City of LaBelle (District 2)
Millage Rate 20.9607
Acreage 0.637
Homestead N

[View Map](#)



Internal Info

Market Area 20

Owner Information

[HENDRY COUNTY BOCC](#)
 PO BOX 1760
 LABELLE, FL 33975

Valuation

	2024 Final Values	2023 Certified Values	2022 Certified Values
Just Market Value	\$185,278	\$185,658	\$180,900
Land Value	\$141,608	\$141,608	\$141,608
Agricultural (Market) Value	\$0	\$0	\$0
Agricultural Classified Value	\$0	\$0	\$0
Improvement Value	\$43,670	\$44,050	\$39,292
Non School Assessed Value	\$185,278	\$177,664	\$161,513
School Assessed Value	\$185,278	\$185,658	\$180,900
Exempt Value	\$185,278	\$177,664	\$161,513
Non School Taxable Value	\$0	\$0	\$0
School Taxable Value	\$0	\$0	\$0
Save Our Homes Deferred	\$0	\$0	\$0
Non Save Our Homes Deferred	\$0	\$7,994	\$19,387

Current Exemptions on this parcel:
 EX-LGVT - Local government property exemption

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Trim Notices

[2024 TRIM Notice \(PDF\)](#)

Property Record Cards

[2024 Property Record Card \(PDF\)](#)

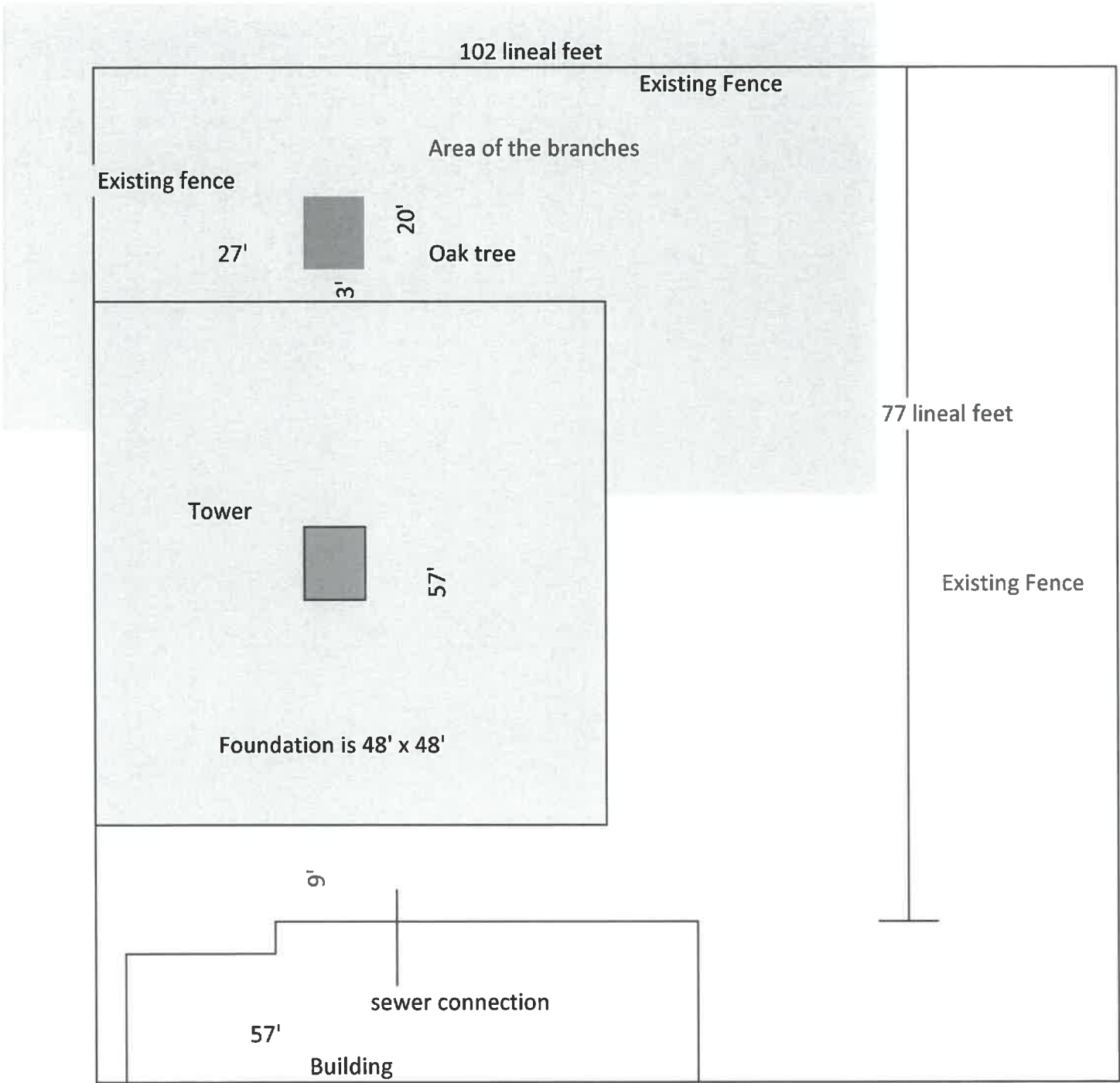
Tax Collector

[Link to Tax Collector](#)

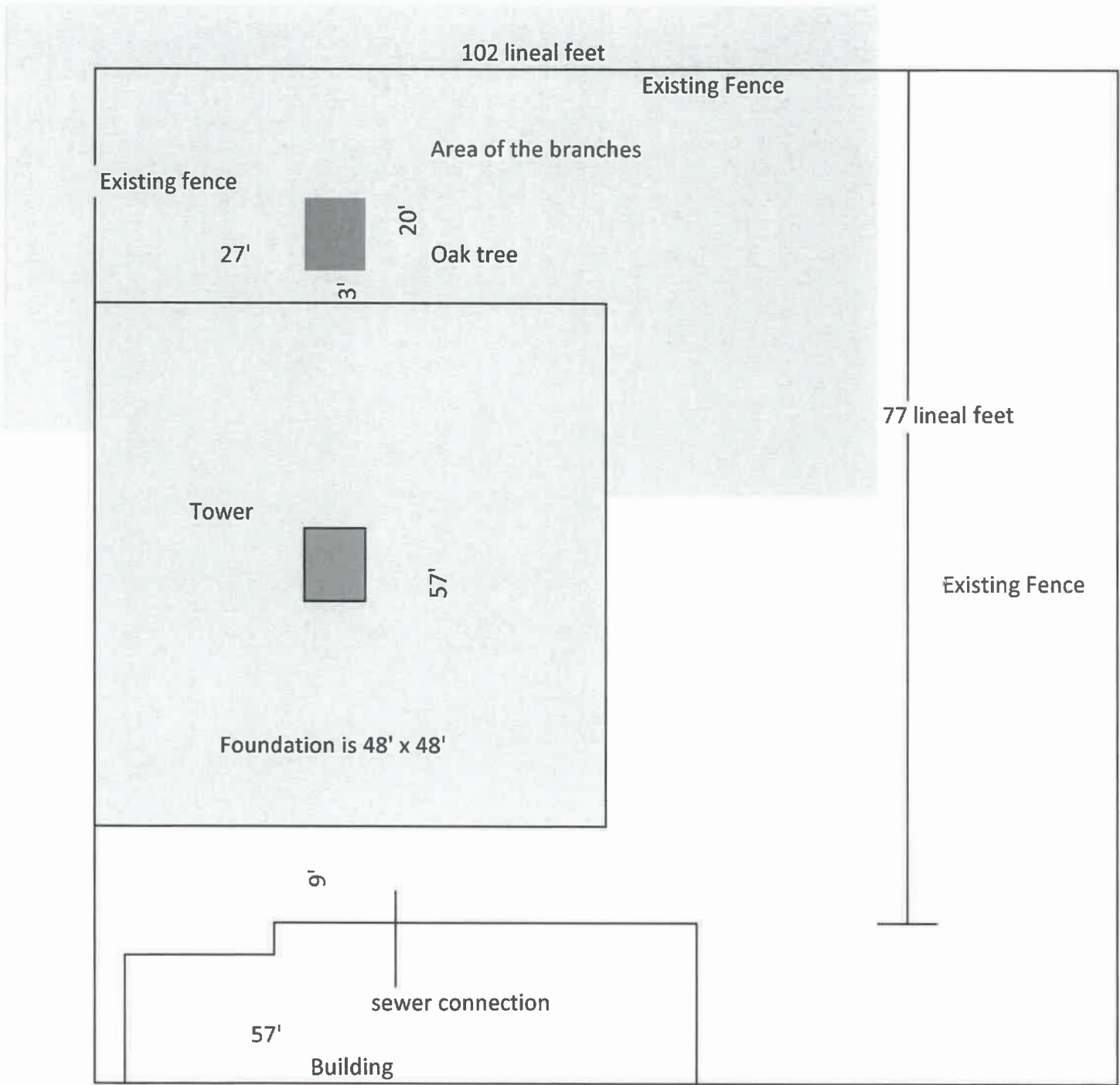
Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1700	OFFICE 1-2 STY	0.64	27750	185	150	

F. + G.



F. + G.





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

To: Honorable Mayor and City Commission

Prepared By: Fire Chief Brent Stevens

Date of Meeting: 11/14/2024

Date Submitted: 11/6/2024

Title of Agenda Item: Approval of Capital Purchase

Agenda Location: Consent Agenda

Report in brief: Budget item of (1) UTV search and rescue, high water rescue, crowd management vehicle was approved to be included in the 24/25 budget for purchase by the LaBelle Fire Department. LFD would like approval of the purchase.

Staff Comments: LaBelle Fire Department has contacted 15 dealerships in Florida to locate (1) 2024 Can-am UTV. LFD has located two UTV in the model year 2024 for purchase and with all other dealerships declining to bid due to availability. LFD has also included in the bid package pricing on Model year 2025 of the same UTV.

Fiscal Impact: \$26,386.34 (Budget Capital)

Recommended Actions: Accept the bid of \$26,386.34 from Sun Sports Cycle & Watercraft Inc. of Fort Myers Fl. And move forward with the purchase.

SUN SPORTS CYCLE & WATERCRAFT INC.

3441 COLONIAL BLVD #1
 FORT MYERS FL 33966
 239-277-7777

Section 6, Item B.

LABELLE FIRE DEPARTMENT

A- SALES WORK SHEET

Date 10/31/2024
 Order No.
 Salesman M-CHRIS CARPEZZI

280 S MAIN ST
 LABELLE FL
 H 863-234-8639 E

C 863-234-8639 BRENT STEVENS CAPT

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery..

Unit Information

New/U	Year	Make	Model	Serial No.	Stock No.	Price (Incl factory options)
New	2024	CANAM	8PRA	3JBUAAX45RK001313	C001313	\$23,199.00



Options:

FIRE EXTINGUISHER AND HOLDER
 INSTALL ROOF

\$67.89 D
 \$80.00 D

Manufacturer Retail Price	\$28,399.00
Less Dealer Discount	\$5,200.00
Dealer Unit Price	\$23,199.00
Factory Options	\$0.00
Added Accessories	\$1,056.89
Freight	\$1,100.00
Dealer Prep / Rigging Fee	\$800.00
Tire Fee	\$4.00
Battery Fee	\$1.50

Electronic Filing \$25.00

roof \$909.00 D

Sub Total	\$26,186.39
Trade Allowance	\$0.00
Payoff	\$0.00
Net Trade	\$0.00
Net Sale (Cash Price - Net Trade)	\$26,186.39
Sales Tax	\$0.00
Title/License/Registration Fees	\$0.00
Document or Administration Fees	\$199.95
Credit Life Insurance	\$0.00
Accident & Disability	\$0.00

Notes:

Trade Information

Total Other Charges	\$199.95
Sub Total (Net Sale + Other Charges)	\$26,386.34
Cash Down Payment	\$0.00
Amount to Pay/Finance	\$26,386.34

Monthly Payment of \$0.00 For 1 Months at 0.00% Interest

NOTICE TO BUYER: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement. Customer understands that MSRP Price and manufacturer surcharge are subject to change by the manufacturer.

TRADE-IN NOTICE: Customer represents that all trade in units described above are free of all liens and encumbrances except as noted.

*With Approved Credit. Interest rates and monthly payment are approximate and may vary from those determined by the lender.

Customer Signature _____ Dealer Signature _____

Thank You for Your Business!

2024 DEFENDER MAX X MR



Wildland Camo

ENGINE	
Type	HD10 82 hp / 69 lb-ft, Rotax® 976 cc, V-twin, liquid-cooled with strategically positioned engine air intake
Fuel Delivery System	Intelligent Throttle Control (iTC™) with Electronic Fuel Injection (EFI)
Transmission	PRO-TORQ CVT with Quick Response System (QRS), Electronic Drive Belt Protection, lower gearing ratio and high-airflow ventilation with strategically positioned CVT air intake and exhaust Extra-L / H / N / R / P
Drive Train	Selectable Turf Mode / 2WD / 4WD TRAIL / 4WD MUD with exclusive Smart-Lok*
Driving Assistance	Electronic Hill Descent Control ECO™ / ECO™ Off / Work modes
Power Steering	Dynamic Power Steering (DPS™)
SUSPENSIONS	
Front Suspension	Arched double A-arm with sway bar / 12 in. (30.5 cm) suspension travel
Front Shocks	Twin tube gas-charged shocks
Rear Suspension	Arched TTA with external sway bar / 12 in. (30.5 cm) suspension travel
Rear Shocks	Twin tube gas-charged shocks
TIRES & WHEELS	
Front / Rear Tires	XPS Swamp Force 30 x 9 / 11 x 14 in.
Wheels	14 in. cast aluminum
BRAKES	
Front	Dual 220 mm disc brakes with hydraulic twin-piston calipers
Rear	Dual 220 mm disc brakes with hydraulic twin-piston calipers Brake holding mechanism

PACKAGE HIGHLIGHTS

- Smart-Lok* front differential
- Strategically positioned engine air intake and CVT inlet / outlet
- Brake holding mechanism
- VERSA-PRO bolster bench seat, reinforced seat skin featuring X package trims and adjustable driver seat
- 7.6 in. digital display with keypad
- 64 in. wide with arched A-arm
- LED signature
- 30 in. XPS Swamp Force tires
- 4,500 lb (2,014 kg) relocated winch
- Heavy-duty front steel bumper
- Aluminum rock sliders
- HMWPE full skid plate

DIMENSIONS & CAPACITIES

Cage	Profiled cage, ROPS approved
Estimated Dry Weight	2,060 lb (934 kg)
L x W x H	161.9 x 64 x 82 in. (411.2 x 162.6 x 208.3 cm)
Wheelbase	115.5 in. (294 cm)
Ground Clearance	15 in. (38.1 cm)
Cargo Box Dimensions	38 x 54.5 x 12 in. (96.5 x 138.4 x 30.5 cm)
Cargo Box Capacity	1,000 lb (454 kg) / California only: 600 lb (272.2 kg)
Power Tilt Bed	N/A
Tailgate Load Capacity	250 lb (113.4 kg)
Storage Capacity	Total: 16.9 gal (63.9 L)
Towing Capacity	2,500 lb (1,134 kg)
Payload Capacity	1,550 lb (703 kg)
Fuel Capacity	10.6 gal (40 L)
Person Capacity	6

FEATURES

Gauge	7.6 in. wide digital display with keypad
Battery	12 V (30 amp/h)
Magneto	650 W
Instrumentation	DC outlet (10 A) USB port (10 A) x 2
Lighting	Front lighting output 140 W LED signature LED tail lights
Winch	Relocated 4,500 lb (2,041 kg) winch with synthetic rope and roller fairlead
Seat	VERSA-PRO bolster bench seats with passenger seats flipping up Adjustable driver seat, underside hooks, reinforced seat skin featuring X package trims
Steering Wheel	Adjustable tilt steering
Protection	Heavy-duty front steel bumper HMWPE full skid plate Aluminum rock sliders Mudguards
Hitch Type	2 in. hitch receiver

WARRANTY & EXTENDED SERVICE

Factory Warranty	1 year BRP limited warranty
Extended Service Terms	B.E.S.T. term available up to 30 months



©2023 Bombardier Recreational Products Inc. (BRP). All rights reserved. ®, TM and the BRP logo are trademarks of Bombardier Recreational Products Inc. or its affiliates. In the U.S.A., the products are distributed by BRP US Inc. †Visco-Lok is a trademark of GKN Viscodrive GmbH. All other trademarks are the property of their respective owners. For other jurisdictions, see your local dealer. BRP reserves the right, at any time, to discontinue or change specifications, prices, designs, features, models or equipment without incurring obligation. Some models depicted may include optional equipment. Read the side-by-side vehicle (SxS) operator's guide and watch the safety DVD before driving. For your safety, wear a helmet, eye protection and other protective gear. Fasten lateral net and seat belt at all times. Always remember that riding, alcohol and drugs don't mix. SxSs are for off-road use only. Never ride on paved surfaces or public roads. Operator must be at least 16 years old. Passenger must be at least 12 years old and able to hold hand grips and plant feet while seated against the backrest. Never engage in stunt driving and avoid excessive speed. Ride responsibly. *Smart-Lok was developed in conjunction with TEAM Industries, a market leader in the drive train industry.



From: [Bre Mahaffey](#)
To: [Brent Stevens](#)
Subject: Sky Powersports of Lakeland
Date: Tuesday, November 5, 2024 3:31:47 PM

You don't often get email from bmahaffey@skylakeland.net. [Learn why this is important](#)



Hey Brent! Sorry about the mix up with the email address, here is what Hudson sent over.

Here is the pricing breakdown on the 2024 Can-Am® Defender MAX XMR w/ Half doors.

MSRP: \$\$28,399.00
Sale Price: \$\$25,499.00
Freight Cost: \$ 1,999.00 reduced to \$999
Setup Cost:\$999
Doc Fee: \$399

With , title, registration: \$28,051.25

You are receiving this email because you inquired about or purchased a vehicle from Sky Powersports Lakeland recently or in the past. If you prefer not to receive further emails from us, [click here to unsubscribe](#). Alternatively, you can send a written request to the address below. We'll remove you from our list as quickly as possible.
This email was sent to bstevens@citylabelle.com on November 05, 2024.

To contact us please visit <http://skypowersportslakeland.com/> or call (863) 682-4607.

This email was delivered to you by:
Sky Powersports Lakeland
1638 Kathleen Rd
Lakeland, FL 33805

ARS Power Sports - Okeechobee

1319 Highway 70 East
Okeechobee FL 34972
863-467-0900

Section 6, Item B.

LABELLE FIRE DEPARTMENT

QUOTE

Date 11/05/2024
Order No.
Salesman THOMAS BOND

+
H W C 863-675-1537

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

New/U	Year	Make	Model	Serial No.	Stock No.	Price (Incl factory options)
New	2025	CAN AM	8PSA		11052024A	\$11,800.00

Options:

FSA23-EQU21.0	\$0.00	D	Manufacturer Retail Price	\$28,399.00
DEFENDER SPORT ROOF MAX	\$889.19	D	Less Dealer Discount	\$16,599.00
UPGRADE TO XMR HD10	\$11,500.00	D	Dealer Unit Price	\$11,800.00
UPGRADE TO 6 SEATS	\$2,800.00	D	Factory Options	\$0.00
UPGRADE TO POWER STEERING	\$2,000.00	D	Added Accessories	\$17,189.19
8PSA DEF MAX XMR SILVER W/DOORS	\$0.00	D	Freight	\$0.00
			Dealer Prep / Rigging Fee	\$0.00
			Electronic Title Fee	\$0.00
			Tire & Battery Fee	\$0.00
			Wheel & Tire Coverage	\$0.00
				\$0.00
				\$0.00
			Service Contract	\$0.00
			Property / Liability	\$0.00
				\$0.00
			Prepaid Maintenance	\$0.00
			Tire & Wheel Protection	\$0.00
			Application Fee	\$0.00
			Finance	\$0.00
			Gap Insurance	\$0.00
			Customer Rebate	\$0.00

Cash Price	\$28,989.19
Trade Allowance	\$0.00
Payoff	\$0.00

Net Trade	\$0.00
Net Sale (Cash Price - Net Trade)	\$28,989.19
Sales Tax	\$0.00
Title/License/Registration Fees	\$0.00
Document or Administration Fees	\$0.00
Credit Life Insurance	\$0.00
Accident & Disability	\$0.00

Notes:
CELL 863-234-8639

Trade Information

Total Other Charges	\$0.00
Sub Total (Net Sale + Other Charges)	\$28,989.19
Cash Down Payment	\$0.00
Amount to Pay/Finance	\$28,989.19

Monthly Payment of \$28,989.19 For 1 Months at 0.00% Interest

NOTICE TO BUYER: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement.

TRADE-IN NOTICE: Customer represents that all trade in units described above are free of all liens and encumbrances except as noted.

*With Approved Credit. Interest rates and monthly payment are approximate and may vary from those determined by the lender.

Customer Signature _____ Dealer Signature _____

Thank You for Your Business!

McKibben Powersports Sebring

Purchase Quotation

Date: 11-4-2024

Call Us first, for all of your Powersports needs.

Corporate Office	7820 Tractor Rd. Sebring, FL 33870	Mailing Address	7820 Tractor Rd. Sebring, FL 33870
-------------------------	---------------------------------------	------------------------	---------------------------------------

Customer Information

Customer: LaBelle Fire Department
 Primary Contact: Brent Stevens
 Phone: 863-234-8639
 Email: bstevens@citylabelle.com
 Address:

Dealer Information

Entity Name: McKibben Powersports LW
 Primary Contact: Daniel Tamme
 Phone: 863-330-8060
 Email: daniel.tamme@mckibbencorp
 Address: 7820 Tractor Rd.
 Sebring, FL 33870

FSA23-EQU21.0

Vehicle(s) of Interest

	Year	Make	Model	Color	Model Code	Unit Price
1	2024	Can Am	Defender HD7			12,300
2						
3						

Quote Breakdown

Line Item	Qty	Item #	Description	Unit Price	Ext. Price
1	1	SSV DEF MAX XMR 65 HD10 C	Model Upgrade Defender HD10		15,899
2			Max XMR (Can Am)		
3	1	715003038	Sport Roof Max Assembly Kit		990
4	1	715007201	Door LWR KIT		2,660
5	1	71500202	Door LWR KIT		2,660
6	1	705801421	Door Panel UP Painted		285
7	1	705801423	Door Panel Rear Painted		285
8	1	CLK1000DXMR-02	HD 10 XMR 3" Lift Kit		700
9					
10					

Total of Line Items Above	\$23,479.00
Logistics Surcharge	
Sub-Total	\$23,479.00

TAX	Tax Exempt	\$0.00
FLORIDA REGISTRATION	Self Register	\$0.00
	TOTAL =	\$35,799.00

I appreciate the opportunity to submit this quotation. Please review it carefully. If there are any errors or changes please feel free to contact me at any time, I will be happy to assist you.

Notes/Comments: Unit will be a 2024 Can Am Defender MAX HD10 XMR . Unit will be delivered to Labelle Fire Department

Signature _____

LaBELLE HERITAGE MUSEUM
360 N. BRIDGE ST.
P.O.BOX 2846
LaBELLE, FL. 33935
November 5, 2024

TO: LaBELLE CITY COMMISSIONERS

WE ARE MAKING A REQUEST FOR SOME MONETARY HELP TO PAY FOR OUR EVERY MONTH OPERATIONS EXPENSES. (Ex: FPL, City water and sewer, Insurance and yearly taxes)

AFTER MANY YEARS OF BEING CLOSED AND PAYING THE ABOVE AFTER THE LOSS OF A GRANT. (THRU NO FAULT OF THE EXISITING BOARD) WE CAN FINALLY BE OPENED BY THE FIRST OF DECEMBER.

WE APPRECIATE ANY AMOUNT YOU COULD ALLOT TO OUR IMPORTANT CAUSE OF BRINGING THIS HISTORIC BUILDING BACK TO LIFE.

THANKING YOU IN ADVANCE.

Sue Moss
Linda Ruble
Delores Agnew
Gerri Herbert
Quay Welch



CITY OF LABELLE, FLORIDA
Planning Staff Report
for
Fence Ordinance

- TYPE OF CASE:** Land Development Code Amendment
- STAFF REVIEWER:** Patty Kulak
- DATE:** September 12, 2024
- APPLICANT:** City of LaBelle City Commission
- AGENT:** City of LaBelle City Commission
- REQUEST:** Amend the City of LaBelle Land Development Code to provide standards for architecture within the Downtown Business District.
- LOCATION:** Downtown Business District
- PROPERTY SIZE:** N/A

STAFF NARRATIVE:

The City of LaBelle City Commission requested that the staff prepare amendments to the Downtown Business District Comprehensive Plan and Land Development Code standards. Due to impending development and redevelopment, Staff has prepared an interim LDC amendment to amend the architectural standards within the Downtown Business District. The current regulations are not comprehensive and lack examples of the architectural styles desired in our Downtown Business District. Staff prepared this amendment with input and guidance from the Downtown Review Committee during their August meeting.

The following are the key changes proposed by this amendment:

- Add language to establish architectural standards within the Downtown Business District.
- Include additional language addressing specific architectural styles with suggested key design elements.
- Provide example images for each vernacular.

STAFF RECOMMENDATION:

Staff finds that the proposed ordinance is consistent with the Comprehensive Plan and Land Development Code and recommends **APPROVAL**.

SUGGESTED MOTION(S)

APPROVAL:

I make a motion to approve the proposed Downtown Business District Architectural Guidelines Ordinance.

APPROVAL WITH MODIFICATION(S):

I make a motion to approve the proposed Downtown Business District Architectural Guidelines Ordinance with the following changes:

- 1)

DENIAL:

I make a motion to deny the proposed Downtown Business District Architectural Guidelines Ordinance.

The request does not meet the intent of the Comprehensive Plan and Land Development Code.

- 1)

**ORDINANCE
NUMBER 2024-07**

**AN ORDINANCE OF THE CITY OF LABELLE,
FLORIDA; AMENDING THE CITY OF LABELLE
LAND DEVELOPMENT CODE, CHAPTER 4,
ARTICLE IV, SECTON 4.71; AMENDING
REGULATIONS RELATING TO THE DOWNTOWN
BUSINESS DISTRICT; PROVIDING FOR
CODIFICATION, SEVERABILITY, CONFLICTS
AND AN EFFECTIVE DATE.**

RECITALS

WHEREAS, the City of LaBelle, Florida has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida; Chapters 163 and 166; and Section 381.986 Florida Statutes; and

WHEREAS, the City Commission desires to amend the regulations relating to the Downtown Business District to protect the historical character of the district, ensure positive aesthetics, protect property values and to uphold the City’s vision for a well-planned and attractive built environment; and

WHEREAS, the City of LaBelle desires to maintain minimum architectural design standards to ensure compatibility and consistency amongst buildings in the district, and to ensure the protection of public health, safety and welfare; and

WHEREAS, the proposed ordinance was properly advertised and has received public hearings before the Local Planning Agency on September 12, 2024, and before the City Commission on October 10, 2024 and November 14, 2024; and

WHEREAS, the City finds that this Ordinance is in the interests of the public health, safety, and welfare.

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

Section 1. Recitals. The forgoing recitals are hereby ratified and confirmed as being true and correct and hereby made a part of this Ordinance and adopted as legislative findings.

Section 2. Amendment to the City Land Development Code. Chapter 4, Article IV, Zoning, of the City of LaBelle is hereby amended as set forth in Exhibit A attached hereto.

Section 3. Codification. This ordinance shall be incorporated into the City of LaBelle Land Development Code. The sections of this Ordinance can be renumbered or re-lettered to the appropriate word or phrase to accomplish codification. Omissions, grammatical, and

46 typographical errors, as well as clarifications of ambiguous wording that do not affect the intent
47 of this Ordinance, may be authorized by the Mayor without need for a public hearing.
48

49 **Section 4. Severability.** In the event that any portion of this Ordinance is for any
50 reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall
51 be deemed a separate, distinct and independent provision, and such holding shall not affect the
52 validity of the remaining portions of this Ordinance.
53

54 **Section 5. Conflicts.** The provisions of this article shall supersede any provisions
55 of existing ordinances in conflict herewith to the extent of said conflict.
56

57 **Section 6. Effective Date.** This Ordinance shall take effect immediately upon its
58 adoption by the City Commission.
59

60

61 **PASSED AND DULY ADOPTED** this ____ day of _____, 2024.

62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95

CITY COMMISSION OF THE CITY OF LABELLE,
FLORIDA

By: _____
Julie C. Wilkins, Mayor

ATTEST:

By: _____
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 Akin	_____	_____
Commissioner Spratt	_____	_____

EXHIBIT A

96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129

**Changes shown in ~~strikethrough~~/double underline format*

Sec. 4-71.0. Downtown business district.

[4-71.1 through 4-71.8.0 – No changes.]

4-71.9.0 ARCHITECTURAL GUIDELINES

A primary goal of the architectural guidelines is achieving authenticity of design elements ~~that are found on~~ that appropriately reflect the architecture style of a building and are consistent with the range of historical architecture styles in the City’s Downtown Business District. The guidelines encourage construction that is ~~straightforward and~~ functional considering Florida’s climate, and that draws ~~its~~ ornamentation and design elements ~~and variety~~ from ~~the traditional use of genuine~~ materials.

4-71.9.1 General Requirements

The following shall be located in rear yards or side yards not facing side streets or on top of a building and screened from view from a public street:

- Window and wall air conditioners
- Electrical utility meters
- Air conditioning compressors
- Irrigation and pool pumps
- Electrical transformers
- Fire backflow apparatus
- Trash receptacles, including recycling
- Stationary/fixed kiosks such, as vending machines
- Any other device found to be inconsistent with the intent of this Code.

The following shall be located in the rear yards only:

- Antennas
- Permanent barbecues
- Satellite dish antennas
- Storage facilities

The following are prohibited:

- Clotheslines
- Reflective and/or bronze-tint glass

- 130 • Plastic or PVC roof tiles
- 131 • High-gloss awnings
- 132 • Fences made of chain link, barbed wire, or plain wire mesh

133

134 4.71.9.2 Architectural Styles.

135 The following is a list of permitted architectural styles within the Downtown Business District to
136 achieve functional and context appropriate architectural design standards.

137 These standards apply to all development and redevelopment, excluding single-family detached
138 dwelling types. Additional characteristics and features (architectural language) are highly
139 encouraged. Primary facade(s), defined as those visible from public rights-of-way, must provide
140 the required architectural features as set forth below. The design style chosen shall be applicable
141 on all facades of the buildings.

142 a. Florida Vernacular, generally including but not limited to Key West, Caribbean and
143 Florida Cracker vernaculars.

144 1. Required architectural features (primary facade(s)):

- 145 a. Wood framed construction, generally with wood clapboard or similar siding;
- 146 b. Covered verandas, porch, or colonnades at public entrances;
- 147 c. Metal roof;
- 148 d. Gable or hipped roof forms
- 149 e. Roof overhangs shall have a minimum projection of 2'-6";

150 2. A minimum of one (1) of the following decorative features must be incorporated into
151 the primary façade(s):

- 152 a. Decorative shutters;
- 153 b. Contrasting siding patterns;
- 154 c. Decorative contrasting painted trim along roofline;
- 155 d. Decorative contrasting painted entry door(s).

156 3. Representative images of Florida vernacular.

157



158
159



160
161
162
163
164
165
166

b. Mediterranean Revival.

1. Required architectural features (primary facade(s)):

- i. Low pitched roofs consisting of barrel clay tiles or similar materials;
- ii. Rounded arches over doorways, windows, and arcades, where applicable;
- iii. Use of support columns or pilasters for function and design;

- 167
168
169
170
171
172
173
174
175
176
177
- iv. Large focal entry way with elements tied into the building design, including complimentary material pallets, tile work, carvings, and/or iron accent pieces.
 - v. Emphasizes on symmetry on facades, with evenly spaced windows and balanced proportions.
2. A minimum of one (1) of the following decorative features must be incorporated into the primary façade(s):
- i. Decorative wrought iron for balconies, railings, and window grilles.
 - ii. Colorful, patterned tiles often found on stair risers, fountains, walls, and floors, adding vibrant accents to the otherwise neutral color palette.
3. Representative images of Mediterranean Revival vernacular.



178



179
180



181
182
183

c. Miami Modern.

184
185
186
187
188
189
190
191
192

1. Required architectural features (primary facade(s)):
 - i. Flat roof with vertical projections above roof line;
 - ii. Smooth stucco wall surface with geometric designs;
 - iii. Use of glass, glass block, mirror, and terrazzo accents.
 - iv. Building design implements functional, open-air spaces, such as wide balconies, breezeways, and expansive sunshades.
 - v. Use of angular, asymmetric, geometric features, such as windows, trim, and accents.

- 193 vi. Light colors with contrasting banding at roofline, around windows and
194 entry.
- 195 2. A minimum of one (1) of the following decorative features must be incorporated
196 into the primary façade(s):
- 197 i. Ornamental statement walls with geometric or abstract patterns.
198 ii. Geometric railing, columns/post or iron work.
- 199 3. Representative images of Miami Modern vernacular.



200
201



202



203
204
205
206
207
208
209
210
211
212
213
214

- d. Sarasota School or Florida Modern vernacular.
 - 1. Required architectural features (primary facade(s))
 - i. Emphasis on structural connections between differing materials (such as the interface between wood and concrete).
 - ii. Use of elements such as glass, sliding glass doors to integrate indoor and outdoor spaces.
 - iii. Cantilevered overhangs shall have a minimum projection of 4’;
 - iv. Minimalist aesthetic featuring clean lines and simple geometric forms;
 - v. Emphasis on horizontal lines in the overall composition of the building(s).
 - 2. Representative Images of Sarasota School vernacular.



215



216
217



218
219
220 *[4-71.9.23 through 4-71.2021.0 – No changes.]*
221



CITY OF LABELLE, FLORIDA
Planning Staff Report
For
Old Groves PUD Amendment

TYPE OF CASE: PUD Amendment

STAFF REVIEWER: Alexis Crespo, AICP

DATE: November 12, 2024

APPLICANT: Hendry County School District c/o Michael Swindle

AGENT: Same as Applicant

REQUEST: Amend PUD Ordinance 2022-03 to update the allowable uses and conditions of approval to permit a public school in the Residential tracts.

LOCATION: South of Cowboy Way, north of Helms Road, and west of SR 29

PROPERTY SIZE: 332+/-acres

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

Existing Future Land Use Designation: Employment Village
Existing Zoning: Planned Unit Development (Expired)
Land Use: Undeveloped Vacant Land/Agriculture

SURROUNDING LAND USE:

North: FLU – Commercial and Outlying Mixed Use
Zoning – Commercial (B-3)
Land Use – Right-of-Way (Cowboy Way), Vacant, Light Industrial

South: FLU – South LaBelle Village
Zoning – Agriculture (A), Planned Unit Development (PUD)
Land Use – Right-of-Way (Helms Road)/Vacant Agricultural Land

East: FLU – Multi-Use, Residential Low Density, Residential High-Density
Recreation (Hendry County)

Zoning – Agricultural (A-2) Hendry County
Land Use – Agriculture, Recreation, Single-Family Residential

West: FLU – Residential, Multi-Use & Commercial (Hendry County)
Zoning – Agricultural (A-2) Hendry County
Land Use – Agriculture, Vacant Residential

STAFF NARRATIVE:

The Hendry County School District (“Applicant”) is requesting approval to amend the Old Groves Planned Unit Development (PUD), approved in 2022 per Ordinance 2022-03. The PUD was approved for 1,249 dwelling units and 80,000 SF of commercial uses. The Applicant is also seeking to add “schools, public” as an allowable use in the southwestern Residential Tract, to be developed as a high school serving the LaBelle area.

BACKGROUND

The Property consists of four (4) abutting parcels located north of Helms Road, east of State Road 29, and south of Cowboy Way. The subject property consists of undeveloped agricultural land.

The Property was annexed into the City to allow for annexation of the South LaBelle Village property to the south of Helms Road (as South LaBelle Village was not contiguous to the municipal boundary). Upon annexation, the Property was designated in the Old Groves Mixed Use Subdistrict future land use category and rezoned Planned Unit Development per Ordinance 2007-18. The PUD permitted the development of a maximum of 1,249 dwelling units and 80,000 SF of commercial uses subject to conditions.

In 2011, the City adopted amendments to the Comprehensive Plan following their Evaluation and Appraisal Report (EAR) process. The EAR-Based amendments eliminated the Old Groves Mixed Use Subdistrict and re-designated the Property as Employment Village. While Employment Village allows a mix of uses, the category does not permit single-family residential uses and limits density to 3 du/acre. Thus, the City-initiated EAR-Based amendments created an inconsistency between the PUD approval the underlying future land use category.

In 2022, the Applicant filed to redesignate the site in a newly created Old Groves Mixed Use Subdistrict to correct the issues associated with the EAR-based amendments, as well as reinstate the PUD and MCP approvals along with an interim horticultural use on the northern portion of the site.

PROPOSED DEVELOPMENT

The School District provided a preliminary layout of the school campus attached hereto as Exhibit F. The site is 40+/- acres in size and is generally located in the far southeastern corner of the PUD, fronting on Helms Road. The site plan depicts two (2) points of ingress/egress from Helms Road, along with surface parking, school buildings, accessory buildings, sports courts and recreational fields.

Building height is limited to 35'. Setbacks and landscape buffers must comply with the PUD conditions as well as the Helms Road Overlay established by Ordinance 2023-21.

Conditions are proposed to ensure interconnection when adjacent residential tracts in the PUD are developed in the future to facilitate access by students of the development.

Additionally, the owner of the PUD intends to maintain the interim agricultural use upon commencement of the school construction. Thus, the condition that requires the horticultural recycling use to cease upon commencement of development of the first phase has been modified to allow continuation of the horticultural recycling use so long as development is not closer than 1,500 feet to the facility.

A minor change to the landscaping condition is proposed to address adoption of the Helms Road Overlay standards that requires a 20-foot-wide enhanced right-of-way buffer. Additionally, a minor change is proposed to address the School District's independent maintenance of their school site.

FUTURE LAND USE/COMPREHENSIVE PLAN COMPLIANCE

The proposed PUD is consistent with the following Goals, Objectives and Policies of the City's Comprehensive Plan.

Future Land Use Objective 1.2 (Balanced Urban Growth)

The PUD will facilitate a compact development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating a well-planned, amenitized mixed-use project in the Employment Village future land use category, Old Groves Mixed Use Subdistrict, with access to utilities, services, and major public roadways.

Future Land Use Policy 1.3.2 (Employment Village Land Use Category – Old Grove Mixed Use Subdistrict)

The PUD is consistent with the allowable uses, density, intensity and intent of the Employment Village future land use category, Old Groves Mixed Use Subdistrict.

Transportation Element Objective 2.4 (Provision of Multi-modal Transportation)

As conditioned, the PUD will ensure that sidewalks are constructed along street frontages to connect to the internal sidewalk system to provide a variety of transportation opportunities for residents and future students. The site has excellent access to the public roadway network and will provide a publicly accessible spine road to increase the City's network.

Housing Element Policies 3.11.2 & 3.11.3 (New Housing Developments)

The PUD will allow for development of a public school to support future growth in the City as well as western Hendry County, in an appropriate location proximate to planned residential areas and where adequate and necessary public facilities and services are available.

Infrastructure Element Policy 4.3.2 (Surface Water & Groundwater Quality)

The PUD will connect to potable water and sanitary sewer services, eliminating the potential for well and septic tanks on the property, and thereby supporting the City's policy to uphold the quality of public surface and groundwater supply sources.

Recreation and Open Space Element Policy 6.7.1 & 6.7.3 (Private Parks)

As conditioned, the PUD will provide for private, on-site recreation space and landscaping for aesthetic and energy conservation purposes. Of note, the PUD provides a nature trail, community facility with pool, park, and greenbelt. The school site also provides recreational space for school-age children.

STAFF RECOMMENDATION:

Staff finds that the PUD is consistent with the Land Development Code and the Comprehensive Plan and recommends **APPROVAL** with the following conditions:

1. The Rezone request applied to the property is described in Exhibit 'A'.
2. The PUD is limited to a maximum of 1,249 dwelling units and 80,000 SF of commercial uses.
3. A minimum of 10% of the land area shall be used for multi-family residential development.
4. Commercial development shall not exceed 10 acres with a maximum of 8,000 square feet per acre up to a maximum of 80,000 gross square feet of commercial uses. A maximum FAR of 0.35 is allowed for commercial development. No single commercial use shall exceed 10,000 square feet of gross floor area, except that a grocery store or supermarket may not exceed 45,000 gross square feet.
5. Residential density within the commercial component of the project is limited to multi-family and will not exceed 336 units.
6. Allowable uses shall be limited to those listed in the Schedule of Uses, attached as Exhibit 'B'.
7. Development Standards will conform to the Development Standards Table, attached as Exhibit 'C'.
8. 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.
9. Design elements of the PUD will be based on a common architectural theme with emphasis on a pedestrian friendly development. The unified theme shall be reflected through colors, materials, details, signage, lighting and any other elements or materials that visibly impact the unity of the development. The project development will include sidewalks, bicycles lanes, and other types of pedestrian connectivity between the commercial and residential components of the project and where possible, will connect or provide for future connection to pedestrian linkages off-site. All common areas and structures shall be complimentary to the architectural theme of the overall development. Site construction plans must demonstrate an internal sidewalk system to connect the residential buildings to on-site amenities and recreational areas, parking, and to the external sidewalk network.
10. Development must connect to the City's potable water and sanitary sewer system. A demonstration of capacity will be required at the time of development,

- in addition to sufficient water pressure for a hydrant system and sprinklers within the building, if required by the Florida Building Code and NFPA Fire Prevention Code.
11. The developer/owner or their designee, which may include a property owners association (POA) or homeowner's association (HOA) must maintain common areas, parking areas, and infrastructure within the community, except for the Hendry County school site which will be independently owned and maintained by the School District. If a POA/HOA is established, documents must be provided to the City at the time of site construction plan permitting.
 12. A minimum of 35% of the development of open space shall be provided within the PUD. At minimum of 10% of the site must be in the form of useable open space as defined in the Land Development Code, and which may include both passive and active recreational uses. Open space areas within the school site shown in the Exhibit F shall not contribute to this requirement for remaining portions of the PUD.
 13. Residential front yards shall maintain an average five-foot wide landscape area.
 14. The Developer may construct a minimum 5-foot-wide concrete sidewalk within the rights-of-way or, at the Developer's discretion, the sidewalk may meander onto the Developer's property. The Developer shall provide the City with an easement for placement of any portion of the sidewalk placed on private property. The easement shall be recorded prior to issuance of Certificate of Completion. At the time of site construction permitting, future sidewalk connections must be stubbed out on the school site to the future development tracts in the PUD. Sidewalk connections in the remaining portions of the PUD must be constructed by the developer.
 15. Lake maintenance easements with a minimum width of 20 feet shall be provided.
 16. The developer shall make every attempt to preserve the existing native trees on site. Construction plans shall include a tree preservation plan and a tree protection detail indicating how trees will be preserved during construction. This approval does not authorize the removal of any significant oak trees.
 17. A minimum of 5.47 acres of preserve area shall be provided on site.
 18. Minimum width of preserve areas shall be an average of 25 feet.
 19. Landscaping and buffering shall be in compliance with LDC Section 4-80 and 4-8590, except that streetscape buffers must be provided along Cowboy Way and Helms Road, consisting of a 15-foot-wide buffer with a double hedgerow planted at 24 inches and maintained at 48 inches, two (2) large trees, and two (2) medium trees per 100 linear feet.
 20. Primary entrances to all retail and commercial uses shall be designed for access from the interior of the site. Pedestrian and bicycle access shall be provided to Cowboy Way and the proposed Helms Road.
 21. All buildings shall be interconnected with ground level pedestrian walkways.
 22. Parking areas shall be screened from Cowboy Way and proposed Helms Road and from any properties adjacent to this development.
 23. All necessary easements, dedications or other instruments shall be granted to the City of LaBelle as necessary to insure continued operation and maintenance of all service utilities.
 24. All private roadways and common areas shall be continually maintained, at the Developer's or private entity's expense. The City of LaBelle shall have not responsibility for maintenance of privately owned facilities.
 25. The horticultural waste recycling facility is permitted as an interim use until such time as the first certificate of occupancy is issued for the first phase of

- development within 1,500 feet of the limits of the facility, at which time the operation must cease, or upon approval of a PUD amendment to allow the use on permanent basis.
26. Hours of operation for the horticultural waste recycling facility are limited to 7 a.m. to 5 p.m. Monday through Friday, and 8 a.m. to 2 p.m. on Saturdays.
 27. The operations will consist of horticultural debris piles no greater than 25 feet in height and approximately 200' x 150' in size. Piles must be separated by a minimum of 30 feet.
 28. Debris will be processed by an on-site emission free incinerator to be operated a minimum of 700 feet from the PUD boundaries. The burning of debris with emissions or grinding of materials on site is prohibited.
 29. On-site retail sales of horticultural materials is prohibited. A maximum of 40 truck trips per day are allowed and must be documented by the Applicant and/or operator via a daily log.
 30. The Applicant must provide the City with copies of all required state and federal agency permits, including a Florida Department of Environmental Protection permit prior to commencement of any interim horticultural waste recycling facility activities.
 31. Approval of this PUD does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the Applicant fails to obtain the requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development.
 32. All development and activities within the PUD must comply with all applicable NFPA standards, including but not limited to NFPA 1, Chapter 31, as may be amended, and the Operating Plan and Fire Protection, Control & Mitigation Plan.
 33. Internal roadways and all access roads to the site from Cowboy Way and Helms Road to serve the interim horticultural waste recycling facility must be stabilized to accommodate emergency vehicles and be a minimum of 20 feet in width. No staging of trucks outside the PUD boundaries is permitted at any time.
 34. Prior to issuance of a site construction permit for residential or commercial uses, a detailed site plan demonstrating the proposed residential and commercial development areas, including building footprints, must be scheduled for one (1) public meeting before the City Commission.
 35. The PUD Master Concept Plan will remain valid for not more than five (5) years from the date of City Commission approval. Horizontal construction must commence within five (5) years or the MCP will be deemed vacated. Upon such time a new PUD zoning approval must be filed and approved by the City Commission.

SUGGESTED MOTION(S):

APPROVAL:

I make a motion to **APPROVE** the Old Groves PUD amendment.

APPROVAL WITH CONDITIONS:

I make a motion to **APPROVE** the Old Groves PUD amendment. the following condition(s):

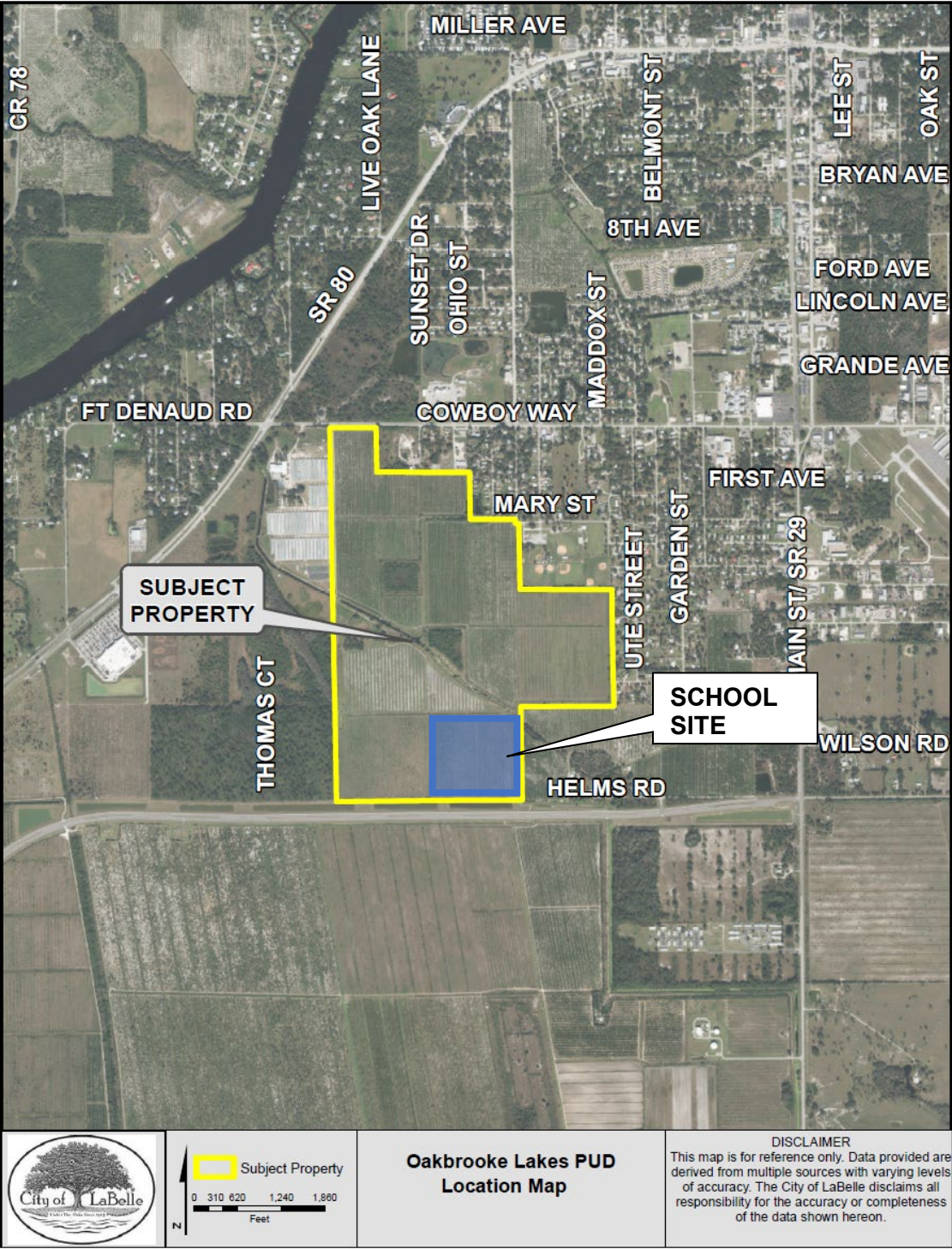
- 1) as outlined in the staff report;
- OR**
- 2) as outlined in the staff report and amended as follows;
- OR**
- 3) with the following conditions:

DENIAL:

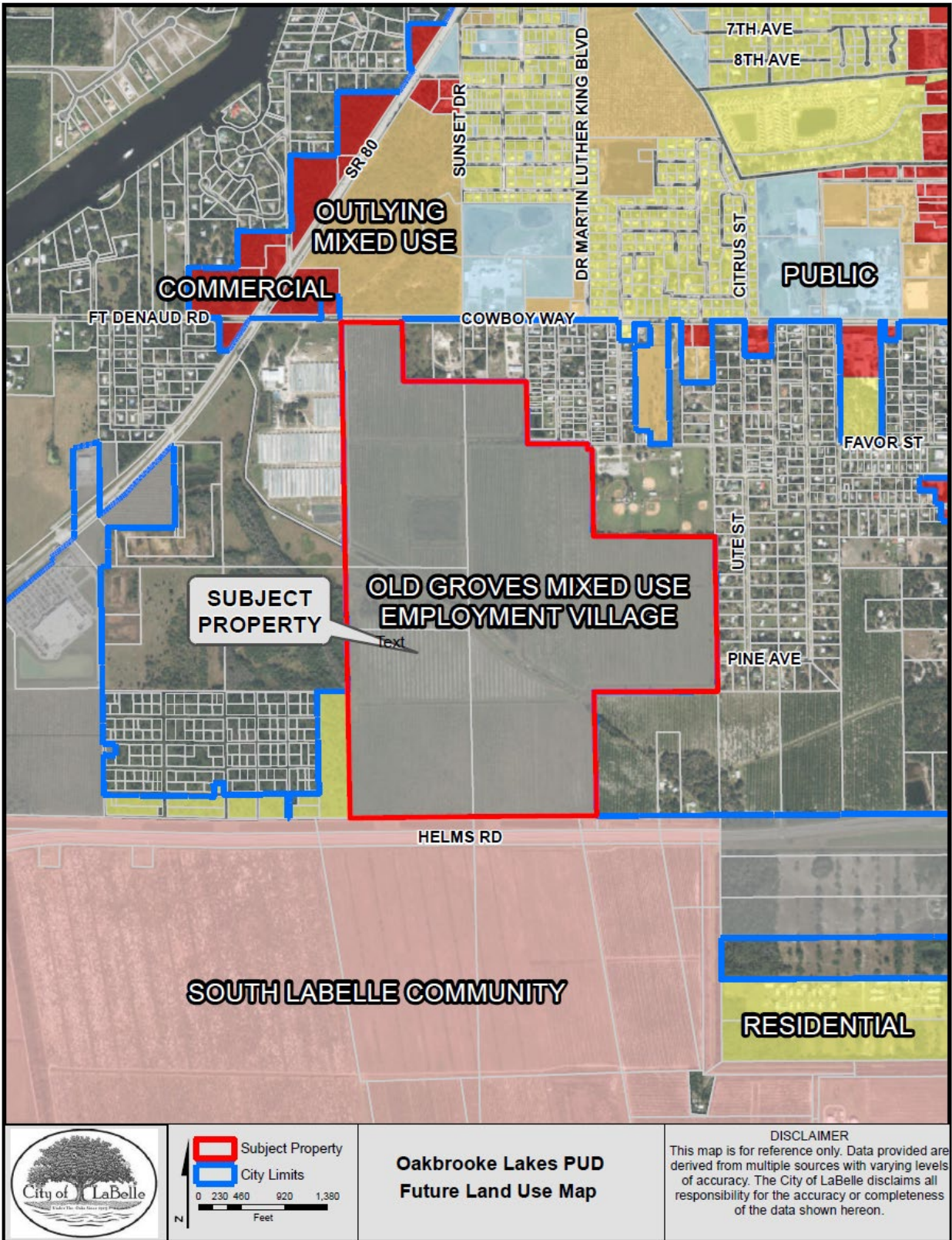
I make a motion to **DENY** the Old Groves PUD amendment. The request does not meet the rezoning/PUD criteria:

- 1) Why?

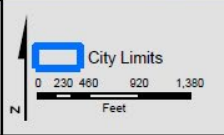
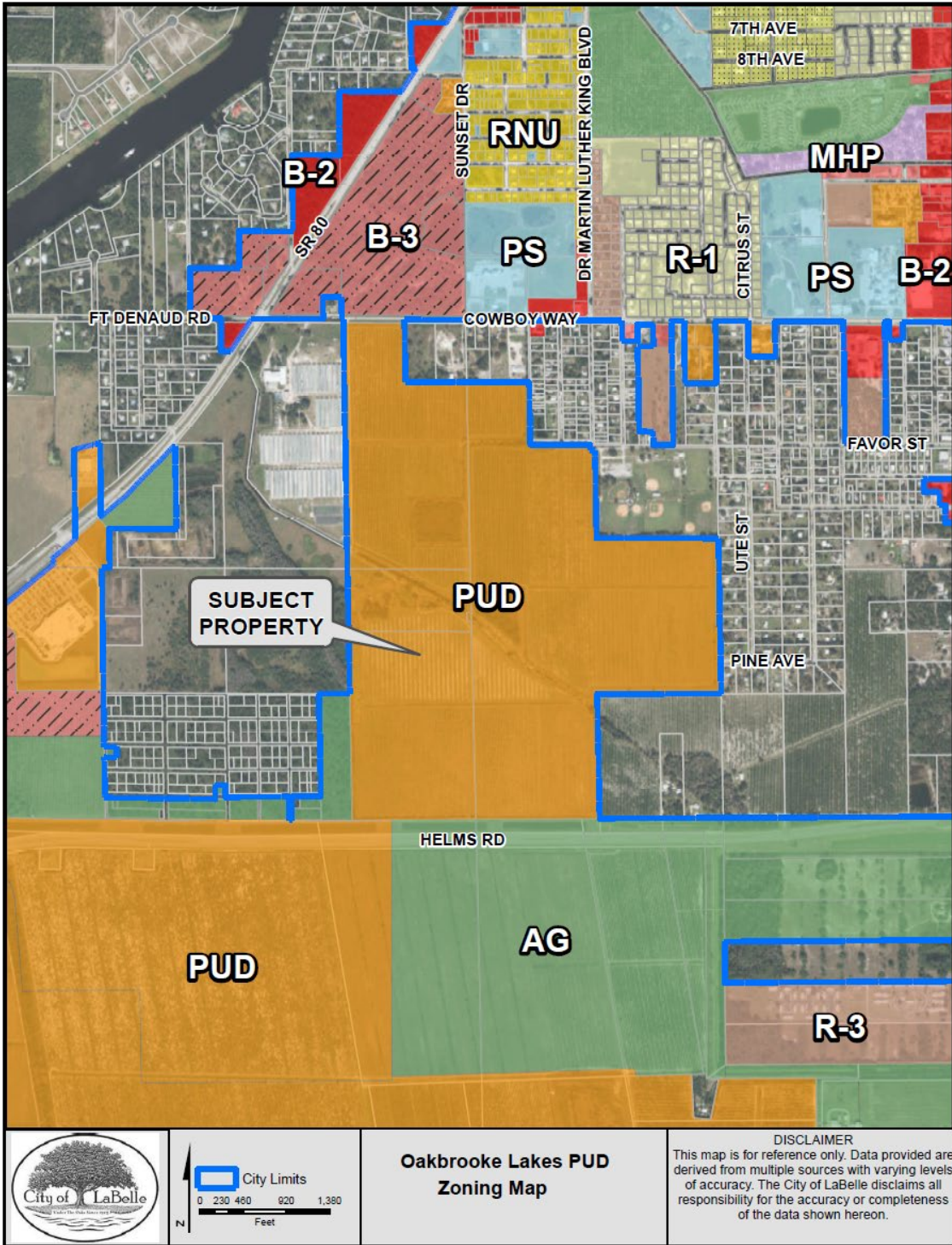
LOCATION MAP



FUTURE LAND USE MAP



ZONING MAP



**Oakbrooke Lakes PUD
Zoning Map**

DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of LaBelle disclaims all responsibility for the accuracy or completeness of the data shown herein.

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA.

PARCEL 2

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA.

PARCEL 3,

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA. A/K/A/ LOT 16, W.T. WILLIAMS UNRECORDED SUBDIVISION.

PARCEL 4,

THE EAST 1/2 OF THE NORTHEAST 1/4; EXCEPT THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; EXCEPT ROAD RIGHT OF WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 513, PAGE 313; EXCEPT THE NORTH 7.00 FEET THEREOF AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; EXCEPT LOTS 1 AND 2, BLOCK 1, BELLE LA CASA SUBDIVISION; EXCEPT LOT 1, BLOCK B, BELLE LA CASA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26, ALL LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA.

PARCEL 5,

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 ; EXCEPT THE NORTH 60 FEET OF THE EAST 30 FEET THEREOF; AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL LYING IN SECTION 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA.

PARCEL 6

LOTS 1 AND 2, BLOCK 1, BELLE LA CASA SUBDIVISION. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.

EXHIBIT B SCHEDULE OF USES

General:

- Essential Services
- Water management facilities and features, such as lakes or fountains
- Temporary construction, sales and administrative offices
- Model homes (limited to 8)
- Kiosks
- Ornamental towers such as clock towers, flagpoles, etc., limited to a height of 30 feet
- Temporary uses as defined in LDC Section 4-70

Residential:

- Single –family dwellings
- Two-family dwellings
- Multi-family dwellings, including condominiums, lofts, apartments
- Townhouses
- Community and recreational facilities
- Accessory uses
- Manager's office (limit 1)
- Gatehouse
- Signs per LDC Chapter 4-81
- Schools, public

Recreational:

- Food and confectionary kiosks
- Band shell/stage, gazebo and other similar structures
- Recreational facilities such as bocce ball, shuffleboard, lawn bowling courts, swimming pools
- Parking lots and parking structures that service the recreational amenities
- Community buildings
- Pumping stations, emergency generators – must be screened from public view
- Outdoor dining areas
- Sidewalk sales areas – require Special Exception approval
- Parks, passive areas, trails, etc.
- Accessory uses

Commercial:

- Multi-family dwellings, above commercial uses or as stand-alone buildings, not to exceed 336 units
- Uses allowed in the B-1 zoning district, with or without Special Exception as described in the Use Table, LDC Section 4-70.9[5]
- Restaurants– no drive-throughs
- Personal services
- Museums, art galleries
- Photographic studios
- Gyms
- Supermarkets and pharmacies

Communication facilities – require Special Exception approval
Clubs, lodges
Congregate living facilities
Animal sales and services
Convenience stores with gas pumps – limited to 8 two-sided pumps
Day Care
Drinking establishments as per LDC Chapter 3
Alcoholic beverage establishments, bars (neighborhood only, limited to max. 5,000 gross square feet)
Outdoor sales, service or storage areas – only as accessory uses, must be screened from public areas
Temporary Uses, as per LDC Section 4-70.9[5]
Accessory Uses
Outdoor restaurant seating
Signs per LDC Chapter 4-81

Interim Agricultural:

Agricultural uses
Horticultural Waste Recycling, limited to the location shown on Exhibit E

EXHIBIT C SITE DEVELOPMENT REGULATIONS

Commercial/School Tracts:

Site development regulations must comply with the B-2 zoning district standards set forth in the LDC

Residential:

Residential Development Standards							
Allowable Use	Max. Bldg. Lot Coverage	Min. Living Area (sq. ft. per unit)	Min. Lot Width (feet)	Minimum Setbacks (feet)			Max. Height
				Front	Side	Rear	
Single Family up to 2 Bedrooms	45%	700	60	15	7.5	20	35
Single Family, 3 bedrooms	45%	900	60	15	7.5	20	35
Two-Family, up to 2 Bedrooms	45%	900	70	15	7.5	20	35
Two-Family, max. 3 Bedrooms	45%	1,020	70	15	7.5	20	35
Multi-family Studio*	70%	500	N/A	20	25	20	35
Multi-family, One Bedroom	70%	750	N/A	20	25	20	35
Multi-family, Two Bedroom	70%	900	N/A	20	25	20	35
Multi-Family, Three Bedroom	70%	1,100	N/A	20	25	20	35
Townhouse, Two Bedroom	70%	900	15	20	0/25**	20	35
Accessory Structures				Same as above	Same as above	5	35

*Living area with kitchenette, minimum of stove and refrigerator, sink in kitchen area, separate full bath, no separate bedroom.

**Requires a minimum 25-foot setback between structures, 0 feet between attached units.

Interim Agricultural:

Minimum 100 foot setback from all property lines for structures and material piles. The fully-enclosed incinerator must be a minimum of 700 feet from all property lines.

EXHIBIT D - MASTER CONCEPT PLAN

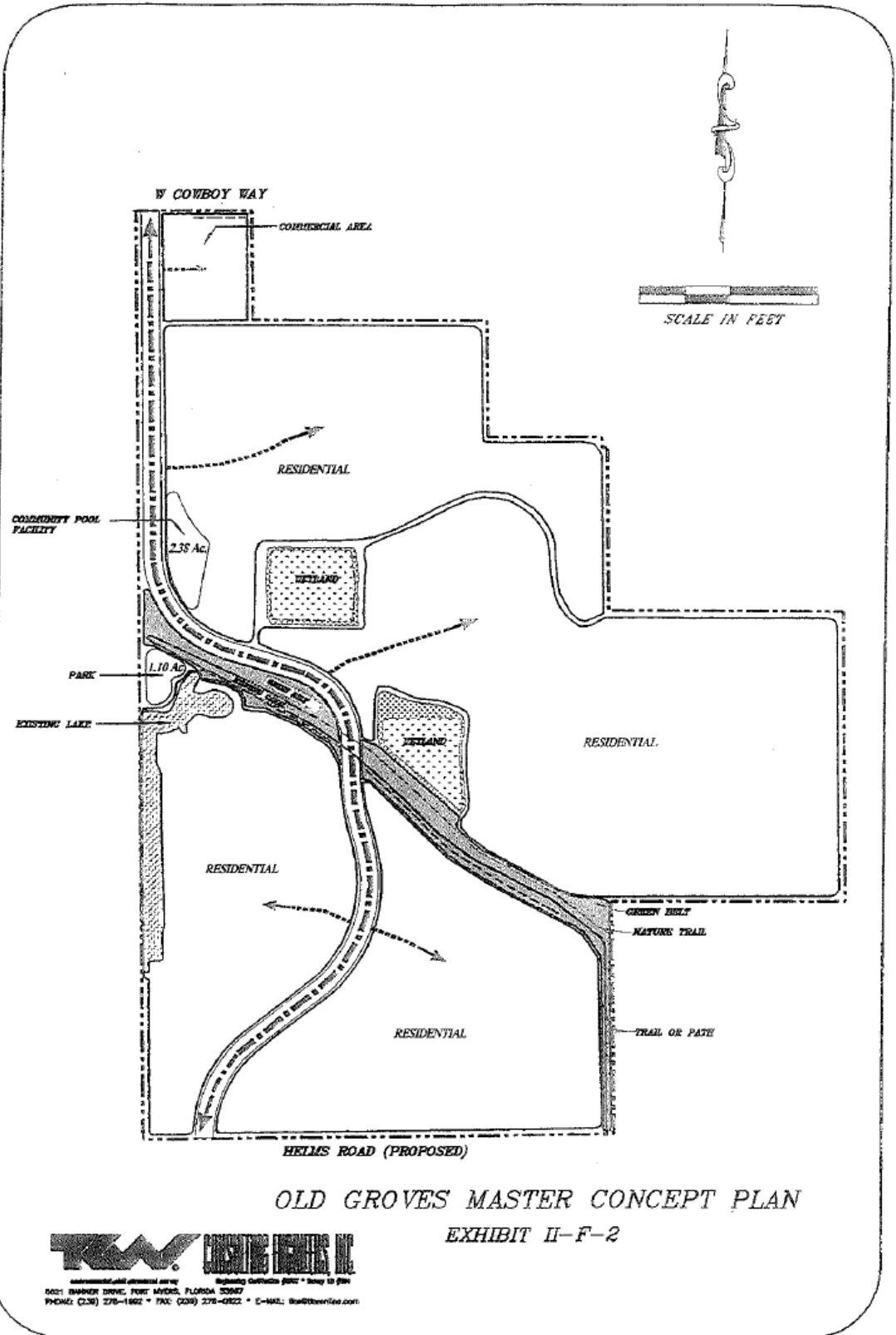
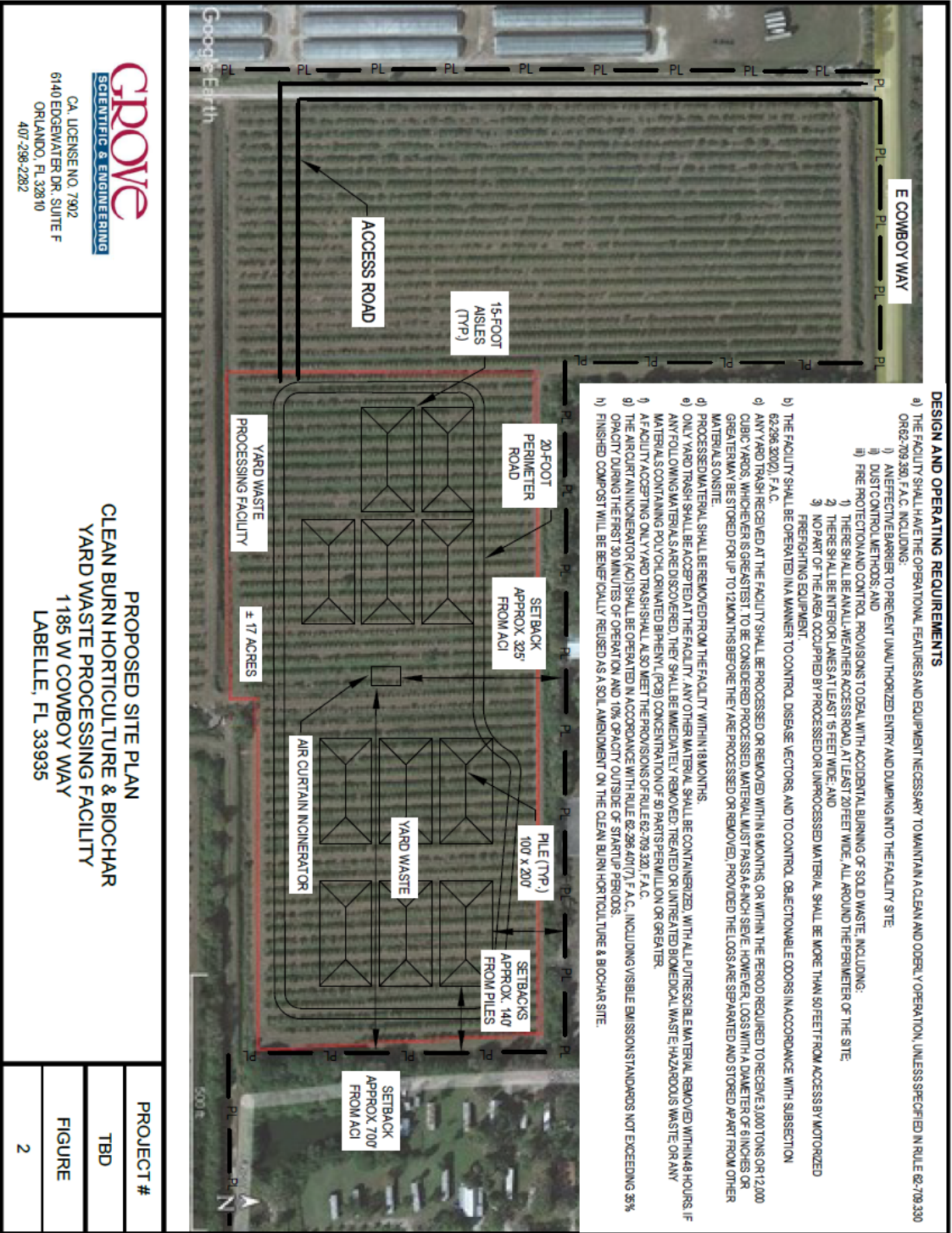
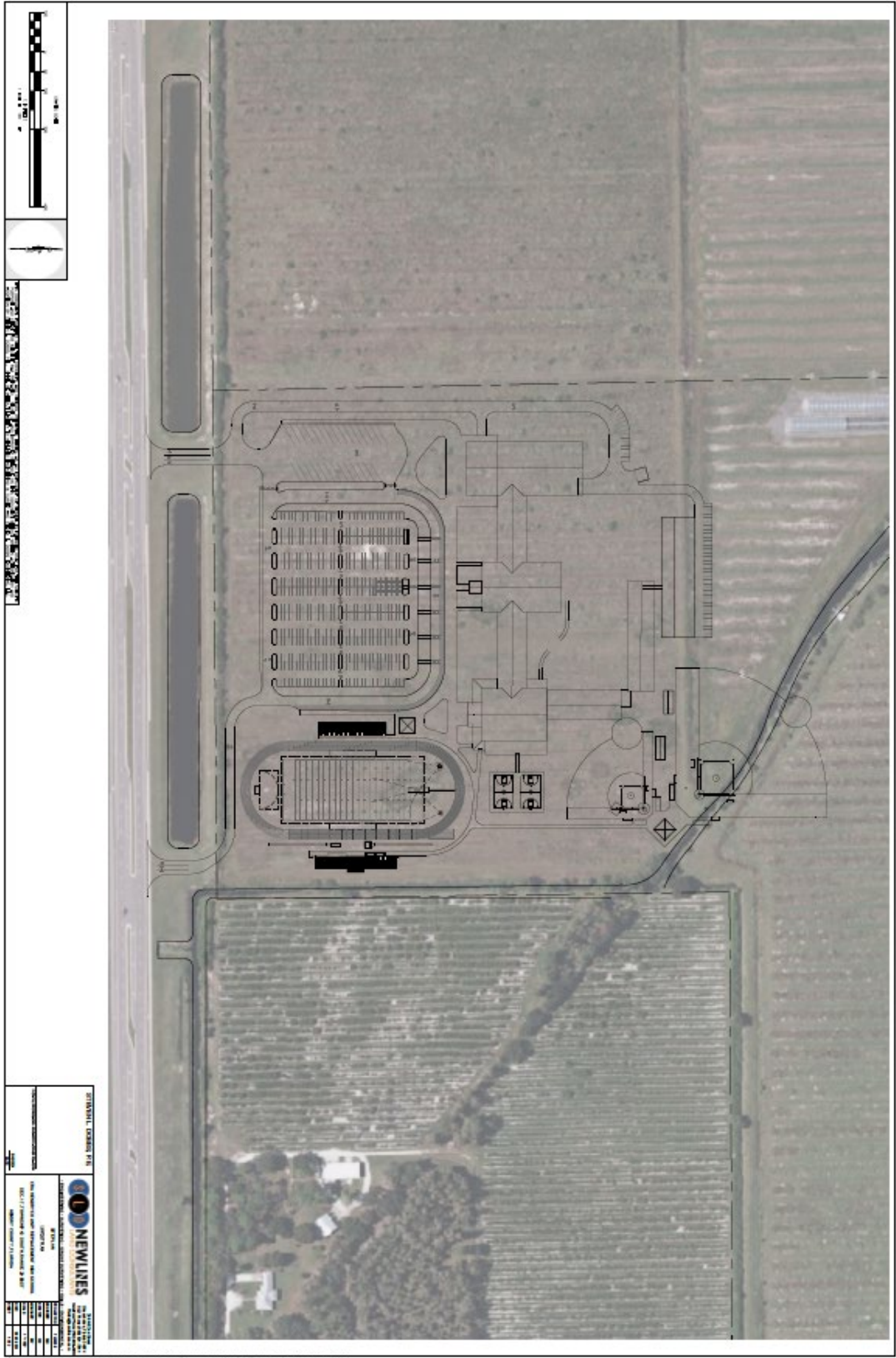


EXHIBIT E - INTERIM HORTICULTURAL RECYCLING SITE PLAN



GP GROVE
 SCIENTIFIC & ENGINEERING
 CA. LICENSE NO. 7902
 6140 EDGEWATER DR. SUITE F
 ORLANDO, FL 32810
 407.298.2282

EXHIBIT F – SCHOOL SITE PLAN



CITY OF LABELLE
ORDINANCE 2024-10
OLD GROVES PLANNED UNIT DEVELOPMENT AMENDMENT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE 2022-03 FOR THE OLD GROVE PLANNED UNIT DEVELOPMENT (AKA OAKBROOKE LAKE) LOCATED NORTH OF HELMS ROAD, SOUTH OF COWBOY WAY, AND ¾ MILES WEST OF STATE ROAD 29, CITY OF LABELLE, HENDRY COUNTY, FLORIDA; AMENDING THE CONDITIONS AND SCHEDULE OF USES; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Deanna Hansen is the “Owner” of real property, located at 1185 W. Cowboy Way, generally to the north of Helms Road, south of Cowboy Way and ¾ miles west of SR 29, City of LaBelle, Florida, further described in Exhibit “A”, attached hereto;

WHEREAS, the City of LaBelle adopted the Employment Village Old Groves Mixed Use Subdistrict future land use category to allow for development of master-planned communities providing a range of housing types; and

WHEREAS, the Hendry County School District, filed an application to amend the property’s Planned Unit Development zoning district to allow for the development of a public school facility on the site consistent with the City’s intent for the Old Groves Mixed Use Subdistrict future land use category; and

WHEREAS, after duly advertised public hearings held on October 24, 2024 before the LaBelle Local Planning Agency “LPA”, and on October 24, 2024 and November 14, 2024 before the City Commission; and,

WHEREAS, the City Commission for the City of LaBelle has determined that the requested PUD amendment is in compliance with the land use designation of “Old Groves Mixed Use Subdistrict” and intent for the Planned Unit Development to provide for requisite infrastructure within the property, which 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.

46 **Section 2.** The above-mentioned Planned Unit Development (PUD) is hereby amended,
47 upon a finding that this is the most appropriate use of the property and this use will promote,
48 protect and improve the health, safety, comfort, good order, appearance, convenience and general
49 welfare of the public subject to the following conditions:
50

51 **BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF LABELLE,**
52 **FLORIDA, that:**
53

- 54 1. The Rezone request applied to the property is described in Exhibit ‘A’.
- 55 2. The PUD is limited to a maximum of 1,249 dwelling units and 80,000 SF of commercial
56 uses.
- 57 3. A minimum of 10% of the land area shall be used for multi-family residential development.
- 58 4. Commercial development shall not exceed 10 acres with a maximum of 8,000 square feet
59 per acre up to a maximum of 80,000 gross square feet of commercial uses. A maximum
60 FAR of 0.35 is allowed for commercial development. No single commercial use shall
61 exceed 10,000 square feet of gross floor area, except that a grocery store or supermarket
62 may not exceed 45,000 gross square feet.
- 63 5. Residential density within the commercial component of the project is limited to multi-
64 family and will not exceed 6 dwelling units per acre.
- 65 6. Allowable uses shall be limited to those listed in the Schedule of Uses, attached as Exhibit
66 ‘B’.
- 67 7. Development Standards will conform to the Development Standards Table, attached as
68 Exhibit ‘C’.
- 69 8. All development must conform to the general design of the Master Concept Plan contained
70 in Exhibit ‘D’ and the requirements of the Land Development Code.
- 71 9. Design elements of the PUD will be based on a common architectural theme with emphasis
72 on a pedestrian friendly development. The unified theme shall be reflected through colors,
73 materials, details, signage, lighting and any other elements or materials that visibly impact
74 the unity of the development. The project development will include sidewalks, bicycles
75 lanes, and other types of pedestrian connectivity between the commercial and residential
76 components of the project and where possible, will connect or provide for future
77 connection to pedestrian linkages off-site. All common areas and structures shall be
78 complimentary to the architectural theme of the overall development. Site construction
79 plans must demonstrate an internal sidewalk system to connect the residential buildings to
80 on-site amenities and recreational areas, parking, and to the external sidewalk network.
- 81 10. Development must connect to the City’s potable water and sanitary sewer system. A
82 demonstration of capacity will be required at the time of development, in addition to
83 sufficient water pressure for a hydrant system and sprinklers within the building, if required
84 by the Florida Building Code and NFPA Fire Prevention Code.
- 85 11. The developer/owner or their designee, which may include a property owners association
86 (POA) or homeowner’s association (HOA) must maintain common areas, parking areas,
87 and infrastructure within the community, except for the Hendry County school site which
88 will be independently owned and maintained by the School District. If a POA/HOA is
89 established, documents must be provided to the City at the time of site construction plan
90 permitting.

- 91 12. A minimum of 35% of the development of open space shall be provided within the PUD.
92 At minimum of 10% of the site must be in the form of useable open space as defined in the
93 Land Development Code, and which may include both passive and active recreational uses.
94 Open space areas within the school site shown in the Exhibit F shall not contribute to this
95 requirement for remaining portions of the PUD.
- 96 13. Residential front yards shall maintain an average five-foot wide landscape area.
- 97 14. The Developer may construct a minimum 5-foot-wide concrete sidewalk within the rights-
98 of-way or, at the Developer's discretion, the sidewalk may meander onto the Developer's
99 property. The Developer shall provide the City with an easement for placement of any
100 portion of the sidewalk placed on private property. The easement shall be recorded prior to
101 issuance of Certificate of Completion. At the time of site construction permitting, future
102 sidewalk connections must be stubbed out on the school site to the future development
103 tracts in the PUD. Sidewalk connections in the remaining portions of the PUD must be
104 constructed by the developer.
- 105 15. Lake maintenance easements with a minimum width of 20 feet shall be provided.
- 106 16. The developer shall make every attempt to preserve the existing native trees on site.
107 Construction plans shall include a tree preservation plan and a tree protection detail
108 indicating how trees will be preserved during construction. This approval does not
109 authorize the removal of any significant oak trees.
- 110 17. A minimum of 5.47 acres of preserve area shall be provided on site.
- 111 18. Minimum width of preserve areas shall be an average of 25 feet.
- 112 19. Landscaping and buffering shall be in compliance with LDC Section 4-80 and 4-90, except
113 that streetscape buffers must be provided along Cowboy Way, consisting of a 15-foot-wide
114 buffer with a double hedgerow planted at 24 inches and maintained at 48 inches, two (2)
115 large trees, and two (2) medium trees per 100 linear feet.
- 116 20. Primary entrances to all retail and commercial uses shall be designed for access from the
117 interior of the site. Pedestrian and bicycle access shall be provided to Cowboy Way and
118 the proposed Helms Road.
- 119 21. All buildings shall be interconnected with ground level pedestrian walkways.
- 120 22. Parking areas shall be screened from Cowboy Way and proposed Helms Road and from
121 any properties adjacent to this development.
- 122 23. All necessary easements, dedications or other instruments shall be granted to the City of
123 LaBelle as necessary to insure continued operation and maintenance of all service
124 utilities.
- 125 24. All private roadways and common areas shall be continually maintained, at the Developer's
126 or private entity's expense. The City of LaBelle shall have not responsibility for
127 maintenance of privately owned facilities.
- 128 25. The horticultural waste recycling facility is permitted as an interim use until such time as
129 the first certificate of occupancy is issued for the first phase of development within 1,500
130 feet of the limits of the facility, at which time the operation must cease, or upon approval
131 of a PUD amendment to allow the use on permanent basis.
- 132 26. Hours of operation for the horticultural waste recycling facility are limited to 7 a.m. to 5
133 p.m. Monday through Friday, and 8 a.m. to 2 p.m. on Saturdays.
- 134 27. The operations will consist of horticultural debris piles no greater than 25 feet in height
135 and approximately 200' x 100' in size. Piles must be separated by a minimum of 30 feet.

- 136 28. Debris will be processed by an on-site emission free incinerator to be operated a minimum
- 137 of 700 feet from the PUD boundaries. The burning of debris with emissions or grinding of
- 138 materials on site is prohibited.
- 139 29. On-site retail sales of horticultural materials is prohibited. A maximum of 40 truck trips
- 140 per day are allowed and must be documented by the Applicant and/or operator via a daily
- 141 log.
- 142 30. The Applicant must provide the City with copies of all required state and federal agency
- 143 permits, including a Florida Department of Environmental Protection permit prior to
- 144 commencement of any interim horticultural waste recycling facility activities.
- 145 31. Approval of this PUD does not in any way create any rights on the part of the applicant to
- 146 obtain a permit from a state or federal agency and does not create any liability on the part
- 147 of the City for issuance of the permit if the Applicant fails to obtain the requisite approvals
- 148 or fulfill obligations imposed by a state or federal agency or undertakes actions that result
- 149 in a violation of state or federal law. All other applicable state or federal permits must be
- 150 obtained before commencement of the development.
- 151 32. All development and activities within the PUD must comply with all applicable NFPA
- 152 standards, including but not limited to NFPA 1, Chapter 31, as may be amended, and the
- 153 Operating Plan and Fire Protection, Control & Mitigation Plan.
- 154 33. Internal roadways and all access roads to the site from Cowboy Way and Helms Road to
- 155 serve the interim horticultural waste recycling facility must be stabilized to accommodate
- 156 emergency vehicles and be a minimum of 20 feet in width. No staging of trucks outside
- 157 the PUD boundaries is permitted at any time.
- 158 34. Prior to issuance of a site construction permit for residential or commercial uses, a detailed
- 159 site plan demonstrating the proposed residential and commercial development areas,
- 160 including building footprints, must be scheduled for one (1) public meeting before the City
- 161 Commission.
- 162 35. The PUD Master Concept Plan will remain valid for not more than five (5) years from the
- 163 date of City Commission approval. Horizontal construction must commence within five
- 164 (5) years or the MCP will be deemed vacated. Upon such time a new PUD zoning approval
- 165 must be filed and approved by the City Commission.
- 166

167 **Section 3. Conflict with other Ordinances.** The provisions of this article shall supersede any

168 provisions of existing ordinances in conflict herewith to the extent of said conflict.

169

170 **Section 4. Severability.** In the event that any portion of this ordinance is for any reason held

171 invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a

172 separate, distinct and independent provision, and such holding shall not affect the validity of the

173 remaining portions of this ordinance.

174

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

176 adoption.

177

178

179

180

181 **PASSED AND ADOPTED** in open session this _____ day _____, 2024.

182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209

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 Akin	_____	_____
Commissioner Spratt	_____	_____

**EXHIBIT A
LEGAL DESCRIPTION**

210
211
212
213 PARCEL 1
214 THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION
215 17, TOWNSHIP 42 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA.
216
217 PARCEL 2
218 THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE
219 NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST
220 1/4 OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY,
221 FLORIDA.
222
223 PARCEL 3
224 THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4
225 OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA.
226 A/K/A/ LOT 16, W.T. WILLIAMS UNRECORDED SUBDIVISION.
227
228 PARCEL 4
229 THE EAST 1/2 OF THE NORTHEAST 1/4; EXCEPT THE NORTHEAST 1/4 OF THE
230 NORTHEAST 1/4 OF THE NORTHEAST 1/4; EXCEPT ROAD RIGHT OF WAY, AS
231 DESCRIBED IN OFFICIAL RECORDS BOOK 513, PAGE 313; EXCEPT THE NORTH 7.00
232 FEET THEREOF AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE
233 NORTHEAST 1/4 OF THE SOUTHEAST 1/4; EXCEPT LOTS 1 AND 2, BLOCK 1, BELLE
234 LA CASA SUBDIVISION; EXCEPT LOT 1, BLOCK B, BELLE LA CASA SUBDIVISION,
235 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26, ALL
236 LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY,
237 FLORIDA.
238
239 PARCEL 5
240 THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE
241 NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 ; EXCEPT THE NORTH
242 60 FEET OF THE EAST 30 FEET THEREOF; AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF
243 THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; AND THE SOUTH 1/2 OF THE
244 SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE
245 SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTHEAST 1/4 OF THE
246 NORTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE NORTHEAST 1/4 OF THE
247 SOUTHWEST 1/4, ALL LYING IN SECTION 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST,
248 HENDRY COUNTY, FLORIDA.
249
250 PARCEL 6
251 LOTS 1 AND 2, BLOCK 1, BELLE LA CASA SUBDIVISION. ACCORDING TO THE PLAT
252 THEREOF RECORDED IN PLAT BOOK 2, PAGE 26, PUBLIC RECORDS OF HENDRY
253 COUNTY, FLORIDA.

EXHIBIT B
SCHEDULE OF USES

254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298

General:

- Essential Services
- Water management facilities and features, such as lakes or fountains
- Temporary construction, sales and administrative offices
- Model homes (limited to 8)
- Kiosks
- Ornamental towers such as clock towers, flagpoles, etc., limited to a height of 30 feet
- Temporary uses as defined in LDC Section 4-70

Residential:

- Single –family dwellings
- Two-family dwellings
- Multi-family dwellings, including condominiums, lofts, apartments
- Townhouses
- Community and recreational facilities
- Accessory uses
- Manager’s office (limit 1)
- Gatehouse
- Signs per LDC Chapter 4-81
- Schools, public

Recreational:

- Food and confectionary kiosks
- Band shell/stage, gazebo and other similar structures
- Recreational facilities such as bocce ball, shuffleboard, lawn bowling courts, swimming pools
- Parking lots and parking structures that service the recreational amenities
- Community buildings
- Pumping stations, emergency generators – must be screened from public view
- Outdoor dining areas
- Sidewalk sales areas – require Special Exception approval
- Parks, passive areas, trails, etc.
- Accessory uses

Commercial:

- Multi-family dwellings, above commercial uses or as stand-alone buildings, not to exceed 6 du/acre
- Uses allowed in the B-1 zoning district, with or without Special Exception as described in the Use Table, LDC Section 4-70.9[5]
- Restaurants– no drive-throughs
- Personal services
- Museums, art galleries

- 299 Photographic studios
- 300 Gyms
- 301 Supermarkets and pharmacies
- 302 Communication facilities – require Special Exception approval
- 303 Clubs, lodges
- 304 Congregate living facilities
- 305 Animal sales and services
- 306 Convenience stores with gas pumps – limited to 8 two-sided pumps
- 307 Day Care
- 308 Drinking establishments as per LDC Chapter 3
- 309 Alcoholic beverage establishments, bars (neighborhood only, limited to max.
310 5,000 gross square feet)
- 311 Outdoor sales, service or storage areas – only as accessory uses, must be screened
312 from public areas
- 313 Temporary Uses, as per LDC Section 4-70.9[5]
- 314 Accessory Uses
- 315 Outdoor restaurant seating
- 316 Signs per LDC Chapter 4-81
- 317
- 318 *Interim Agricultural:*
- 319 Agricultural uses
- 320 Horticultural Waste Recycling, limited to fully enclosed incinerator and to be
321 sited on the location shown on Exhibit E
- 322

323
324
325
326
327
328
329
330
331

**EXHIBIT C
SITE DEVELOPMENT REGULATIONS**

Commercial/School Tracts:

Site development regulations must comply with the B-2 zoning district standards set forth in the LDC

Residential:

Residential Development Standards							
Allowable Use	Max. Bldg. Lot Coverage	Min. Living Area (sq. ft. per unit)	Min. Lot Width (feet)	Minimum Setbacks (feet)			Max. Height
				Front	Side	Rear	
Single Family up to 2 Bedrooms	45%	700	60	15	7.5	20	35
Single Family, 3 bedrooms	45%	900	60	15	7.5	20	35
Two-Family, up to 2 Bedrooms	45%	900	70	15	7.5	20	35
Two-Family, max. 3 Bedrooms	45%	1,020	70	15	7.5	20	35
Multi-family Studio*	70%	500	N/A	20	25	20	35
Multi-family, One Bedroom	70%	750	N/A	20	25	20	35
Multi-family, Two Bedroom	70%	900	N/A	20	25	20	35
Multi-Family, Three Bedroom	70%	1,100	N/A	20	25	20	35
Townhouse, Two Bedroom	70%	900	15	20	0/25**	20	35
Accessory Structures				Same as above	Same as above	5	35

332 *Living area with kitchenette, minimum of stove and refrigerator, sink in kitchen area, separate
333 full bath, no separate bedroom.

334 **Requires a minimum 25-foot setback between structures, 0 feet between attached units.

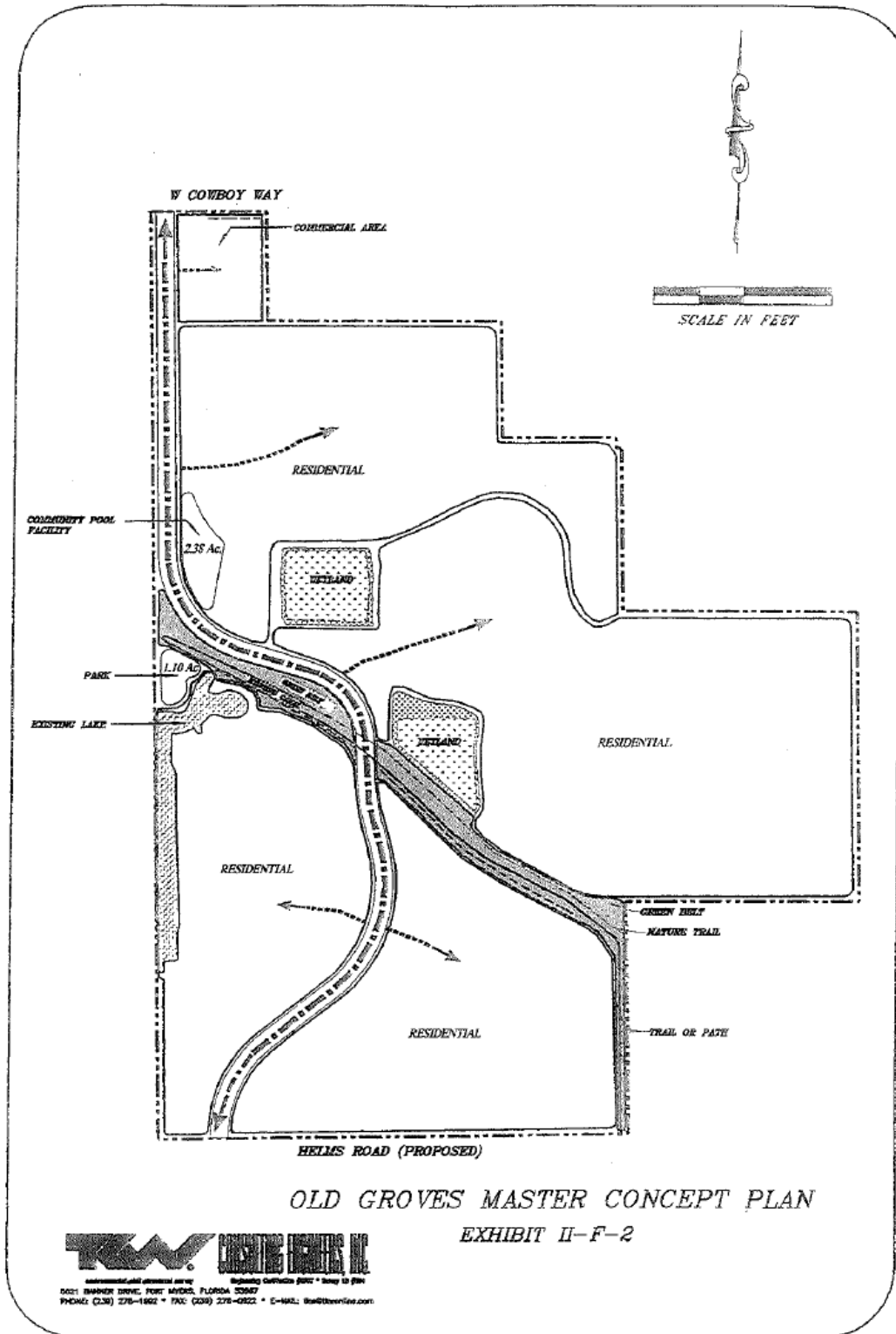
335
336
337
338
339

Interim Agricultural:

Minimum 100 foot setback from all property lines for structures and material piles. The fully-enclosed incinerator must be a minimum of 250 feet from all property lines.

340

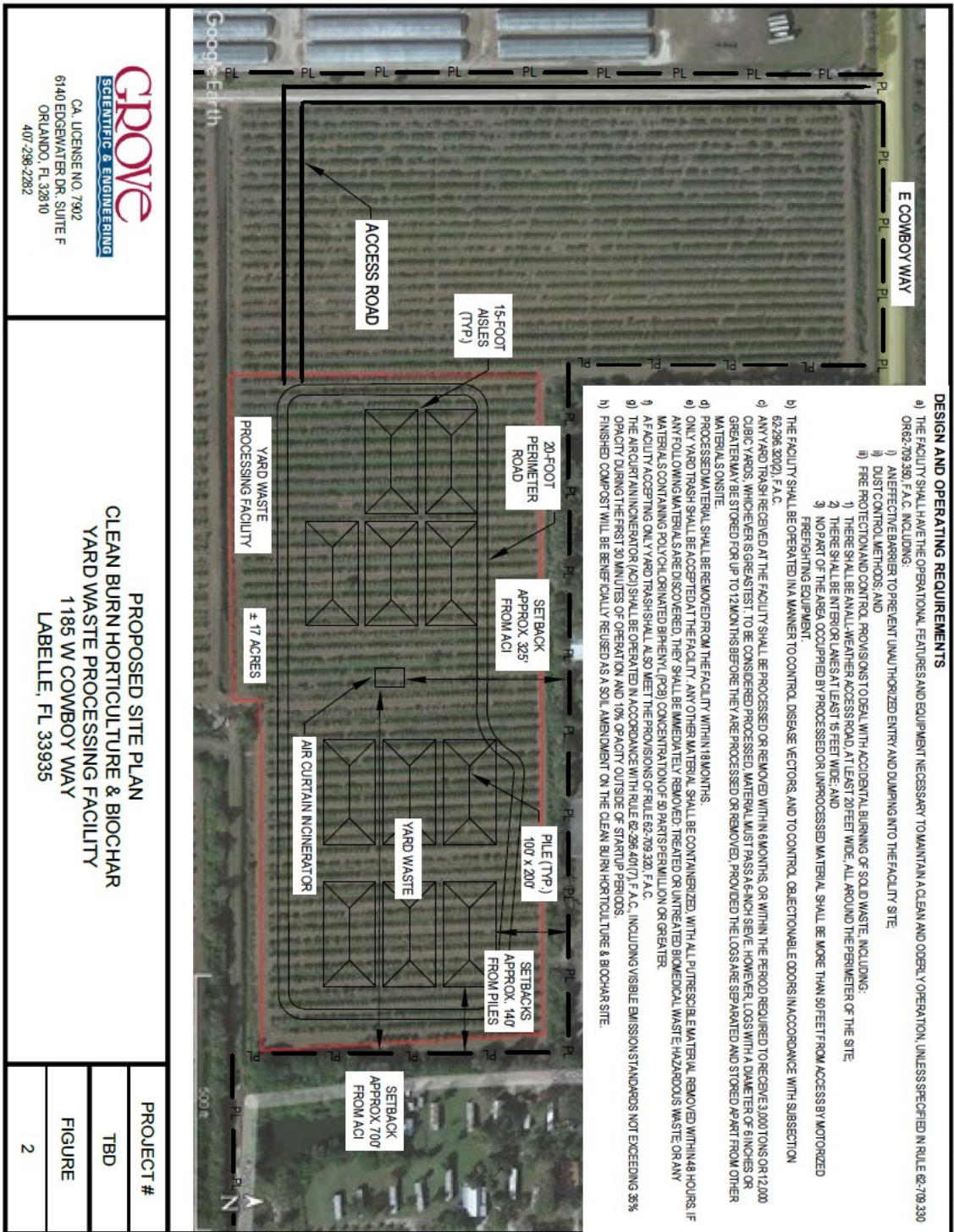
EXHIBIT D - MASTER CONCEPT PLAN



341
342

343

EXHIBIT E – INTERIM HORTICULTURAL RECYCLING SITE PLAN



GP GROVE
 SCIENTIFIC & ENGINEERING
 CA. LICENSE NO. 7902
 6140 EDGEWATER DR. SUITE F
 ORLANDO, FL 32810
 407-298-2282

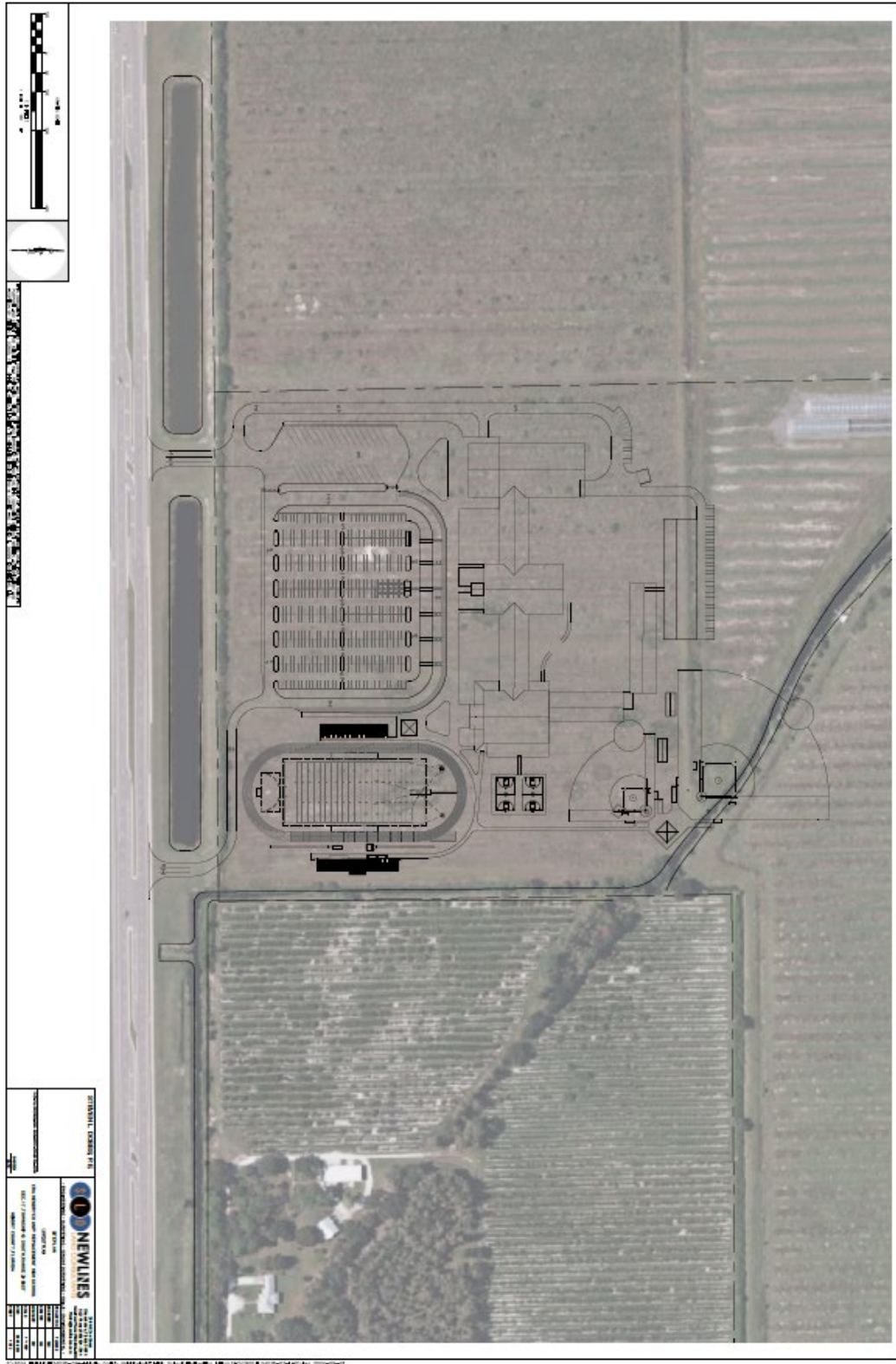
PROPOSED SITE PLAN
 CLEAN BURN HORTICULTURE & BIOCHAR
 YARD WASTE PROCESSING FACILITY
 1185 W COWBOY WAY
 LABELLE, FL 33935

PROJECT #	TBD
FIGURE	2

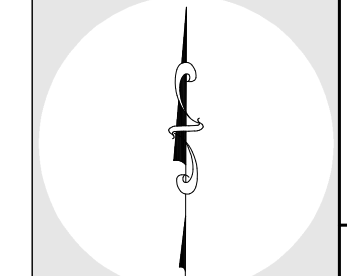
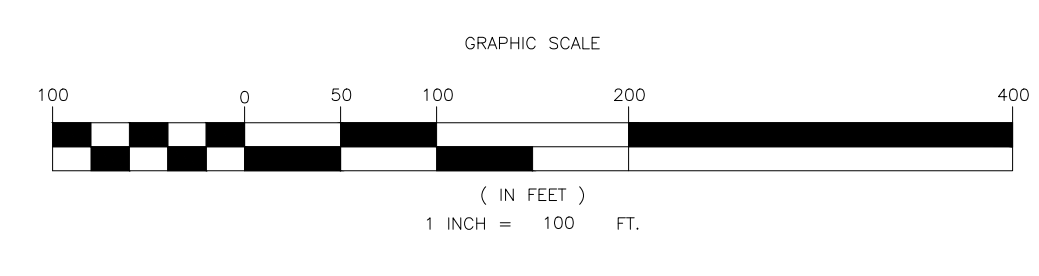
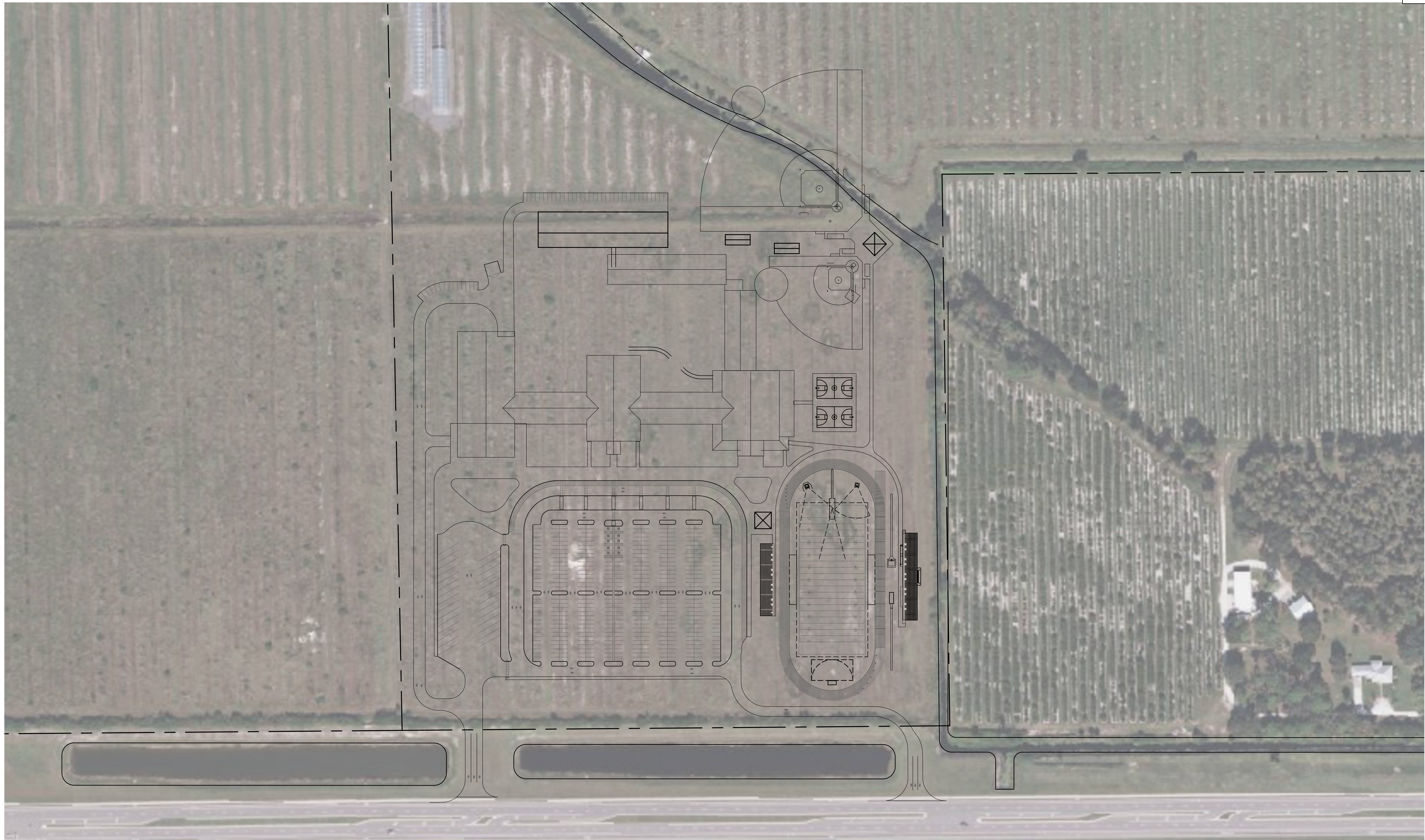
344
 345
 346
 347

348

EXHIBIT F – SCHOOL SITE PLAN



349



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEVEN L. DOBBS, P.E., SHALL BE WITHOUT LIABILITY TO NEWLINES ENGINEERING & SURVEY AND STEVEN L. DOBBS ENGINEERING, LLC.

STEVEN L. DOBBS, P.E.

FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 48134



ENGINEERING • SURVEYING • DRONE SURVEYING • SOILS • ENVIRONMENTAL

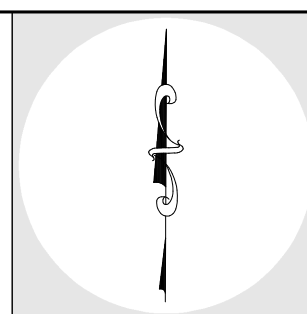
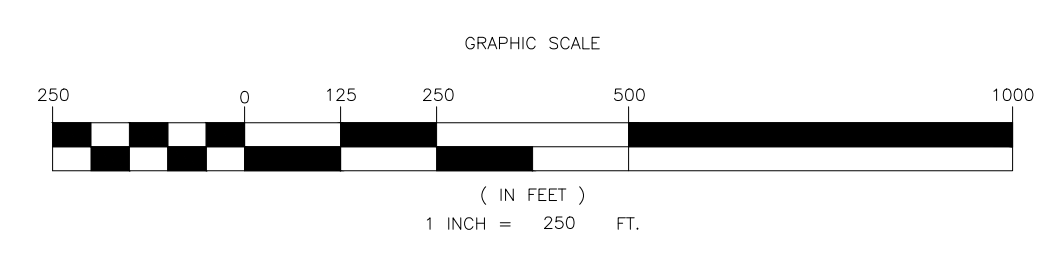
SITE PLAN
LAYOUT PLAN
CRA HENDRY COUNTY REPLACEMENT HIGH SCHOOL
 SEC. 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST
 HENDRY COUNTY, FLORIDA

209 NE 2nd Street
 Okeechobee, Florida 34974
 SLD Phone (863) 824-7644
 Newlines Phone (732) 994-4599
 Florida@newlinesco.com

PROJECT NO.	FL24038
ENGINEER	SLD
DRAFTER	xxx
MANAGER	EW
SCALE	1" = 100'
DATE	09-18-2024
SHEET	1 OF 2

9/18/2024
 DATE

2024_Hendry_County_Replacement_High_School_Engineering_plans\CAD\DWG\FL24038-03-LAYOUT.dwg 2024-09-18



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEVEN L. DOBBS, P.E., SHALL BE WITHOUT LIABILITY TO NEWLINES ENGINEERING & SURVEY AND STEVEN L. DOBBS ENGINEERING, LLC.

STEVEN L. DOBBS, P.E.

FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 48134



ENGINEERING • SURVEYING • DRONE SURVEYING • SOILS • ENVIRONMENTAL •

SITE PLAN
LAYOUT PLAN
CRA HENDRY COUNTY REPLACEMENT HIGH SCHOOL
 SEC. 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST
 HENDRY COUNTY, FLORIDA

PROJECT NO.	FL24038
ENGINEER	SLD
DRAFTER	xxx
MANAGER	EW
SCALE	1" = 250'
DATE	06-18-2024
SHEET	2 OF 2



CITY OF LABELLE, FLORIDA

**Planning Staff Report
For
Wheeler Grove PUD Amendment**

TYPE OF CASE: PUD Amendment

STAFF REVIEWER: Alexis Crespo, AICP

DATE: November 12, 2024

APPLICANT: Wheeler Properties, LLC and Town Grove, LLC

AGENT: Same as Applicant

REQUEST: Allow for an extension of the effective date of the PUD zoning approval and corresponding Master Concept Plan from October 8, 2025 to November 14, 2034.

LOCATION: East of Dr. Martin Luther King Jr. Blvd. & south of SR 80

PROPERTY SIZE: 56+/-acres

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

Existing Future Land Use Designation: Outlying Mixed Use
 Existing Zoning: Planned Unit Development
 Land Use: Vacant/Agriculture

SURROUNDING LAND USE:

North: FLU – Outlying Mixed Use
 Zoning – Business General (B-2)
 Land Use – Vacant

South: FLU – Residential; Public
 Zoning – Multi-Family (R-3) & Single Family Residential (R-1)
 Land Use – Single-Family Residential; Duplex

East: FLU – Residential; Public
 Zoning – Single Family Residential (R-1A); Public Services (PS); Business Professional (B-1)

Land Use – Single-Family Residential; Public

West: FLU – Residential; Public
 Zoning – Residential (RNU); Public (PS); Business General (B-2)
 Land Use – Single-Family Residential; Commercial; Public

STAFF NARRATIVE:

The 56-acre subject property was rezoned to Planned Unit Development (PUD) by the City Commission in October 2020, allowing for development of a maximum of 335 dwelling units, including a mix of single-family attached, detached and multi-family dwelling types. The maximum height was limited to 45 feet and the zoning ordinance contained numerous conditions relating to enhanced buffers, setbacks, sidewalks and other requirements.

The property owners conveyed a utility easement to the City of LaBelle to allow for access to the City's wastewater treatment plant facility to the east of the subject property.

Due to changes in market conditions, the Applicant is seeking a five (5) year extension to the PUD approval, extending the expiration date from October 8, 2025 to November 14, 2034. In addition to this modification to the zoning conditions, Staff has included minor changes to reflect current condition language relating to fire prevention and impact fees. The changes to conditions are shown in strikethrough/underline format below.

1. The Rezone request applied to the property is described in Exhibit 'A'.
2. The PUD is limited to a maximum of 335 dwelling units, limited to 110 single-family and 225 multi-family or townhouse dwelling units.
3. Allowable uses shall be limited to those listed in the Schedule of Uses, attached as Exhibit 'B'. No other uses are permitted in the PUD unless stated above.
4. Development Standards will conform to the Development Standards Table, attached as Exhibit 'C'.
5. 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.
6. All buildings (including residential and any recreational amenity structures), signage and accessory structures within the development must have consistent architectural theme and color palette.
7. Site construction plans must demonstrate an internal sidewalk system to connect the residential buildings to on-site amenities and recreational areas, parking, and to the external sidewalk network.
8. A 5-foot-wide sidewalk must be installed along the Martin Luther King Jr. Blvd. frontage.
9. Residential buildings must be located a minimum of 100 feet from the City Wastewater Treatment Facility to the east of the project.
10. Development must connect to the City's potable water and sanitary sewer system. A demonstration of capacity will be required at the time of development, in addition to sufficient water pressure for a hydrant system and sprinklers within the building, if required by the Florida Building Code and NFPA fire prevention code.
11. The requirement for traffic signals and/or turn lanes at the project entrances will be evaluated at the time of site construction permit review.
12. The developer shall be required to obtain all necessary local, state, and federal permits for development prior to construction activities, including local site construction plan permit, plat (if applicable), and building permits.

- 13. The developer/owner or their designee, which may include a property owners association (POA) or homeowner’s association (HOA) must maintain common areas, parking areas, and infrastructure within the community. If a POA/HOA is established, documents must be provided to the City at the time of site construction plan permitting.
- 14. A minimum of 30% of the development, or 16.8+/- acres, of open space shall be provided within the PUD. A minimum of 5 acres must be usable open space, which may include active and passive recreation areas.
- 15. Parking for residential dwelling unit shall be provided in accordance with the Land Development Code. In addition, any common residential recreation area on the site must include a minimum of three (3) parking spaces including one (1) ADA space.
- 16. Dumpsters, recycling facilities and service areas must be located a minimum of 25 feet from the PUD perimeter and be screened via an opaque wall, fence or enclosure that is a minimum 6-feet in height.
- 17. The three (3) building areas located at the south of the PUD must be setback a minimum of 50 feet from the PUD boundary.
- 18. An enhanced 25-foot right-of-way buffer must be provided on the Dr. Martin Luther King Jr. Blvd. frontage. The buffer must include a double-staggered hedgerow, two (2) large trees, and two (2) medium trees per per 100 linear feet. The double-staggered hedgerow must be 36-inches at time of planting and maintained at 48 inches.
- 19. 25-foot-wide buffers must be provided along the southern, northern, and eastern boundaries of the PUD. The buffer must include a double-staggered hedgerow, and three (3) large trees per 100 linear feet. The double-staggered hedgerow must be 36-inches at time of planting and maintained at 48 inches.
- 20. A 50-foot-wide buffer must be provided where the project abuts the City wastewater treatment plan in the area shown on the Master Concept Plan. The buffer must include an 8-foot tall opaque wall or fence and five (5) large medium trees per 100 linear feet.
- 21. The site construction plan permits must demonstrate one (1) covered bus stop for school-age children at one (1) of the project entrances on Dr. Martin Luther King, Jr. Blvd.
- 22. The PUD Master Concept Plan will remain valid for not more than ~~five (5)~~ ten (10) years from the date of City Commission approval. Horizontal construction must commence within ~~five (5)~~ ten (10) years or the MCP will be deemed vacated. Upon such time a new PUD zoning approval must be filed and approved by the City Commission. A one (1) time extension two (2) years may be submitted to the City prior to vacation of the MCP.
- 23. 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.

SUGGESTED MOTION(S):

APPROVAL:

I make a motion to approve the Wheeler Grove PUD Amendment.

APPROVAL WITH CONDITIONS:

I make a motion to approve the Wheeler Grove PUD Amendment, with the following condition(s):

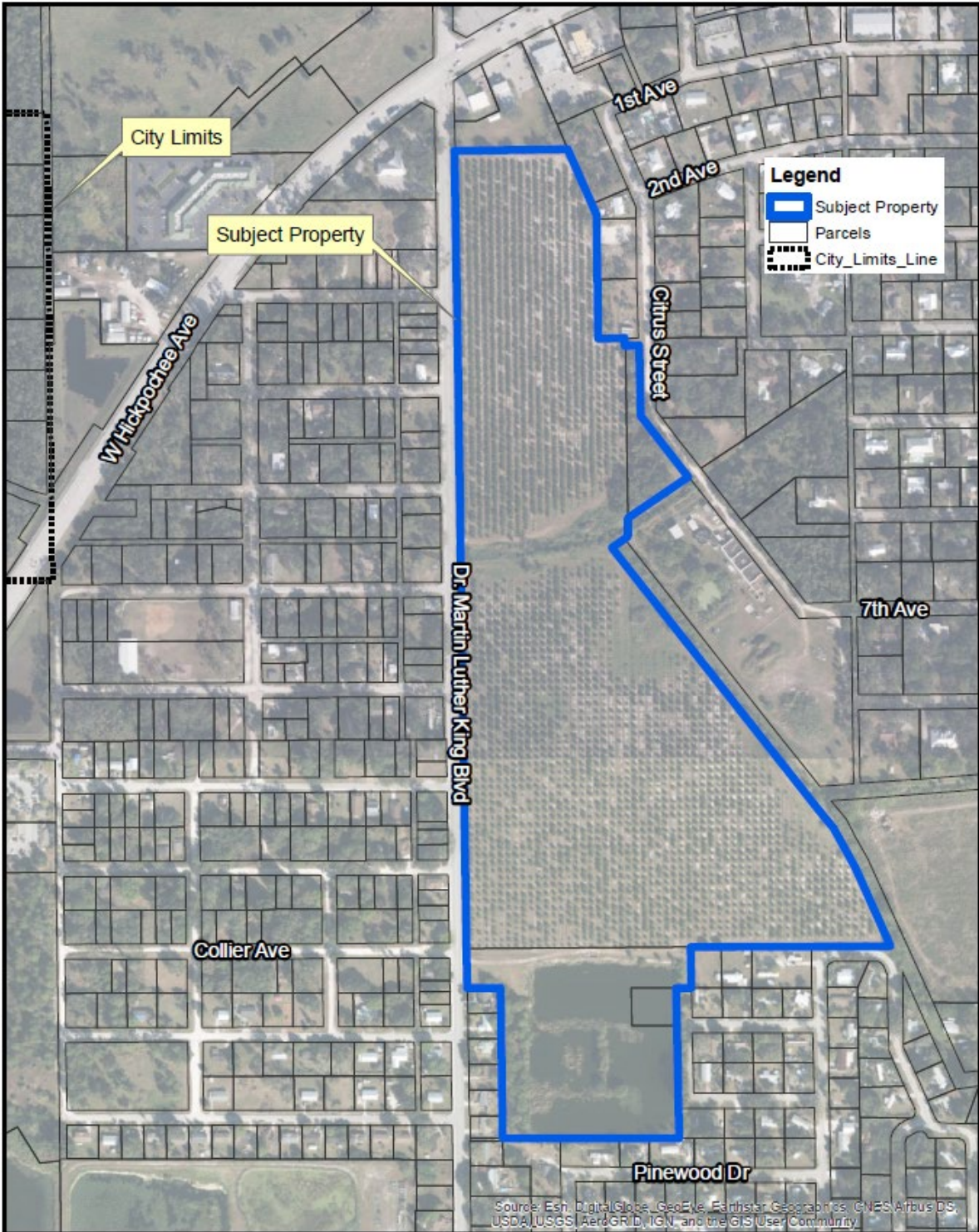
- 1) as outlined in the staff report;
- OR**
- 2) as outlined in the staff report and amended as follows;
- OR**

3) with the following conditions:

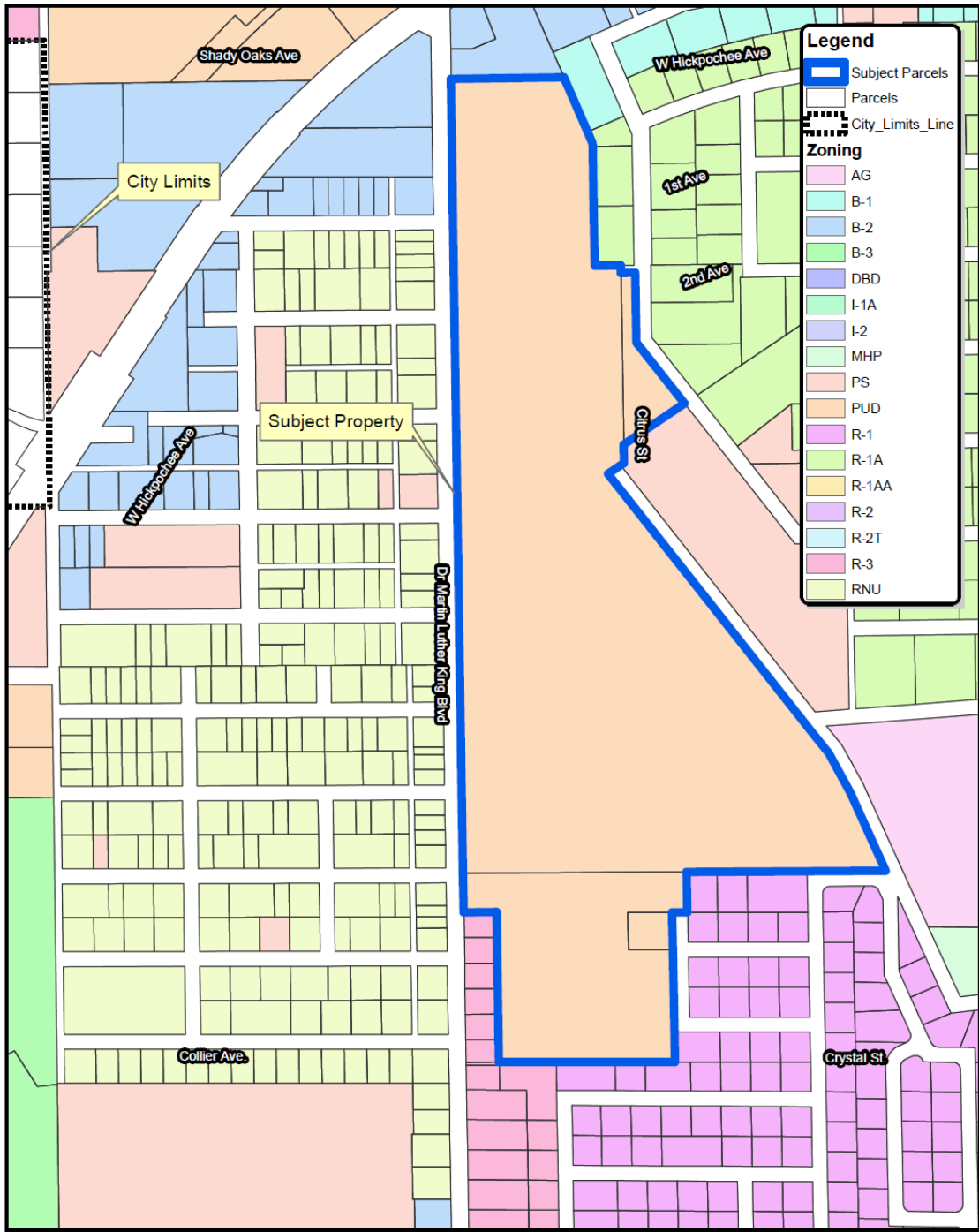
DENIAL:

I make a motion to deny the Wheeler Grove PUD Amendment. The request does not meet the criteria:

LOCATION MAP



CURRENT ZONING MAP



**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1 (O.R.B. 800, PG. 326)

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 29 EAST, IN LABELLE, HENDRY COUNTY, FLORIDA. AND RUN NORTH 89 DEGREES 34 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4-NORTHWEST 1/4, 33 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD S731 AND POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 0 DEGREES 48 MINUTES 20 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, 1950.9 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 30 SECONDS EAST 375.4 FEET; THENCE SOUTH 23 DEGREES 33 MINUTES 40 SECONDS EAST, 237 FEET; THENCE SOUTH 0 DEGREES 59 MINUTES EAST, 411.01 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 30 SECONDS EAST 87.64 FEET; THENCE SOUTH 0 DEGREES 50 MINUTES 30 SECONDS EAST, 658.4 FEET; THENCE SOUTH 55 DEGREES 46 MINUTES WEST, 65.22 FEET; THENCE SOUTH 38 DEGREES 12 MINUTES EAST, 1107.55 FEET; THENCE SOUTH 39 DEGREES 19 MINUTES EAST, 78.31 FEET; THENCE SOUTH 28 DEGREES 25 MINUTES EAST, 139.66 FEET; THENCE SOUTH 24 DEGREES 25 MINUTES EAST, 296.88 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 30 SECONDS WEST, 1406.7 FEET TO THE EAST R/W LINE OF STATE ROAD S731; THENCE NORTH 0 DEGREES 50 MINUTES WEST, ALONG SAID EAST R/W LINE, 709.5 FEET TO THE POINT OF BEGINNING. CONTAINING 46.0 ACRES AND SUBJECT TO A STATE ROAD DEPARTMENT DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 18, PAGE 564, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.

AND

PARCEL 2 (O.R.B. 645, PG. 120)

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8 AND RUN S 89°12'30" W, ALONG THE SOUTH LINE OF W.T. MADDOX'S FIRST ADDITION TO BELMONT, AS RECORDED IN PLAT BOOK 3, PAGE 8, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, (SAID LINE ALSO BEING THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4), A DISTANCE OF 685.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A FIFTY (50) FOOT WIDE STREET AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S 00°59'16" E, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 257.88 FEET; THENCE S 38°13'13" E, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 308.45 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A STATE ROAD DEPARTMENT DITCH EASEMENT AS MAINTAINED, AND OCCUPIED AND MONUMENTED AND THE NORTHEASTERLY CORNER OF THE CITY OF LABELLE SEWER PLANT PROPERTY; THENCE S 55°43'11" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE NORTHERLY LINE OF THE CITY OF LABELLE SEWER PLANT PROPERTY, A DISTANCE OF 281.96 FEET TO THE EAST LINE OF A CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 139, PAGE 304, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE N 00°49'47" W, ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 139, PAGE 304, A DISTANCE OF 658.40 FEET TO THE SOUTH LINE OF SAID W.T. MADDOX'S FIRST ADDITION TO BELMONT; THENCE N 89°12'30" E, ALONG THE SOUTH LINE OF SAID W.T. MADDOX'S FIRST ADDITION TO BELMONT, A DISTANCE

OF 47.25 FEET TO THE POINT OF BEGINNING. SUBJECT TO A STATE ROAD DEPARTMENT DRAINAGE DITCH EASEMENT AS RECORDED IN DEED BOOK 18, PAGE 564, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.
AND

PARCEL 3 (O.R.B. 746, PG. 174)

BEGINNING 709 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA; THENCE RUN EAST 730.10 FEET; THENCE RUN SOUTH 122.95 FEET; THENCE RUN WEST 200 FEET; THENCE SOUTH 125.00 FEET; THENCE RUN EAST 150 FEET; THENCE RUN SOUTH 375 FEET; THENCE RUN WEST 570 FEET; THENCE RUN NORTH 500 FEET; THENCE RUN WEST 110 FEET; THENCE RUN NORTH 130 FEET TO THE POINT OF BEGINNING.
AND

PARCEL 4 (O.R.B. 746, PG. 172)

LOT 1, BLOCK 12, W.T. MADDOX'S FIRST ADDITION TO ENGLEWOOD TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 107, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.

**EXHIBIT B
SCHEDULE OF USES**

Residential Accessory Structures

Residential Dwelling Units

North of Primary Entrance:

Single-Family Detached

Single-Family Attached

Duplex

Triplex

Quadraplex

Townhouse

South of Primary Entrance:

Single-Family Detached

Single-Family Attached

Duplex

Triplex

Quadraplex

Townhouse

Multi-Family

Essential services, such as but not limited to cable, fiber optic, public utilities

Fences and walls in accordance with LDC Chapter 4

Gates and gatehouses

Model Home/Unit

Recreational amenities, private, on-site

Community Structures, including but not limited to clubhouse, pool

Playgrounds

Signs per Chapter 4 of LDC

**EXHIBIT C
SITE DEVELOPMENT REGULATIONS**

	Single-Family Detached	Single-Family Attached	Duple x	Townhouse	Triplex Quadplex	Multi-Family	Amenity/ Clubhouse
Min. Lot Size	5,000 SF	1,950 SF	5,000 SF/ building	1,600 SF	N/A	N/A	10,000 SF
Min. Depth	100'	65'	100'	100'	N/A	N/A	N/A
Min. Width	50'	30'	50'	16'	N/A	N/A	N/A
Max. Height ⁽¹⁾	35'	35'	35'	35'	35'	45'	35'
Max. Lot Coverage	50%	65%	65%	70%	70%	70%	50%
Min. Unit Size	1,200 SF	800 SF	800 SF	800 SF	750 SF	750 SF	N/A
BUILDING SETBACKS							
Martin Luther King Jr. Blvd.	25'	25'	25'	25'	25'	25'	25'
Street/Front(1)	20'	20'	20'	20'	20'	20'	20'
Side	6'	0'/7.5'	0'/7.5'	0'/7.5'	½ Building Height	½ Building Height	½ Building Height
Rear (Principal)	15'	15'	10'	10'	10'	10'	10'
Rear (Accessory)	5'	5'	5'	5'	5'	5'	5'
Waterbody	25'	25'	25'	25'	25'	25'	25'
PUD Perimeter Setbacks (2)	25'	25'	25'	25'	25'	25'	25'

(1) Secondary front yards on corner lots may be reduced to 15 feet.

(2) Residential buildings must be setback a minimum of 100 feet from the shared property line with the City wastewater treatment facility, and 50 feet from the southern property line.

1 CITY OF LABELLE
2 ORDINANCE 2024-11
3 WHEELER GROVE PLANNED UNIT DEVELOPMENT AMENDMENT
4

5 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE
6 2020-06 FOR THE WHEELER GROVE PLANNED UNIT DEVELOPMENT; A 56+/-
7 ACRE PROPERTY GENERALLY LOCATED EAST OF DR. MARTIN LUTHER KING
8 JR. BLVD. AND SOUTH OF STATE ROAD 80, CITY OF LABELLE, HENDRY
9 COUNTY, FLORIDA; AMENDING THE ZONING CONDITIONS; PROVIDING FOR
10 INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
11

12 WHEREAS, Wheeler Properties, LLC and Town Grove, LLC are the “Owners” of real
13 property, located south of State Road 80/West Hickpochee Avenue and east of Dr. Martin Luther
14 King Jr. Blvd., City of LaBelle, Florida, further described in Exhibit “A”, attached hereto;
15

16 WHEREAS, the City of LaBelle adopted the Outlying Mixed-Use future land use category
17 and Planned Unit Development zoning district to allow for development of master-planned
18 communities providing a full range of housing types; and
19

20 WHEREAS, the City initiated an application to amend the Planned Unit Development
21 zoning conditions to extend the Planned Unit Development approval from October 8, 2025 to
22 November 14, 2034; and
23

24 WHEREAS, after duly advertised public hearings held on October 24, 2024 before the
25 LaBelle Local Planning Agency “LPA”, and on October 24, 2024 and November 14, 2024 before
26 the City Commission; and,
27

28 WHEREAS, the City Commission for the City of LaBelle has determined that the requested
29 PUD amendment is in compliance with the land use designation of “Outlying Mixed-Use” and
30 approval of the amendment will further the goals and objectives of the City of LaBelle
31 Comprehensive Plan; and,
32

33 WHEREAS, the subject application and plans have been reviewed by City of LaBelle
34 Planning Department in accordance with applicable regulations for compliance with all terms of
35 the administrative approval procedures; and
36

37 NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of LaBelle,
38 Florida:
39

40 Section 1. The forgoing recitals are true and correct and are incorporated herein by this
41 reference.
42

43 Section 2. The above-mentioned Planned Unit Development (PUD) is hereby amended,
44 upon a finding that this is the most appropriate use of the property and this use will promote,

45 protect and improve the health, safety, comfort, good order, appearance, convenience and general
46 welfare of the public subject to the following conditions:

- 47
- 48 1. The Rezone request applied to the property is described in Exhibit ‘A’.
- 49 2. The PUD is limited to a maximum of 335 dwelling units, limited to 110 single-family and
50 225 multi-family or townhouse dwelling units.
- 51 3. Allowable uses shall be limited to those listed in the Schedule of Uses, attached as Exhibit
52 ‘B’. No other uses are permitted in the PUD unless stated above.
- 53 4. Development Standards will conform to the Development Standards Table, attached as
54 Exhibit ‘C’.
- 55 5. All development must conform to the general design of the Master Concept Plan contained
56 in Exhibit ‘D’ and the requirements of the Land Development Code.
- 57 6. All buildings (including residential and any recreational amenity structures), signage and
58 accessory structures within the development must have consistent architectural theme and
59 color palette.
- 60 7. Site construction plans must demonstrate an internal sidewalk system to connect the
61 residential buildings to on-site amenities and recreational areas, parking, and to the external
62 sidewalk network.
- 63 8. A 5-foot-wide sidewalk must be installed along the Martin Luther King Jr. Blvd. frontage.
- 64 9. Residential buildings must be located a minimum of 100 feet from the City Wastewater
65 Treatment Facility to the east of the project.
- 66 10. Development must connect to the City’s potable water and sanitary sewer system. A
67 demonstration of capacity will be required at the time of development, in addition to
68 sufficient water pressure for a hydrant system and sprinklers within the building, if required
69 by the Florida Building Code and NFPA fire prevention code.
- 70 11. The requirement for traffic signals and/or turn lanes at the project entrances will be
71 evaluated at the time of site construction permit review.
- 72 12. The developer shall be required to obtain all necessary local, state, and federal permits for
73 development prior to construction activities, including local site construction plan permit,
74 plat (if applicable), and building permits.
- 75 13. The developer/owner or their designee, which may include a property owners association
76 (POA) or homeowner’s association (HOA) must maintain common areas, parking areas,
77 and infrastructure within the community. If a POA/HOA is established, documents must
78 be provided to the City at the time of site construction plan permitting.
- 79 14. A minimum of 30% of the development, or 16.8+/- acres, of open space shall be provided
80 within the PUD. A minimum of 5 acres must be usable open space, which may include
81 active and passive recreation areas.
- 82 15. Parking for residential dwelling unit shall be provided in accordance with the Land
83 Development Code. In addition, any common residential recreation area on the site must
84 include a minimum of three (3) parking spaces including one (1) ADA space.
- 85 16. Dumpsters, recycling facilities and service areas must be located a minimum of 25 feet
86 from the PUD perimeter and be screened via an opaque wall, fence or enclosure that is a
87 minimum 6-feet in height.
- 88 17. The three (3) building areas located at the south of the PUD must be setback a minimum
89 of 50 feet from the PUD boundary.

- 90 18. An enhanced 25-foot right-of-way buffer must be provided on the Dr. Martin Luther King
- 91 Jr. Blvd. frontage. The buffer must include a double-staggered hedgerow, two (2) large
- 92 trees, and two (2) medium trees per per 100 linear feet. The double-staggered hedgerow
- 93 must be 36-inches at time of planting and maintained at 48 inches.
- 94 19. 25-foot-wide buffers must be provided along the southern, northern, and eastern boundaries
- 95 of the PUD. The buffer must include a double-staggered hedgerow, and three (3) large trees
- 96 per 100 linear feet. The double-staggered hedgerow must be 36-inches at time of planting
- 97 and maintained at 48 inches.
- 98 20. A 50-foot-wide buffer must be provided where the project abuts the City wastewater
- 99 treatment plan in the area shown on the Master Concept Plan. The buffer must include an
- 100 8-foot-tall opaque wall or fence and five (5) large medium trees per 100 linear feet.
- 101 21. The site construction plan permits must demonstrate one (1) covered bus stop for school-
- 102 age children at one (1) of the project entrances on Dr. Martin Luther King, Jr. Blvd.
- 103 22. The PUD Master Concept Plan will remain valid for not more than ten (10) years from the
- 104 date of City Commission approval. Horizontal construction must commence within ten
- 105 (10) years or the MCP will be deemed vacated. Upon such time a new PUD zoning
- 106 approval must be filed and approved by the City Commission. A one (1) time extension
- 107 two (2) years may be submitted to the City prior to vacation of the MCP.
- 108 23. The City is conducting a risk assessment and capital planning for adequate fire protection.
- 109 The project may be subject in the future to impact fees or capital assessments to address
- 110 the project impact.
- 111

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

114
 115 **Section 4. Severability.** In the event that any portion of this ordinance is for any reason held
 116 invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a
 117 separate, distinct and independent provision, and such holding shall not affect the validity of the
 118 remaining portions of this ordinance.

119
 120 **Section 5. Effective Date.** This Ordinance shall become effective immediately upon its
 121 adoption.

122
 123
 124

125 PASSED AND ADOPTED in open session this ____ day _____, 2024.

126

127

128

THE CITY OF LABELLE, FLORIDA

129

130

By: _____

131

132

Julie C. Wilkins, Mayor

133

134 Attest: _____
135 Tijauna Warner, Deputy City Clerk

136

137

138

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

139

140

141

By: _____
Derek Rooney, City Attorney

142

143

144

145

146	Vote:	AYE	NAY
147			
148	Mayor Wilkins	_____	_____
149	Commissioner Vargas	_____	_____
150	Commissioner Spratt	_____	_____
151	Commissioner Akin	_____	_____
152	Commissioner Ratica	_____	_____

146

147

148

149

150

151

152

153

154

**EXHIBIT A
LEGAL DESCRIPTION**

155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199

PARCEL 1 (O.R.B. 800, PG. 326)

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 29 EAST, IN LABELLE, HENDRY COUNTY, FLORIDA. AND RUN NORTH 89 DEGREES 34 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4-NORTHWEST 1/4, 33 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD S731 AND POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 0 DEGREES 48 MINUTES 20 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, 1950.9 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 30 SECONDS EAST 375.4 FEET; THENCE SOUTH 23 DEGREES 33 MINUTES 40 SECONDS EAST, 237 FEET; THENCE SOUTH 0 DEGREES 59 MINUTES EAST, 411.01 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 30 SECONDS EAST 87.64 FEET; THENCE SOUTH 0 DEGREES 50 MINUTES 30 SECONDS EAST, 658.4 FEET; THENCE SOUTH 55 DEGREES 46 MINUTES WEST, 65.22 FEET; THENCE SOUTH 38 DEGREES 12 MINUTES EAST, 1107.55 FEET; THENCE SOUTH 39 DEGREES 19 MINUTES EAST, 78.31 FEET; THENCE SOUTH 28 DEGREES 25 MINUTES EAST, 139.66 FEET; THENCE SOUTH 24 DEGREES 25 MINUTES EAST, 296.88 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 30 SECONDS WEST, 1406.7 FEET TO THE EAST R/W LINE OF STATE ROAD S731; THENCE NORTH 0 DEGREES 50 MINUTES WEST, ALONG SAID EAST R/W LINE, 709.5 FEET TO THE POINT OF BEGINNING. CONTAINING 46.0 ACRES AND SUBJECT TO A STATE ROAD DEPARTMENT DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 18, PAGE 564, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.

AND

PARCEL 2 (O.R.B. 645, PG. 120)

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8 AND RUN S 89°12'30 W, ALONG THE SOUTH LINE OF W.T. MADDOX'S FIRST ADDITION TO BELMONT, AS RECORDED IN PLAT BOOK 3, PAGE 8, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, (SAID LINE ALSO BEING THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4), A DISTANCE OF 685.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A FIFTY (50) FOOT WIDE STREET AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S 00°59'16" E, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 257.88 FEET; THENCE S 38°13'13" E, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 308.45 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A STATE ROAD DEPARTMENT DITCH EASEMENT AS

200 MAINTAINED, AND OCCUPIED AND MONUMENTED AND THE NORTHEASTERLY
201 CORNER OF THE CITY OF LABELLE SEWER PLANT PROPERTY; THENCE S 55°43'11"
202 W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE NORTHERLY LINE OF
203 THE CITY OF LABELLE SEWER PLANT PROPERTY, A DISTANCE OF 281.96 FEET TO
204 THE EAST LINE OF A CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS
205 BOOK 139, PAGE 304, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE N
206 00°49'47" W, ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN
207 OFFICIAL RECORDS BOOK 139, PAGE 304, A DISTANCE OF 658.40 FEET TO THE
208 SOUTH LINE OF SAID W.T. MADDOX'S FIRST ADDITION TO BELMONT; THENCE N
209 89°12'30" E, ALONG THE SOUTH LINE OF SAID W.T. MADDOX'S FIRST ADDITION TO
210 BELMONT, A DISTANCE OF 47.25 FEET TO THE POINT OF BEGINNING. SUBJECT TO
211 A STATE ROAD DEPARTMENT DRAINAGE DITCH EASEMENT AS RECORDED IN
212 DEED BOOK 18, PAGE 564, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.

213 AND

214

215 PARCEL 3 (O.R.B. 746, PG. 174)

216

217 BEGINNING 709 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4
218 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 29 EAST,
219 HENDRY COUNTY, FLORIDA; THENCE RUN EAST 730.10 FEET; THENCE RUN SOUTH
220 122.95 FEET; THENCE RUN WEST 200 FEET; THENCE SOUTH 125.00 FEET; THENCE
221 RUN EAST 150 FEET; THENCE RUN SOUTH 375 FEET; THENCE RUN WEST 570 FEET;
222 THENCE RUN NORTH 500 FEET; THENCE RUN WEST 110 FEET; THENCE RUN NORTH
223 130 FEET TO THE POINT OF BEGINNING.

224 AND

225

226 PARCEL 4 (O.R.B. 746, PG. 172)

227

228 LOT 1, BLOCK 12, W.T. MADDOX'S FIRST ADDITION TO ENGLEWOOD TERRACE,
229 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 107, OF
230 THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.

231

232

233

234

EXHIBIT B
SCHEDULE OF USES

- 235
- 236
- 237
- 238 Residential Accessory Structures
- 239 Residential Dwelling Units
 - 240 North of Primary Entrance:
 - 241 Single-Family Detached
 - 242 Single-Family Attached
 - 243 Duplex
 - 244 Triplex
 - 245 Quadraplex
 - 246 Townhouse
 - 247 South of Primary Entrance:
 - 248 Single-Family Detached
 - 249 Single-Family Attached
 - 250 Duplex
 - 251 Triplex
 - 252 Quadraplex
 - 253 Townhouse
 - 254 Multi-Family
- 255 Essential services, such as but not limited to cable, fiber optic, public utilities
- 256 Fences and walls in accordance with LDC Chapter 4
- 257 Gates and gatehouses
- 258 Model Home/Unit
- 259 Recreational amenities, private, on-site
 - 260 Community Structures, including but not limited to clubhouse, pool
 - 261 Playgrounds
- 262 Signs per Chapter 4 of LDC
- 263
- 264
- 265

266
267
268

EXHIBIT C SITE DEVELOPMENT REGULATIONS

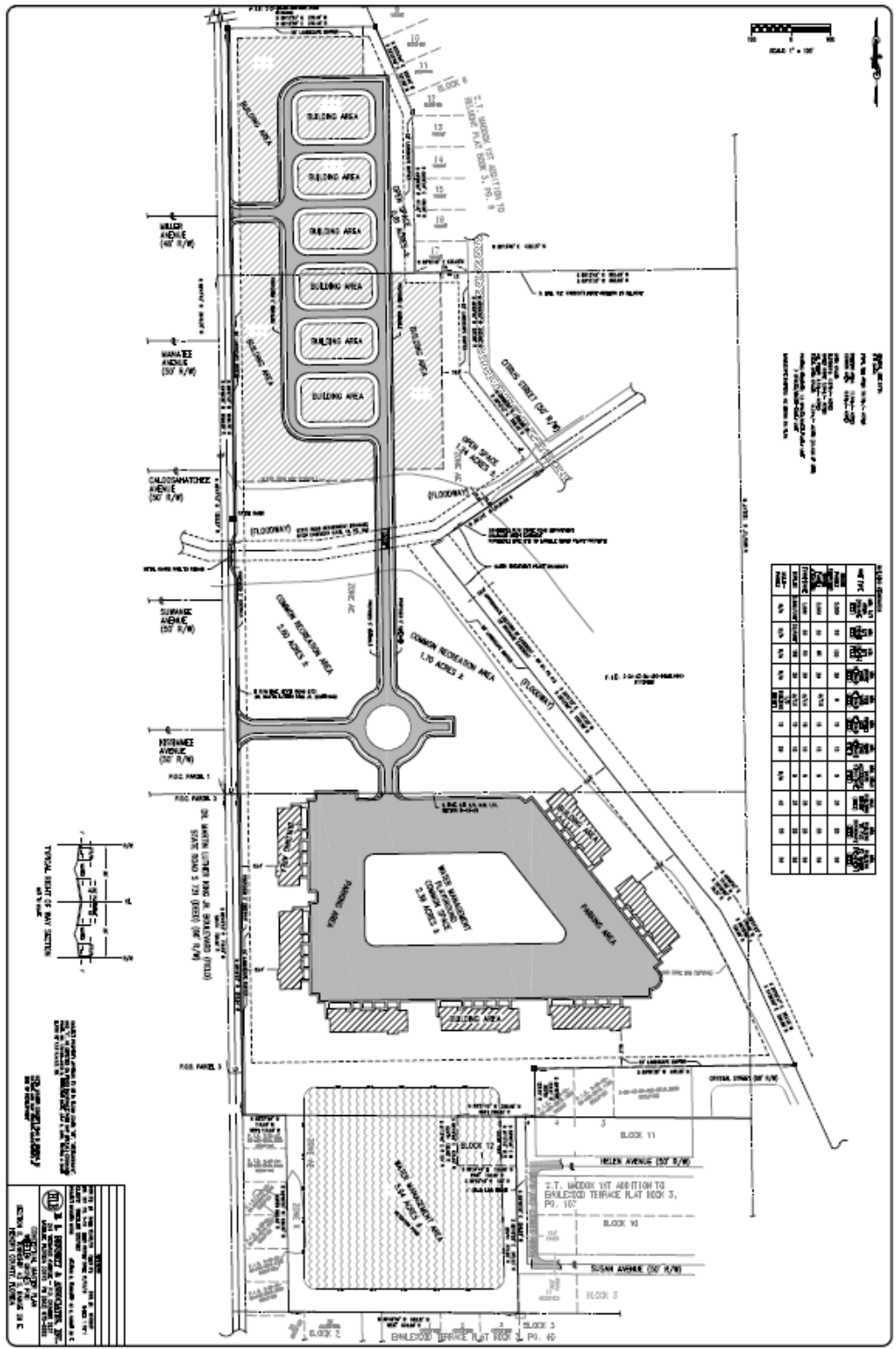
	Single-Family Detached	Single-Family Attached	Duplex	Townhouse	Triplex Quadplex	Multi-Family	Amenity/ Clubhouse
Min. Lot Size	5,000 SF	1,950 SF	5,000 SF/ building	1,600 SF	N/A	N/A	10,000 SF
Min. Depth	100'	65'	100'	100'	N/A	N/A	N/A
Min. Width	50'	30'	50'	16'	N/A	N/A	N/A
Max. Height ⁽¹⁾	35'	35'	35'	35'	35'	45'	35'
Max. Lot Coverage	50%	65%	65%	70%	70%	70%	50%
Min. Unit Size	1,200 SF	800 SF	800 SF	800 SF	750 SF	750 SF	N/A
BUILDING SETBACKS							
Martin Luther King Jr. Blvd.	25'	25'	25'	25'	25'	25'	25'
Street/Front(1)	20'	20'	20'	20'	20'	20'	20'
Side	6'	0'/7.5'	0'/7.5'	0'/7.5'	½ Building Height	½ Building Height	½ Building Height
Rear (Principal)	15'	15'	10'	10'	10'	10'	10'
Rear (Accessory)	5'	5'	5'	5'	5'	5'	5'
Waterbody	25'	25'	25'	25'	25'	25'	25'
PUD Perimeter Setbacks (2)	25'	25'	25'	25'	25'	25'	25'

269
270
271
272
273
274
275
276

- (1) Secondary front yards on corner lots may be reduced to 15 feet.
- (2) Residential buildings must be setback a minimum of 100 feet from the shared property line with the City wastewater treatment facility, and 50 feet from the southern property line.

277
278

EXHIBIT D MASTER CONCEPT PLAN



279