

CITY OF LABELLE



AGENDA

Regular Commission Meeting
Thursday, May 14, 2026, at 5:30 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

Julie C. Wilkins, Mayor
Kevin Holland, Commissioner
Jackie Ratica, Commissioner
Bobbie Spratt, Commissioner
Hugo Vargas, Commissioner

ADMINISTRATION:

Tijauna Warner, MPA, MMC, Deputy City Clerk
Derek Rooney, Esq., City Attorney
Mitchell Wills, Superintendent PW

Agenda

1. **Call to Order**
2. **Invocation and Pledge of Allegiance**
3. **Roll Call**
4. **Additions of Emergency Basis From Mayor, Deletions and Approval of Agenda Items**
5. **Presentations**
 - A. Bird Election - David E. Nicholson II, Art Teacher Country Oaks Elementary
6. **Consent Agenda Items for Consideration**

(Any commissioner or citizen may request to have an item removed from the consent agenda and placed on the regular agenda for further discussion.)

 - A. Approval of April Check Register**
 - B. Approval of Minutes:**
 - March 12, 2026 LRDC Workshop Minutes
 - March 12, 2026 LPA Meeting Minutes
 - March 12, 2026 City Commission Meeting Minutes
 - April 9, 2026 City Commission Meeting Minutes
 - C. Approval of Staff Reports:**
 - HCSO- Lt. Allen Hudson
 - Fire Department- Chief Brent Stevens
 - Building Department- Mark Lynch
 - Code Enforcement- Zane Mungillo
 - Woodard & Curran- Justin deMello
 - D. RESOLUTION 2026-10 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, APPROVING AMENDING THE CITY OF LABELLE'S PUBLIC RECORDS REQUEST POLICY AS SET FORTH IN EXHIBIT "A" HERETO; PROVIDING AN EFFECTIVE DATE.**
 - E. ITB 2026-01 LaBelle Fire Department - Hardening and Addition Award Recommendation**
 - F. Two (2) Vehicle Disposition of Property Report (Auction)**
7. **Non-Public Hearing Items for Consideration**

(Limited to 15 minutes per item: 3-5 minutes optional presentation time with the remaining time for discussion by the Commission)

 - A. John Paul Land Transfer
 - B. LDRC Increase Funding Request

- C.** RESOLUTION 2026-11 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, AUTHORIZING FULL FINANCIAL RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF A COMMUNITY ARTISTIC FEATURE (CAF) TO BE LOCATED WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY BENEATH THE BRIDGE STREET BRIDGE ON DESOTO AVENUE; DESIGNATING THE MAYOR AS THE AUTHORIZED OFFICER TO EXECUTE THE CAF AGREEMENT WITH FDOT; AND PROVIDING FOR AN EFFECTIVE DATE.
- D.** LaBelle Museum Funds Request
- E.** Enterprise Fleet Management Proposal
- F.** Traffic Calming Devices (Speed Humps)

8. Public Hearings and/or Ordinances

- A.** ORDINANCE 2025-09 (*second reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE 2020-04 FOR A PROPERTY KNOWN AS KMJ INVESTMENTS PLANNED UNIT DEVELOPMENT, A 2+/-ACRE PROPERTY LOCATED IMMEDIATELY NORTH OF STATE ROAD 80, APPROXIMATELY ¼ MILE EAST OF HUGGETTS ROAD INTO THE CORPORATE LIMITS OF THE CITY OF LABELLE, FLORIDA; AMENDING THE CONDITIONS OF APPROVAL; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
- B.** ORDINANCE 2026-07 (*second reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA; AMENDING CHAPTER 4, ARTICLE V, SECTION 4-82 OF THE CITY OF LABELLE LAND DEVELOPMENT CODE, AMENDING USES REQUIRING SPECIAL EXCEPTION APPROVAL IN THE STATE ROAD 80 OVERLAY DISTRICT; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.
- C.** ORDINANCE 2026-05 (*first reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, ANNEXING A 74+/-ACRE PROPERTY LOCATED SOUTH OF W SR 80 ROAD AND NORTH OF HELMS ROAD, INTO THE CORPORATE LIMITS OF THE CITY OF LABELLE, FLORIDA; IN ACCORDANCE WITH THE ANNEXATION PROVISIONS OF CHAPTER 171, PART II, FLORIDA STATUTES; REDEFINING THE BOUNDARY LINES OF SAID CITY IN CONFORMANCE THEREWITH; AMENDING THE OFFICIAL BOUNDARY MAP OF THE CITY OF LABELLE, FLORIDA, PROVIDING THAT EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS REMAIN UNTIL CHANGED BY THE CITY ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
- D.** ORDINANCE 2026-06 (*first reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FOR A 84.04+/-ACRE PROPERTY LOCATED SOUTH OF W SR 80 ROAD AND NORTH OF HELMS ROAD; AMENDING THE COMPREHENSIVE PLAN DESIGNATION FOR THE PROPERTY FROM UNINCORPORATED HENDRY COUNTY COMPREHENSIVE PLAN "MULTI-USE" DESIGNATION TO THE CITY OF LABELLE "OUTLYING MIXED USE" DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

9. Public Comment on Non-Agenda Items

(Limited to 3 minutes per person)

10. City Related Business by Commissioners

11. Adjournment

Upcoming Meetings:

June 11, 2026 Budget Workshop, LPA & City Commission Meeting

July 9, 2026 Budget, LPA & City Commission Meeting

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

City of Labelle Office Closures:

May 25, 2026 Memorial Day

July 3, 2026 Independence Day

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)

Range of Checking Accts: First to Last Range of Check Dates: 04/01/26 to 04/30/26
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			
260591	04/01/26	COLW CITY OF LABELLE, WATER & SANIT	1,253.64		9887
260590	04/02/26	SOFDU ST OF FL. DISBURSEMENT UNIT	127.34		9886
260592	04/03/26	FRS FLORIDA RETIREMENT SYSTEM	26,215.04		9888
260600	04/06/26	USDA USDA RURAL DEVELOPMENT	13,586.81		9896
260594	04/07/26	AMACS AMAZON CAPITAL SERVICES	334.23		9891
260595	04/07/26	C-000016 VALERIE N DELEON	500.00		9891
260596	04/07/26	CTTF COUNTY TRANSPORTATION TRST FND	6,795.84		9891
260597	04/07/26	FMPT2 FLORIDA MUNICIPAL PENSION TRST	24,690.31		9891
260598	04/07/26	SPRATT SPRATT AND ASSOCIATES LLC	7,500.00		9891
260599	04/07/26	PRM5 PUBLIC RISK MANAGEMENT	88,446.25		9894 Direct Deposit
260601	04/08/26	KELLY005 KELLY KEMLAGE	410.00		9897
260602	04/08/26	LISAA LISA AWBREY	170.79	04/10/26 VOID	9898 (Reason: DID NOT GO TO CONF)
260603	04/08/26	LISAA LISA AWBREY	170.71		9899
260593	04/10/26	SOFDU ST OF FL. DISBURSEMENT UNIT	127.34		9890
260605	04/14/26	ABP ACCENT BUSINESS PRODUCTS	129.63		9901
260606	04/14/26	ALLSTATE AMERICAN HERITAGE LIFE INS CO	525.60		9901
260607	04/14/26	ALLSTATE AMERICAN HERITAGE LIFE INS CO	2,229.40		9901
260608	04/14/26	AMARINES A.MARINES ROAD SERV & TIRE INC	908.00		9901
260609	04/14/26	BCSI BUILDERS CHOICE SUPPLY INC	156.71		9901
260610	04/14/26	BDTI BIG DADDY'Z TINTING INC	80.00		9901
260611	04/14/26	BSA BRIDGE STREET AUTO PARTS, INC.	459.92		9901
260612	04/14/26	CENTLINK CENTURYLINK	384.09		9901
260613	04/14/26	CHS CALOOSA HUMANE SOCIETY	130.00		9901
260614	04/14/26	COLW CITY OF LABELLE, WATER & SANIT	3,586.75		9901
260615	04/14/26	COLW2 CITY OF LABELLE WATER AND SANI	3,203.10		9901
260616	04/14/26	COLW2 CITY OF LABELLE WATER AND SANI	3,847.17		9901
260617	04/14/26	COMCAST COMCAST	536.99		9901
260618	04/14/26	FPL FLORIDA POWER & LIGHT	0.00	04/14/26 VOID	0
260619	04/14/26	FPL FLORIDA POWER & LIGHT	18,952.42		9901
260620	04/14/26	GULFC005 GULF COAST HUMANE SOCIETY	1,038.31		9901
260621	04/14/26	HCBOCC HENDRY CO BOARD COUNTY COMM	652.50		9901
260622	04/14/26	HCEDC HENDRY CO ECONOMIC DEV.COUNCIL	25,000.00		9901
260623	04/14/26	HLRB HENDRY-LABELLE REC BOARD	57,593.75		9901
260624	04/14/26	ISBC IPITOMY SMARTER BUSINESS COMMU	73.34		9901
260625	04/14/26	JAK JOHN A. KOONS LOCKSMITHS	167.50		9901
260626	04/14/26	JCW JULIE CRAICY WILKINS	246.88		9901
260627	04/14/26	KME KENNY GLISSON	20.00		9901
260628	04/14/26	LCBOCC LEE COUNTY SOLID WASTE	57.87		9901
260629	04/14/26	LIBRARY LABELLE FREE PUBLIC LIBRARY	11,250.00		9901
260630	04/14/26	LRS LABELLE RANCH SUPPLY	90.93		9901
260631	04/14/26	PBBI PITNEY BOWES BANK INC	205.00		9901
260632	04/14/26	PFMG PFM GROUP CONSULTING LLC	1,500.00		9901
260633	04/14/26	SHRED SHRED-IT USA	138.45		9901
260634	04/14/26	TMOBI005 T-MOBILE USA INC.	1,229.01		9901
260635	04/14/26	UNWAYLEE UNITED WAY OF LEE COUNTY	26.00		9901
260636	04/14/26	WLMINC WOLFF'S LAWN MACHINES INC	3,676.74		9901
260637	04/14/26	AES AIM ENGINEERING & SURVEYING	6,474.72		9904 Direct Deposit
260638	04/14/26	BPE BARRY'S POWER EQUIPMENT	228.05		9904 Direct Deposit
260639	04/14/26	CAPG005 C.A.P. GOVERNMENT, INC	1,012.00		9904 Direct Deposit

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
GEN FUND POOLED	GENERAL FUND POOLED CASH	Continued			
260640	04/14/26	CQL CAPTAINS QUICK LUBE	110.00		9904 Direct Deposit
260641	04/14/26	CULL CULLIGAN WATER	201.50		9904 Direct Deposit
260642	04/14/26	EQUIP005 EquipmentShare.com, Inc.	109.92		9904 Direct Deposit
260643	04/14/26	LILLI005 LILLIAN M DAVENPORT	244.54		9904 Direct Deposit
260644	04/14/26	PRM PUBLIC RISK MANAGEMENT	64,427.97		9904 Direct Deposit
260645	04/14/26	PTLLC PROTECTED TRUST LLC	4,030.35		9904 Direct Deposit
260646	04/14/26	SSW SHARON SANDERS WHITE	165.00		9904 Direct Deposit
260647	04/14/26	THEMA005 THE MAKER'S MOTIF INC.	48.00		9904 Direct Deposit
260604	04/17/26	SOFDU ST OF FL. DISBURSEMENT UNIT	127.34		9900
260649	04/23/26	C-000006 UNITED WAY OF LEE COUNTY INC	250.00		9907
260650	04/23/26	COMCAST COMCAST	324.85		9907
260651	04/23/26	FDOT FDOT	7.68		9907
260652	04/23/26	FPL FLORIDA POWER & LIGHT	0.00	04/23/26 VOID	0
260653	04/23/26	FPL FLORIDA POWER & LIGHT	4,334.75		9907
260654	04/23/26	HO HOMERO OLIVAREZ, JR	225.00		9907
260655	04/23/26	HRCH HENDRY REGIONAL CORP. HEALTH	20.00		9907
260656	04/23/26	JOHNG005 JOHN TO GO	1,950.00		9907
260657	04/23/26	LEGALSH LEGAL SHIELD	73.75		9907
260658	04/23/26	SUNCREST SUNCREST SHEDS, INC	4,808.00		9907
260659	04/23/26	VAH VISION ACE HARDWARE-LABELLE	0.00	04/23/26 VOID	0
260660	04/23/26	VAH VISION ACE HARDWARE-LABELLE	1,835.36		9907
260661	04/23/26	CQL CAPTAINS QUICK LUBE	110.00		9910 Direct Deposit
260662	04/23/26	JLRFI005 JLR FIRE INSPECTIONS LLC	3,166.00		9910 Direct Deposit
260663	04/23/26	LNATL GLOBE LIFE	446.88		9910 Direct Deposit
260664	04/23/26	LUNAF005 LUNA FUELS HENDRY INC	202.99		9910 Direct Deposit
260665	04/23/26	MAUJEN MAULDIN & JENKINS LLC	19,000.00		9910 Direct Deposit
260666	04/23/26	MJW MARY JO WILSON	142.50		9910 Direct Deposit
260667	04/23/26	ORKINPC ORKIN, LLC	65.00		9910 Direct Deposit
260668	04/23/26	TFSLLC TEN-8 FIRE & SAFETY, LLC	174.34		9910 Direct Deposit
260669	04/23/26	THEMA005 THE MAKER'S MOTIF INC.	1,871.00		9910 Direct Deposit
260648	04/24/26	SOFDU ST OF FL. DISBURSEMENT UNIT	127.34		9906

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	55	4	233,891.39	170.79
Direct Deposit:	21	0	190,677.01	0.00
Total:	76	4	424,568.40	170.79

UTILITY DEPOSIT	Water Revenue Deposit			
2703	04/07/26	U-000353 NODAL, ELVIRA	46.42	9892
2704	04/07/26	U-000356 BILLIE, CHRISTOPHER LEE	95.35	9892
2705	04/14/26	U-000329 RAY, TRICIA	94.84	9902
2706	04/14/26	U-000357 SOSA RIVERA, KARINA RAQUEL	94.08	9902
2707	04/14/26	U-000358 BRYANT, DERRANAE JAANEL M	55.54	9902
2708	04/23/26	U-000326 WOODFORD, DEBRA K	63.05	9908
2709	04/23/26	U-000359 ALEXANDER, JASMINE JALIXSA	29.14	9908
2710	04/23/26	U-000360 SERVANTEZ, JULIE LYNNE	71.57	9908
2711	04/23/26	U-000361 MURPHY, WILLIAM & HEATHER	65.89	9908
2712	04/23/26	U-000362 HENTSCHEL, AALIYAH	8.77	9908
2713	04/23/26	U-000363 WHITT, BRYCE MICHAEL	51.10	9908
2714	04/23/26	U-000364 LEGACY MOSS LANDING, LLC	74.06	9908
2715	04/23/26	U-000365 BECKETT, SAVANA RAE MARGARET	94.08	9908
2716	04/23/26	U-000366 GRANADOS, DANIA	51.10	9908

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PRODUCTS</td> <td>140.11</td> <td>9903</td> </tr> <tr> <td>1369</td> <td>04/14/26</td> <td>CENTLINK</td> <td>CENTURYLINK</td> <td>128.03</td> <td>9903</td> </tr> <tr> <td>1370</td> <td>04/14/26</td> <td>COLW2</td> <td>CITY OF LABELLE WATER AND SANI</td> <td>2,463.23</td> <td>9903</td> </tr> <tr> <td>1371</td> <td>04/14/26</td> <td>COLW2</td> <td>CITY OF LABELLE WATER AND SANI</td> <td>2,131.90</td> <td>9903</td> </tr> <tr> <td>1372</td> <td>04/14/26</td> <td>FPL</td> <td>FLORIDA POWER & LIGHT</td> <td>26,050.06</td> <td>9903</td> </tr> <tr> <td>1373</td> <td>04/14/26</td> <td>ISBC</td> <td>IPITOMY SMARTER BUSINESS COMMU</td> <td>24.45</td> <td>9903</td> </tr> <tr> <td>1374</td> <td>04/14/26</td> <td>SHRED</td> <td>SHRED-IT USA</td> <td>46.15</td> <td>9903</td> </tr> <tr> <td>1375</td> <td>04/14/26</td> <td>WASTEC</td> <td>WASTE CONNECTIONS INC</td> <td>96,715.02</td> <td>9903</td> </tr> <tr> <td>1376</td> <td>04/14/26</td> <td>WSC</td> <td>WINDMILL SPRINKLER CO., INC.</td> <td>239.42</td> <td>9903</td> </tr> <tr> <td>1377</td> <td>04/14/26</td> <td>CULL</td> <td>CULLIGAN WATER</td> <td>50.00</td> <td>9905 Direct Deposit</td> </tr> <tr> <td>1378</td> <td>04/14/26</td> <td>PRM</td> <td>PUBLIC RISK MANAGEMENT</td> <td>11,008.80</td> <td>9905 Direct Deposit</td> </tr> <tr> <td>1379</td> <td>04/14/26</td> <td>PTLLC</td> <td>PROTECTED TRUST LLC</td> <td>503.79</td> <td>9905 Direct Deposit</td> </tr> <tr> <td>1380</td> <td>04/23/26</td> <td>CPS</td> <td>CUMMINS SALES & SERVICE</td> <td>3,106.56</td> <td>9909</td> </tr> <tr> <td>1381</td> <td>04/23/26</td> <td>FPL</td> <td>FLORIDA POWER & LIGHT</td> <td>11,589.01</td> <td>9909</td> </tr> <tr> <td>1382</td> <td>04/23/26</td> <td>LUMEN</td> <td>LUMEN</td> <td>559.25</td> <td>9909</td> </tr> <tr> <td>1383</td> <td>04/23/26</td> <td>VAH</td> <td>VISION ACE HARDWARE-LABELLE</td> <td>296.09</td> <td>9909</td> </tr> <tr> <td>1384</td> <td>04/23/26</td> <td>WRIGHT</td> <td>WRIGHT NATIONAL FLOOD INS CO</td> <td>1,728.00</td> <td>9909</td> </tr> <tr> <td>1385</td> <td>04/23/26</td> <td>BMI</td> <td>BADGER METER INC.</td> <td>676.17</td> <td>9911 Direct Deposit</td> </tr> <tr> <td>1386</td> <td>04/23/26</td> <td>KGAUSE</td> <td>KATHARINA GAUSE</td> <td>150.00</td> <td>9911 Direct Deposit</td> </tr> <tr> <td>1387</td> <td>04/23/26</td> <td>WOODARD</td> <td>WOODARD & CURRAN INC</td> <td>1,250.00</td> <td>9911 Direct Deposit</td> </tr> <tr> <td colspan="6"> <table border="0" style="width: 100%;"> <tr> <td>Checking Account Totals</td> <td>Paid</td> <td>Void</td> <td>Amount Paid</td> <td>Amount Void</td> <td></td> </tr> <tr> <td></td> <td>Checks: 18</td> <td>0</td> <td>512,910.18</td> <td>0.00</td> <td></td> </tr> <tr> <td></td> <td>Direct Deposit: 8</td> <td>0</td> <td>239,378.93</td> <td>0.00</td> <td></td> </tr> <tr> <td></td> <td>Total: 26</td> <td>0</td> <td>752,289.11</td> <td>0.00</td> <td></td> </tr> </table> </td> </tr> <tr> <td colspan="6"> <table border="0" style="width: 100%;"> <tr> 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PRODUCTS	140.11	9903	1369	04/14/26	CENTLINK	CENTURYLINK	128.03	9903	1370	04/14/26	COLW2	CITY OF LABELLE WATER AND SANI	2,463.23	9903	1371	04/14/26	COLW2	CITY OF LABELLE WATER AND SANI	2,131.90	9903	1372	04/14/26	FPL	FLORIDA POWER & LIGHT	26,050.06	9903	1373	04/14/26	ISBC	IPITOMY SMARTER BUSINESS COMMU	24.45	9903	1374	04/14/26	SHRED	SHRED-IT USA	46.15	9903	1375	04/14/26	WASTEC	WASTE CONNECTIONS INC	96,715.02	9903	1376	04/14/26	WSC	WINDMILL SPRINKLER CO., INC.	239.42	9903	1377	04/14/26	CULL	CULLIGAN WATER	50.00	9905 Direct Deposit	1378	04/14/26	PRM	PUBLIC RISK MANAGEMENT	11,008.80	9905 Direct Deposit	1379	04/14/26	PTLLC	PROTECTED TRUST LLC	503.79	9905 Direct Deposit	1380	04/23/26	CPS	CUMMINS SALES & SERVICE	3,106.56	9909	1381	04/23/26	FPL	FLORIDA POWER & LIGHT	11,589.01	9909	1382	04/23/26	LUMEN	LUMEN	559.25	9909	1383	04/23/26	VAH	VISION ACE HARDWARE-LABELLE	296.09	9909	1384	04/23/26	WRIGHT	WRIGHT NATIONAL FLOOD INS CO	1,728.00	9909	1385	04/23/26	BMI	BADGER METER INC.	676.17	9911 Direct 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Totals by Year-Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND	6-001	405,306.60	0.00	19,261.80	424,568.40
WATER FUND	6-041	181,945.61	0.00	0.00	181,945.61
SEWER FUND	6-042	473,628.48	0.00	0.00	473,628.48
SANITATION OPERATION FUND	6-043	96,715.02	0.00	0.00	96,715.02
	Year Total:	1,157,595.71	0.00	19,261.80	1,176,857.51
WATER FUND	x-041	23.69	0.00	0.00	23.69
SEWER FUND	x-042	499.88	0.00	0.00	499.88
SANITATION OPERATION FUND	x-043	371.42	0.00	0.00	371.42
	Year Total:	894.99	0.00	0.00	894.99
Total of All Funds:		1,158,490.70	0.00	19,261.80	1,177,752.50

Totals by Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND	001	405,306.60	0.00	19,261.80	424,568.40
WATER FUND	041	181,969.30	0.00	0.00	181,969.30
SEWER FUND	042	474,128.36	0.00	0.00	474,128.36
SANITATION OPERATION FUND	043	97,086.44	0.00	0.00	97,086.44
Total of All Funds:		1,158,490.70	0.00	19,261.80	1,177,752.50

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND	6-001	405,286.60	20.00	0.00	0.00	405,306.60
WATER FUND	6-041	181,945.61	0.00	0.00	0.00	181,945.61
SEWER FUND	6-042	473,628.48	0.00	0.00	0.00	473,628.48
SANITATION OPERATION FUND	6-043	96,715.02	0.00	0.00	0.00	96,715.02
Year Total:		1,157,575.71	20.00	0.00	0.00	1,157,595.71
WATER FUND	X-041	23.69	0.00	0.00	0.00	23.69
SEWER FUND	X-042	499.88	0.00	0.00	0.00	499.88
SANITATION OPERATION FUND	X-043	371.42	0.00	0.00	0.00	371.42
Year Total:		894.99	0.00	0.00	0.00	894.99
Total of All Funds:		1,158,470.70	20.00	0.00	0.00	1,158,490.70

CITY OF LABELLE



MINUTES

City Commission LDRC Workshop
Thursday, March 12, 2026, at 4:00 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

Julie C. Wilkins, Mayor
Kevin Holland, Commissioner
Jackie Ratica, Commissioner
Bobbie Spratt, Commissioner
Hugo Vargas, Commissioner

ADMINISTRATION:

Tijauna Warner, MPA, MMC, Deputy City Clerk
Derek Rooney, Esq., City Attorney
Mitchell Wills, Superintendent PW

Minutes

1. Call to Order

The workshop was called to order by Mayor Wilkins at 4:04 PM.

2. Roll Call

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

ABSENT
City Attorney Derek Rooney

3. Invocation and Pledge of Allegiance

Waived.

4. Topic

A. LDRC Mission & Vision Plan

Jerica Mungillo, Director of LaBelle Downtown Revitalization, presented draft mission and vision statements developed from interviews with city and LDRC leadership. She explained the statements reflect common themes identified by ten community leaders, particularly the significance of the oaks and the river, as well as agricultural elements intended to honor LaBelle’s farming heritage.

Mayor Wilkins expressed appreciation for the draft and suggested revising the word “endures” to “thrives” in the vision statement to better convey growth and prosperity. Commissioner Holland supported both terms, noting that “endures” reflects resilience while “thrives” represents future aspirations. He also commended the overall language for capturing the community’s identity and balancing preservation with growth.

Commissioner Ratica requested additional time to review the statements, citing his experience with similar initiatives. The Commission expressed general support for the direction and indicated they would provide further feedback to Mungillo for refinement.

B. Workplan Review:

- Captain Hendry House
- Ft. Thompson Parklet
- Solar Lighting Installation

LDRC President Alex Stefano presented a comprehensive work plan focused on aligning initiatives with City priorities, emphasizing research, planning, and funding development prior to project implementation.

Key highlights include:

- Expansion of board membership to strengthen organizational capacity.
- Increased engagement with downtown businesses and stakeholders.
- Support for recent private investment and coordinated redevelopment efforts.
- Planned initiatives such as expanded markets, new community events, downtown improvements, and grant-funded projects.
- Exploration of district expansion and historic preservation efforts.

Major long-term projects include updating the historic survey, redevelopment concepts such as the Everett Hotel, and activation of key historic properties including the Captain Hendrie House.

C. LDRC and City Contract

The LDRC presented a proposed agreement to formalize its relationship with the City, primarily for grant eligibility and operational clarity.

The organization requested an increase in annual funding from \$21,000 to approximately \$60,000, citing industry benchmarks and expanded programming. Additional funding would support staffing, events, and community initiatives.

Commissioners acknowledged the request but indicated funding considerations would be addressed during upcoming budget workshops. Concerns were raised regarding financial constraints and timing.

D. Downtown Events

The LDRC discussed potential management of the Swamp Cabbage Festival, as the current committee has expressed readiness to transition responsibilities. While the festival presents revenue opportunities, commissioners noted the complexity of event coordination and staffing capacity.

Additional efforts include improved coordination of community events, including Fourth of July activities, and collaboration with local organizations to streamline scheduling and maximize community participation.

The LDRC introduced the opportunity to pursue Certified Local Government (CLG) designation, which would enhance access to historic preservation grants, training, and formal participation in preservation efforts.

Commissioners expressed general support for exploring the designation, noting that implementation would require City direction, potential ordinance updates, and continued coordination on major projects.

E. Public Comment

No public comments.

F. Next Steps/Action Items

The commission indicated general approval of the LDRC work plan while noting that funding decisions would be addressed during upcoming budget meetings scheduled for June 11th, June 25th, July 9th, July 23rd, and August 6th. Additional workshops may be scheduled as needed before budget finalization.

The LDRC was encouraged to submit written requests with financial statements and formal funding proposals. Discussion of the Swamp Cabbage Festival transition would require a dedicated joint workshop to address logistics, timing, and implementation details.

5. Adjournment

Motion made by Commissioner Spratt to adjourn the workshop, Seconded by Commissioner Vargas. Mayor Wilkins called for the question. Motion passed unanimously. Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

There being no further business to discuss, Mayor Wilkins adjourned the workshop at 5:05 PM.

Julie C. Wilkins, Mayor

ATTEST: Tijauna Warner, MPA, MMC, City Clerk

CITY OF LABELLE



MINUTES

Local Planning Agency Meeting
Thursday, March 12, 2026, at 5:30 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

Julie C. Wilkins, Mayor
Kevin Holland, Commissioner
Jackie Ratica, Commissioner
Bobbie Spratt, Commissioner
Hugo Vargas, Commissioner

ADMINISTRATION:

Tijauna Warner, MPA, MMC, Deputy City Clerk
Derek Rooney, Esq., City Attorney
Mitchell Wills, Superintendent PW

Minutes

1. Call to Order

The meeting was called to order by Mayor Wilkins at 5:45 PM.

2. Roll Call

PRESENT

Mayor Julie C. Wilkins

Vice Mayor Jackie Ratica

Commissioner Bobbie Spratt

Commissioner Hugo Vargas

Commissioner Kevin Holland

City Attorney Derek Rooney

Deputy City Clerk Tijauna Warner

3. Invocation and Pledge of Allegiance

Waived.

4. New Business

- A. ORDINANCE 2026-05 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, ANNEXING A 74+/-ACRE PROPERTY LOCATED SOUTH OF W SR 80 ROAD AND NORTH OF HELMS ROAD, INTO THE CORPORATE LIMITS OF THE CITY OF LABELLE, FLORIDA; IN ACCORDANCE WITH THE ANNEXATION PROVISIONS OF CHAPTER 171, PART II, FLORIDA STATUTES; REDEFINING THE BOUNDARY LINES OF SAID CITY IN CONFORMANCE THEREWITH; AMENDING THE OFFICIAL BOUNDARY MAP OF THE CITY OF LABELLE, FLORIDA, PROVIDING THAT EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS REMAIN UNTIL CHANGED BY THE CITY ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Dan Delisi (Delisi Inc.) gave a brief presentation of Ordinance 2026-05.

Patty Kulak (RVi Planning) gave a brief explanation of Ordinance 2026-05 and 2026-06.

Open Public Hearing 6:09pm

Public comments provided by the following: Mitchell Wills

Closed Public Hearing 6:09pm

- B. ORDINANCE 2026-06 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FOR A 84.04+/-ACRE PROPERTY LOCATED SOUTH OF W SR 80 ROAD AND NORTH OF HELMS ROAD; AMENDING THE COMPREHENSIVE PLAN DESIGNATION FOR

Local Planning Agency Meeting
March 12, 2026

THE PROPERTY FROM UNINCORPORATED HENDRY COUNTY COMPREHENSIVE PLAN “MULTI-USE” DESIGNATION TO THE CITY OF LABELLE “OUTLYING MIXED USE” DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Motion made by Commissioner Vargas to continue Ordinance 2026-05 and Ordinance 2026-06, Seconded by Commissioner Spratt. Mayor Wilkins called for the question.

Motion passed unanimously.

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

- C. ORDINANCE 2026-07 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA; AMENDING CHAPTER 4, ARTICLE V, SECTION 4-82 OF THE CITY OF LABELLE LAND DEVELOPMENT CODE, AMENDING USES REQUIRING SPECIAL EXCEPTION APPROVAL IN THE STATE ROAD 80 OVERLAY DISTRICT; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Patty Kulak gave a brief explanation of Ordinance 2026-07.

Public Hearing Opened 6:11pm

No comments.

Public Hearing Closed 6:11pm

Motion made by Vice Mayor Ratica to approve Ordinance 2026-07, Seconded by Commissioner Holland. Mayor Wilkins called for the question. Motion passed unanimously.

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

5. Adjournment

There being no further business to discuss, Mayor Wilkins adjourned the meeting at 6:13 PM.

Julie C. Wilkins, Mayor

ATTEST: Tijauna Warner, MPA, MMC, City Clerk

CITY OF LABELLE



MINUTES

Regular Commission Meeting

Thursday, March 12, 2026, at 5:30 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

Julie C. Wilkins, Mayor
Kevin Holland, Commissioner
Jackie Ratica, Commissioner
Bobbie Spratt, Commissioner
Hugo Vargas, Commissioner

ADMINISTRATION:

Tijauna Warner, MPA, MMC, Deputy City Clerk
Derek Rooney, Esq., City Attorney
Mitchell Wills, Superintendent PW

Minutes

1. Call to Order

The meeting was called to order by Mayor Wilkins at 5:36 PM.

2. Roll Call

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

3. Invocation and Pledge of Allegiance

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

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

None.

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 February Check Register

B. Approval of Minutes:

February 5, 2026 City Commission Special Meeting Minutes
February 12, 2026 Local Planning Agency Meeting Minutes
February 12, 2026 City Commission Meeting Minutes

C. Approval of Staff Reports:

-HCSO- Lt. Allen Hudson
-Fire Department- Chief Brent Stevens
-Building Department- Mark Lynch
-Code Enforcement- Zane Mungillo

Motion made by Commissioner Spratt Consent Agenda Items pulling Item E: ITB 2026-01 for discussion, Seconded by Vice Mayor Ratica. Mayor Wilkins called for the question. Motion passed unanimously.

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

E. ITB 2026-01 LaBelle Fire Department – Hardening and Addition

Motion made by Commissioner Spratt to approve Item E: ITB 2026-01 LaBelle Fire Department - Hardening and Addition, Seconded by Vice Mayor Ratica. Mayor Wilkins called for the question. A discussion ensued. Motion passed 4-1.

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

Voting Nay: Commissioner Vargas

City Commission presented Chief Brent Stevens with the Florida Volunteer Fire Chief of the Year Certificate.

City Commission Meeting Recessed at 5:45 PM.

City Commission Meeting Reconvened at 6:13 PM.

6. Presentations

A. 2025 Financial Statement - Daniel Anderson, Partner, Mauldin & Jenkins, LLC

Daniel Anderson (Mauldin & Jenkins, LLC) gave a brief explanation of the City of LaBelle's 2025 Financial Statement and the Auditor's Discussion and Analysis Financial and Compliance Audit Summary.

B. Bridge Funding - PFM Financial Advisors LLC

City Attorney Derek Rooney presented an update on the bridge funding for utility improvements. The city had issued an RFP for letter of credit services for \$20 million to help with interim financing while waiting for grant reimbursements. First Bank and United Community Bank responded, with First Bank initially having the best terms.

However, during negotiations, First Bank requested language changes that would potentially conflict with existing USDA loan agreements. The city's bond counsel recommended keeping the same revenue pledge language as USDA to avoid complications, but First Bank wanted additional assurances that appeared to give them more than a secondary position.

Motion made by Commissioner Vargas to reconsider Consent Agenda Items and pull Item F: Resolution 2026-07, Seconded by Commissioner Spratt. Mayor Wilkins called for the question. Motion passed unanimously.

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

Motion made by Commissioner Vargas to approve the remaining Consent Agenda Items and table Item F: Resolution 2026-07, Seconded by Commissioner Spratt. Mayor Wilkins called for the question. Motion passed unanimously.

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

Motion made by Vice Mayor Ratica to approve both First Bank and United Community Bank from the RFP with First Bank in first position, and if negotiations cannot be concluded with First Bank, to move immediately to United Community Bank, Seconded by Commissioner Spratt. Mayor Wilkins called for the question. Motion passed unanimously.

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

C. LifeLink Proclamation

Mayor Wilkins read a proclamation declaring April 2026 as Donate Life Month, recognizing LifeLink of Florida's mission to honor donors and save lives through organ and tissue donation. The proclamation noted that over 105,000 people are on the national waiting list for organ transplantation, with over 5,500 in Florida.

D. Irish American Heritage Proclamation

Mayor Wilkins read a proclamation declaring March 2026 as Irish American Heritage Month, acknowledging the significant contributions of Irish Americans to the nation's founding and ongoing development. The proclamation noted that five signers of the Declaration of Independence were of Irish descent, and 22 presidents have proclaimed their Irish American heritage.

Motion made by Commissioner Spratt to reconsider Consent Agenda Items and pull Item D: Resolution Zambelli Fireworks Proposal & Agreement, Seconded by Vice Mayor Ratica. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

5D. Zambelli Fireworks Proposal & Agreement

Motion made by Commissioner Spratt to approve renegotiating the fireworks contract for no more than \$25,000, with the mayor authorized to sign if the cost could be reduced to that amount, Seconded by Vice Mayor Ratica. Mayor Wilkins called for the question. Motion passed 4-1.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Holland
Voting Nay: Commissioner Vargas

7. Non-Public Hearing Items for Consideration

(Limited to 15 minutes per item: 3-5 minutes optional presentation time with the remaining time for discussion by the Commission)

A. 277 E Hickpochee Ave - Tree Removal Permit Application #1825

Motion made by Commissioner Vargas to approve 277 E Hickpochee Avenue - Tree Removal Permit Application #1825 along with the replanting and payment in lieu of for 101 inches, Seconded by Vice Mayor Ratica. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

B. SR 80/Captain Hendry Tree Removal Permit Application

Motion made by Commissioner Vargas to approve SR 80/Captain Hendry Tree Removal Permit Application including the \$48,600 payment in lieu of and the planning of required inches, with encouragement to be creative in preserving trees where possible, Seconded by Vice Mayor Ratica. Mayor Wilkins called for the question. Motion passed 4-1.

Regular Commission Meeting
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Voting Yea: Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland
Voting Nay: Mayor Wilkins

C. Mavis Tire - Architectural Review

Patty Kulak presented an architectural review for Mavis Tire, located on an outparcel of the Racetrack development. The review was required under conditions of approval that specify any new structures must conform to "old Florida vernacular" architecture.

Stacy Bridenbach from Bohler Engineering presented the prototypical building design, acknowledging it needed modifications to meet the city's architectural requirements. The design featured awnings over entryways and minimal architectural details.

Commissioners suggested various improvements including more pronounced overhangs, additional architectural features, shutters, and enhanced articulation. They emphasized the need for the building to reflect the old Florida vernacular style while accommodating the functional requirements of a tire service facility.

The applicant requested to continue the item to next month to develop new renderings incorporating the commission's feedback.

D. Swing Into Spring Special Event Permit Application #1798

Motion made by Commissioner Spratt to approve Swing Into Spring Special Event Permit Application #1798, Seconded by Commissioner Vargas. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

Five (5) Minutes Recess at 7:27PM

Meeting Reconvened at 7:32PM

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

- A. ORDINANCE 2026-08 (*second reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE 2020-13 FOR THE LABELLE RIVERSIDE PLANNED UNIT DEVELOPMENT LOCATED IMMEDIATELY SOUTH OF COWBOY WAY AND ¼ MILE EAST OF DR. MARTIN LUTHER KING JR. BLVD; AMENDING THE CONDITIONS OF APPROVAL; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Derek Rooney read Ordinance 2026-08 Title into the record and sworn-in everyone speaking on Ordinance 2026-08.

Patty Kulak gave a brief explanation of Ordinance 2026-08.

Public Hearing Opened

The following comment not in-favor: Rosa Marroquin, Karaa Rivas, Angela H. Rivas, and Martha Hernandez.

Public Hearing Closed

Motion made by Commissioner Holland to continue the Ordinance 2026-08 with re-advertising and neighborhood notification to allow the applicant time to work with staff on addressing concerns, Seconded by Vice Mayor Ratica. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

7E. Addition School Zone

Motion made by Mayor Wilkins to approve establishing an official school zone on JC Lyons Drive, Seconded by Vice Mayor Ratica. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

7F. Grant Funded GIS Mapping

Motion made by Commissioner Spratt to approve the GIS mapping subject to attorney review of grant conditions, Seconded by Vice Mayor Ratica. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

9. Public Comment on Non-Agenda Items

(Limited to 3 minutes per person)

Susan Watts, representing the landholders of Brian and James Paul properties, requested a reduction in the PUD submittal fee for their 3,200-acre "Sola Vie" development from \$116,190 to a more reasonable amount. She provided research showing similar cities charge significantly less for comparable projects.

Motion made by Commissioner Spratt to approve reducing the fee to \$68,000 as a deposit against actual costs, with any unused funds to be refunded, Seconded by Commissioner Vargas. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

Tortilla Factory Sewer Line Upsizing: Superintendent Mitchell Wills requested approval to upsize a sewer line being installed by the Tortilla Factory from 4-inch to 6-inch at an additional cost of \$172,000, which would avoid much higher costs later when the area develops. Finance Director Lily Davenport confirmed ARPA funds were available.

Motion made by Commissioner Vargas to approve using ARPA funds to upgrade the line from 4-inch to 6-inch, Seconded by Commissioner Holland. Mayor Wilkins called for the question. A discussion ensued. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

Contract Amendment: Mayor Wilkins advised L0061 Agreement Amendment No.1 needs approval for additional time to complete a grant-funded project.

Motion made by Vice Mayor Ratica to approve L0061 Agreement Amendment No.1, Seconded by Commissioner Vargas. Mayor Wilkins called for the question. Motion passed unanimously.

Regular Commission Meeting
March 12, 2026

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

Museum Pest Control: After discussion about the museum's financial management and accountability, the commission approved allowing the museum to reallocate their employee funding for pest control treatment, with the requirement that a historian verify the safety of the treatment for historical artifacts.

Motion made by Vice Mayor Ratica to approve allowing the city's donation to be used for museum operations as deemed appropriate by their board, including pest control, with historian approval for safety of artifacts, Seconded by Commissioner Vargas. Mayor Wilkins called for the question. Motion passed unanimously.

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

10. City Related Business by Commissioners

11. Adjournment

Motion made by Vice Mayor Ratica to adjourn meeting, Seconded by Commissioner Vargas. Mayor Wilkins called for the question. Motion passed unanimously.

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

There being no further business to discuss, Mayor Wilkins adjourned the meeting at 9:15 PM.

Julie C. Wilkins, Mayor

ATTEST: Tijauna Warner, MPA, MMC, City Clerk

CITY OF LABELLE



MINUTES

Regular Commission Meeting
Thursday, April 09, 2026, at 5:30 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

Julie C. Wilkins, Mayor
Kevin Holland, Commissioner
Jackie Ratica, Commissioner
Bobbie Spratt, Commissioner
Hugo Vargas, Commissioner

ADMINISTRATION:

Tijauna Warner, MPA, MMC, Deputy City Clerk
Derek Rooney, Esq., City Attorney
Mitchell Wills, Superintendent PW

Minutes

1. Call to Order

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

2. Roll Call

PRESENT

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

3. Invocation and Pledge of Allegiance

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

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

None.

5. Presentations

A. Arbor Day Proclamation

Commissioner Holland presented and read the Arbor Day Proclamation into the record.

6. Consent Agenda Items for Consideration

(Any commissioner or citizen may request to have an item removed from the consent agenda and placed on the regular agenda for further discussion.)

A. Approval of March Check Register

B. Approval of Staff Reports:

- HCSO- Lt. Allen Hudson
- Fire Department- Chief Brent Stevens
- Building Department- Mark Lynch
- Code Enforcement- Zane Mungillo

Regular Commission Meeting
April 09, 2026

-Woodard & Curran- Justin deMello

C. WWTP MASTER LIFT STATION REPAIRS

- D. RESOLUTION 2026-07 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA AUTHORIZING THE ISSUANCE BY THE CITY OF NOT EXCEEDING \$20,000,000 IN PRINCIPAL AMOUNT OF ITS WATER AND SEWER REVOLVING CREDIT BOND, SERIES 2026, TO FINANCE THE COST OF THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF IMPROVEMENTS TO THE CITY'S WATER AND SEWER SYSTEM; PLEDGING THE NET REVENUES OF SAID SYSTEM TO PAY THE SERIES 2026 BOND; AUTHORIZING THE AWARD OF THE SALE OF THE SERIES 2026 BOND UPON COMPLIANCE WITH CERTAIN PARAMETERS; AUTHORIZING THE EXECUTION AND DELIVERY OF THE FORM OF ATTACHED REVOLVING CREDIT AGREEMENT BETWEEN THE CITY AND THE PURCHASER OF THE SERIES 2026 BOND; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

E. Four Waters Engineering Contract

Motion made by Commissioner Vargas to approve Consent Items pulling Item B: Woodard & Curran Staff Report, Seconded by Commissioner Spratt. Mayor Julie called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

7. **Non-Public Hearing Items for Consideration**

(Limited to 15 minutes per item: 3-5 minutes optional presentation time with the remaining time for discussion by the Commission)

Woodard & Curran Staff Report:

Commissioner Vargas raised concerns about the water loss percentages shown in the water production and distribution table, which ranged from 6.37% to as high as 53%. He explained these numbers are reported to the South Water Management District and could affect the city's water allocation permits if they appear excessive.

Salvador Mora from Woodard & Curran explained that much of the water loss is due to calibration issues with meters and inconsistent reporting from utility billing. He noted there's little accountability for water used by the fire department and for line flushing. Mayor Wilkins suggested setting up a meeting between Mora, the utility billing department, and a supervisor to resolve the discrepancies.

Motion made by Commissioner Vargas to approve Woodard & Curran Staff Report, Seconded by Commissioner Holland. Mayor Julie called for the question. A discussion ensued. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

A. Mavis Tires - Architectural Review

Motion made by Commissioner Vargas to approve Marvis Tire - Architectural Review, Seconded by Commissioner Holland. Mayor Julie called for the question. A discussion ensued. Motion passed unanimously.

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

- B. LDRC Increase Funding Request

This item was deferred and will return next month.

- C. LDRC Certified Local Government Program

Motion made by Commissioner Vargas to approve Resolution 20226-08 LDRC Certified Local Government Program, Seconded by Vice Mayor Ratica. Mayor Julie called for the question. A discussion ensued. Motion passed unanimously.

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

- D. LDRC Captain Hendry House Project

Motion made by Vice Mayor Ratica to approve Resolution 2026-09 LDRC Captain Hendry House Project, Seconded by Commissioner Vargas. Mayor Julie called for the question. Motion passed unanimously.

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

- E. Animal Control - Linda Phillips

Linda Phillips addressed the commission regarding accountability, transparency, and humane practices at LaBelle Animal Control. She raised concerns about euthanasia rates, documentation practices, compliance with Florida Statute 828.15 regarding posting stray animals within 48 hours, and conditions at the facility. Phillips questioned the review process for euthanasia decisions and requested proper documentation, behavioral assessments, and investigation into drug use and transfers.

Public comments were provided by the following:

Rhonda Bilut commended Animal Control for their work and the commission's support.

Lisa Lashley praised the shelter's efforts to place dogs but expressed concern about heartworm testing, noting that four dogs since December had tested positive for heartworm after adoption, leaving adopters with expensive treatment costs or the choice to return the animals.

Teri Armstrong shared her personal experience adopting a dog that later tested positive for heartworm, requiring expensive treatment that resulted in the dog's death after complications from spaying while heartworm positive. She advocated for mandatory heartworm testing before adoption.

Lorrie Johns praised Doug Morgan and the shelter staff.

Sherri Walker called for better collaboration between all parties.

Colleen Fisher praised animal control and offered her expertise in animal rescue and grant writing. A discussion ensued.

Commissioner Vargas excused himself due to family emergency.

8. Public Hearings and/or Ordinances

- A. ORDINANCE 2025-09 (*first reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE 2020-04 FOR A PROPERTY KNOWN AS KMJ INVESTMENTS PLANNED UNIT DEVELOPMENT, A 2+/--ACRE PROPERTY LOCATED IMMEDIATELY NORTH OF STATE ROAD 80, APPROXIMATELY ¼ MILE EAST OF HUGGETTS ROAD INTO THE CORPORATE LIMITS OF THE CITY OF LABELLE, FLORIDA; AMENDING THE CONDITIONS OF APPROVAL; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

City Attorney Derek Rooney read Ordinance 2025-09 title into the record.

Patty Kulak gave a brief explanation of Ordinance 2025-09.

Public Hearing Opened

Comments received by the following individuals:

Bob Burns stated that while his community spent considerable time on the original approval, they have no objection to the extension if the wall and stormwater management requirements remain in place.

Public Hearing Closed

Motion made by Commissioner Spratt to approve Ordinance 2025-09, Seconded by Commissioner Holland. Mayor called for the question. A discussion ensued. Motion passed unanimously.

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

- B. ORDINANCE 2026-07 (*first reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA; AMENDING CHAPTER 4, ARTICLE V, SECTION 4-82 OF THE CITY OF LABELLE LAND DEVELOPMENT CODE, AMENDING USES REQUIRING SPECIAL EXCEPTION APPROVAL IN THE STATE ROAD 80 OVERLAY DISTRICT; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

City Attorney Derek Rooney read Ordinance 2026-07 title into the record.

Patty Kulak gave a brief explanation of Ordinance 2026-07.

Public Hearing Opened

No Comments.

Public Hearing Closed

Motion made by Vice Mayor Ratica to approve Ordinance 2026-07, Seconded by Commissioner Holland. Mayor Julie called for the question. A discussion ensued. Motion passed unanimously.

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

9. Public Comment on Non-Agenda Items

(Limited to 3 minutes per person)

No speakers.

10. City Related Business by Commissioners

Regular Commission Meeting
April 09, 2026

Superintendent Mitchell Wills presented emergency bid items for the commission to approve.

Motion made by Commissioner Spratt to approve the M&S Spray Foam Insulation bid for \$17,159 for City Hall and Civic Center insulation., Seconded by Vice Mayor Ratica. Mayor Julie called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Holland

Motion made by Commissioner Spratt to approve accepting the lowest bid for animal control kennels, Seconded by Commissioner Holland. Mayor Julie called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Holland

Motion made by Commissioner Spratt to approve accepting the Paint Authority bid of \$3,500 for City Hall brick cleaning and sealing, Seconded by Commissioner Holland. Mayor Julie called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Holland

Motion made by Commissioner Spratt to approve accepting the lowest bid for sidewalk replacement around Barron Park, Seconded by Commissioner Holland. Mayor Julie called for the question. Motion passed 3-0.
Voting Yea: Mayor Wilkins, Commissioner Spratt, Commissioner Holland
Voting Abstaining: Vice Mayor Ratica

Commissioner Spratt raised concerns about ongoing flooding at Moss Landing, where recent rains resulted in standing water in four homes. She requested the commission consider renting a pump to provide relief while negotiations continue with the property owners. Public Works Superintendent Mitchell Wills explained that a six-inch pump rental would cost approximately \$2,800 monthly and that the property owners have been collaborating with engineers but face delays due to pipe ownership issues.

City Attorney Derek Rooney noted concerns about the city providing services for a private for-profit property without compensation but agreed emergency assistance could be justified. Wells will contact the property owners about potential cost reimbursement.

Motion made by Commissioner Spratt to approve the rental of a pump for Moss Landing for one month, with staff attempting to negotiate reimbursement from the property owners, Seconded by Vice Mayor Ratica. Mayor Julie called for the question. A discussion ensued. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Holland

Mayor Wilkins - 16th Annual Call of the Wild Earth Week April 20-23, 2026

Mayor Wilkins announced that three commissioners are up for reelection in the August primary and reminded everyone of the Call of the Wild Earth Week celebration scheduled for April 20-23 at Captain Hendry House. She thanked all participants in the centennial celebration and expressed interest in partnering with churches for regular senior social events.

Regular Commission Meeting
April 09, 2026

11. Adjournment

Motion made by Commissioner Spratt to adjourn the meeting, Seconded by Vice Mayor Ratica.
Mayor Julie called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Holland

There being no further business to discuss, Mayor Wilkins adjourned the meeting at 7:40 PM.

Julie C. Wilkins, Mayor

ATTEST: Tijauna Warner, MPA, MMC, City Clerk

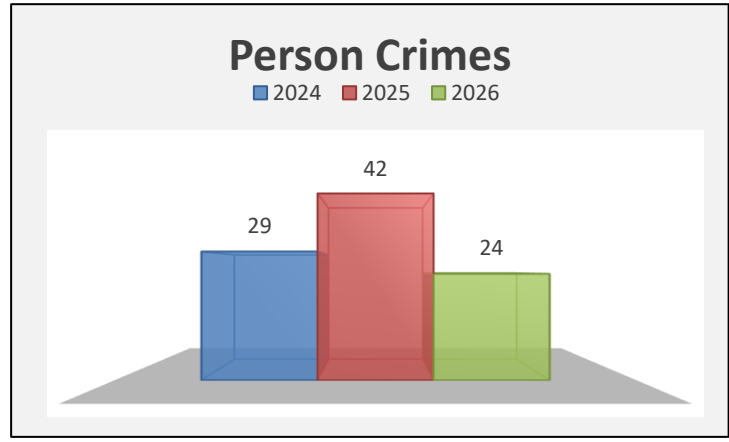
Hendry County Sheriff's Office

City of LaBelle Crime Report for May 2026 Meeting

Dates: 04/01/2026-04/26/2026

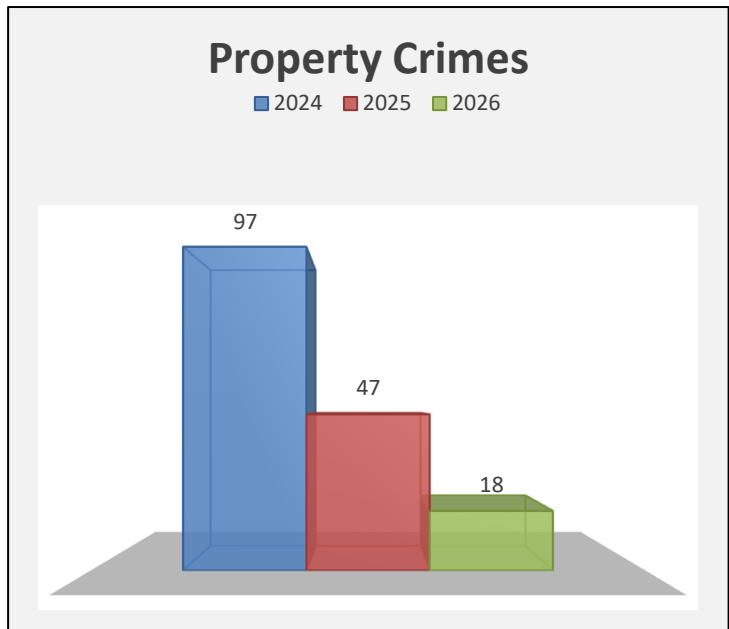
Person Crimes	Apr	Mar	Feb	Jan. 2026
Homicide	0	0	0	0
Robbery	0	0	0	0
Sex Crime	1	1	1	1
Assault	1	1	1	0
Battery - Simple	1	0	2	0
Domestic	1	2	6	5
TOTAL	4	4	10	6

YTD 2026	YTD 2025	YTD 2024
0	0	0
0	0	2
3	4	6
2	10	0
2	11	11
13	17	10
20	42	29

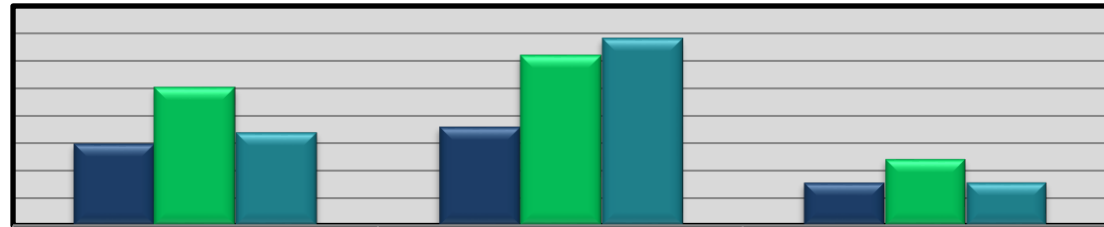


Property Crimes	Apr	Mar	Feb	Jan. 2026
Stolen Vehicle	0	0	1	0
Theft				
- Construction	0	0	1	0
- Residential	1	1	3	2
- Retail	1	1	0	0
Burglary				
- Residential	0	1	0	1
- Business	0	0	0	0
- Vehicle	1	1	2	0
Criminal Mischief	0	1	0	0
TOTAL	3	5	7	3

YTD 2026	YTD 2025	YTD 2024
1	8	6
1	0	1
6	12	36
1	1	11
2	7	6
0	1	4
3	2	17
1	16	16
15	47	97

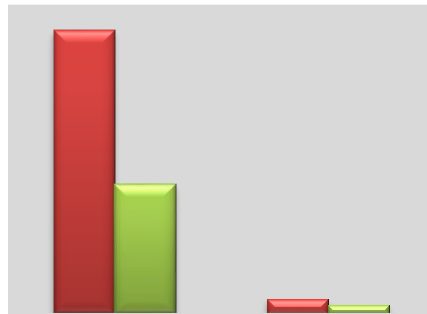


Year-to-Date Call Summary, by District



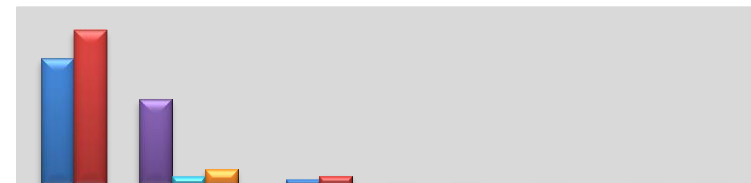
	District 1	District 2	City of LaBelle
2024	14,888	17,920	7,769
2025	25,133	30,964	12,043
2026	17,026	34,063	7,845

City Units



	CAD Calls	Offense Reports
D/S Hull	92	5
D/S Bell	42	3

City of LaBelle



	D1 Deputies	D/S Hull	D/S Bell
Business Checks	497	20	2
Residential Checks	608	34	0
Security Checks	0	0	0
Traffic Stops	336	5	4
Warrants	31	0	1
Arrests	59	5	3



LABELLE FIRE DEPARTMENT

CHIEF BRENT R. STEVENS

863-675-1537
bstevens@citylabelle.com
jhubbard@citylabelle.com
280 S Main St LaBelle, FL 33935

Agenda Items

LaBelle Fire Department Response:

- April Calls- 57
- Public Relation Events-5

Engine Status

- All Engines are in working order

Truck Repairs

- All trucks are in working order.

County Response

- LaBelle Fire Department has responded 60 times for mutual aid to outlining areas since 10/1/2025.

Station

- Station Hardening is awaiting bid approval from Commission.

Thank You,

Chief Brent Stevens
LaBelle Fire Department
863-234-8639

Range: First to Last Issue Date Range: 04/01/26 to 04/30/26

**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:	1,277,662.83	0	PAID: 0.00	0.00	15,099.09
		9,210.62	12,017.00	0.00	1,073.60
			702.31	0.00	0.00
			0.00	500.00	420.00
		PERMIT COUNT:	0	0	29
			28	0	3
			3	0	0
			0	1	5

BP SURC2 - Bldg Code Admin & Inspect Brd

1. Number of permits issued at the minimum surcharge rate 15 x \$2	\$ 30.00
2. Permit fees collected at other than minimum surcharge	\$ 12,992.43
3. Surcharge amount due (1.5% of line 2 or line 2 x 1.5)	\$ 194.89
4. Total of Lines 1 & 3	\$ 224.89
5. Less surcharge amount retained (10% of line 4 or line 4 x 0.10)	\$ 22.49
6. Surcharge amount due (line 4 less line 5)	\$ 202.40

BP SURCH - FL Building Commission Surchar

1. Number of permits issued at the minimum surcharge rate 19 x \$2	\$ 38.00
2. Permit fees collected at other than minimum surcharge	\$ 12,330.43
3. Surcharge amount due (1.0% of line 2 or line 2 x 0.010)	\$ 123.30
4. Total of Lines 1 & 3	\$ 161.30
5. Less surcharge amount retained (10% of line 4 or line 4 x 0.10)	\$ 16.13
6. Surcharge amount due (line 4 less line 5)	\$ 145.17

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



Monthly Status Report March 2026

City of LaBelle, FL



Prepared for
Mayor Julie Wilkins

April 22, 2026

woodardcurran.com

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EXECUTIVE SUMMARY

This Monthly Status Report covers the reporting period from March 1st, 2026, through March 31st, 2026.

March 2026 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 March 31st, W&C staff have worked a total of 1610 days without lost time or recordable incident. In March, all the required monthly safety training was completed on time.

Woodard & Curran Regional Office

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

Meetings

W&C project staff meet at the Water Plant every Monday and Friday mornings in person and every Tuesday through Thursday mornings remotely to discuss and plan the operational events of the day and discuss a daily tailgate safety topic. Other meetings held:

- 03/03/26: Health and Safety Orientation
- 03/04/26: O&M Engineering Meeting (Old Water Plant)
- 03/16/26: City CUP Amendment Application
- 03/17/26: Department Head Meeting
- 03/24/26: Internal Process/O&M Check In

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. As of March 2026, the following vendors have been added to a W&C PO and/or (ICA) Independent Contractor Agreement.

TABLE ES1-1: VENDORS

Vendor Name and Address
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

Vendor Name and Address
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
CEC Controls Mark Bilbrey MBilbrey@cecontrols.com (Cell 615-207-2409) 5306 4th Ave. Cir. E. Bradenton FL 34208
DM Integration Solutions, LLC Emily Dunn edunn@dmintegrationsolutions.com (Cell 207-899-5814) 10716 Bridegate Heights Loop San Antonio, FL 33576
Porterfield Oil Company Inc. 863-675-0565 1397 SR 29 South LaBelle FL 33935
Security Fence of SWFL, Pam Pletcher ((239) 369-5551 office), ((239) 340-6682 cell).
Indusco Environmental, Mike Thompson 251-621-2338 sales@induscoenviro.com 30914 Jay Drive, Spanish Fort AL. 36527
Hands Free Security, Service Department Service@handsfreellc.com (239-351-2871) 6063 Janes Lane Naples FL 34109
Trinova Inc., 4485 Laughlin Dr South Mobile AL 36693 2401 Draine Field Rd Lakeland FL 33811 (863-682-4500)
Southwest Ag Environmental LLC Tifton Holt 6755 State Road 80 LaBelle FL, 33935. (863) 885-4993 tkh@sw-env.com
MEEKS Plumbing Inc. 5555 US Highway 1 Suite 1, Vero Beach, FL 32967
Kyle Meeks PHONE: (772) 569-2285 FAX: (772) 569-7647

1. SAFETY

1.1 Monthly Safety Training

Woodard & Curran provides monthly safety training for 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 March 2026 was "Unsafe Acts and Unsafe Conditions". Additionally, Woodard & Curran staff members hold regular safety meetings. Each workday 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.



All Woodard & Curran personnel assigned to the LaBelle project are participating in the (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 on five successive years of meeting SPARKS' goals.

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

- W&C Health & Safety Daily Orientation (Tailgate).
- In March, W&C staff participated in a spark's safety meeting on Guardrail Safety.
- In March, there were no "Lost Time" accidents reported at the water or wastewater plant.
- In March, there were no "Lost Time" accidents reported at any of the 25 wastewater lift stations.

1.2 Safety Audit Update

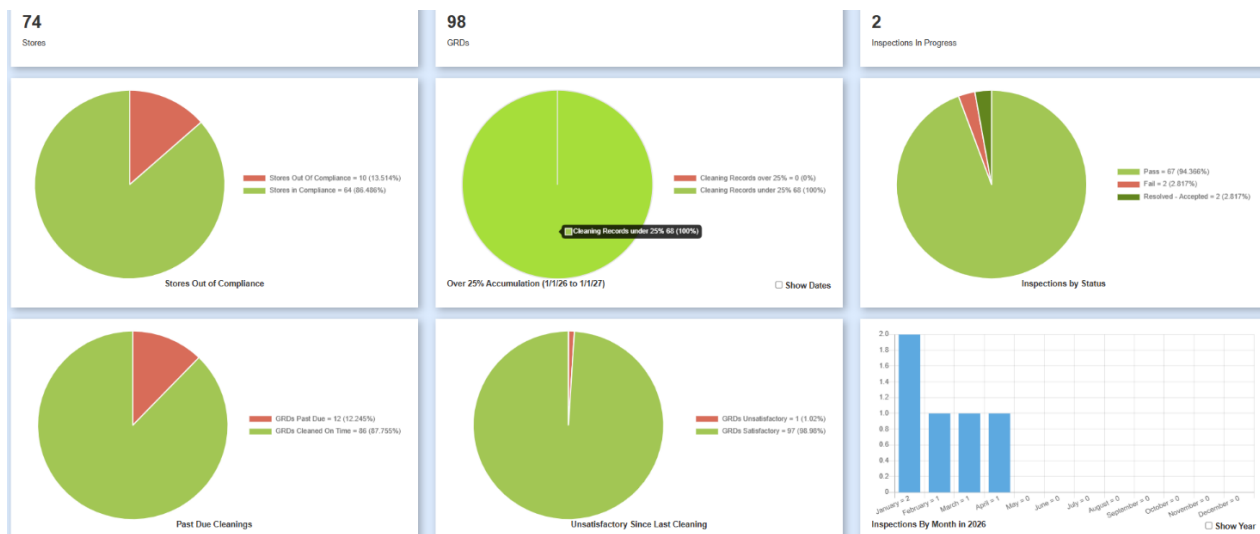
"SAFETY" is always the number one priority at W&C. On October 22nd, 2025, a safety audit was performed at the City of LaBelle's water utilities which recorded 35 findings that yielded a total of 81 action items to be corrected. W&C's goal is to correct all action items in a timely manner, except items that require funding from Capital.

As of March 31st, a total of 47 of the 81 action items have been completed, currently at 58% completion.

2. FOG PROGRAM UPDATES FOR FEBRUARY 2026

Sewer Use Ordinance, Fats, Oil and Grease Program (FOG)

- Inspection and Compliance Summary
- Inspections Conducted: 1
 - Failed Inspections: 0
- Stores Out of Compliance: 10
 - Breakdown:
 - 12 stores have delayed submission of cleaning records.
- Remediation Efforts:
 - Actively coordinating with FSEs and cleaning companies to ensure timely report submissions and resolution of compliance issues.
- FSE Status Overview
- Total FSEs: 74
- Cleaning in Progress:
 - 10 FSEs are actively undergoing cleaning procedures.
- Pending Re-inspection:
 - 0 FSEs are out of compliance and awaiting re-inspection.
- Successful Inspection:
 - Tacos al Vapor El Moral



3. ENVIRONMENTAL COMPLIANCE ACTIVITY

3.1 Environmental Compliance Activity

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

- Regulatory Reporting – March 2026
- Submitted both the Monthly Operating Report for Public Water System (PWS #5250050) and the Discharge Monitoring Report for the wastewater treatment plant to the Florida Department of Environmental Protection (DEP).
- Submitted the Deep Injection Well Discharge Monitoring Report in accordance with UIC Permit #329487-004-UO/1X to the DEP.
- Sampling & Laboratory Coordination:
- Collected wastewater composite, fecal, and bacteriological samples, and coordinated monthly compliance sampling with Sanders Environmental Laboratories for the upper and lower monitor wells and deep injection well (Permit #98493 329487-004).
- Conducted additional wastewater composite and fecal sampling in accordance with DEP Permit #FLA014283-007.
- Collected the drinking and raw water bacteriological samples as required by 62-555, Florida Administrative Code (FAC)
- Operational Testing:
 - Weekly generator tests performed at both water and wastewater plants for the month of March, including drinking water wells, in compliance with 62-555.320(4)(a) FAC.

3.2 Upcoming Compliance Events

- PFAS the forever chemicals, quarterly testing will be performed this year (2026) on 6 PFAS variations.
- Nitrate/Nitrite samples will be collected and sent to the lab for analysis in April 2026.

4. CONSTRUCTION

- There were no scheduled or unscheduled construction projects during the month of March 2026.

- WWTP emergency upgrades design:
 - The project continues to progress toward substantial completion, with most major components now installed and operational.
 - Work during the past month focused on critical lab testing, control of process setpoints, reducing solids accumulation in the SBRs and digesters, and analyzing data provided by the second Sentry probe for locating potential sources of shock loads entering the collections system.

Report Summary

LAB01 (Headworks): Clear diurnal pattern with higher Consumable BOD (cBOD) from Sun to Wed (08:00 to 10:00) and secondary peaks from 15:00 to 19:00.

March 05: Dilution event.

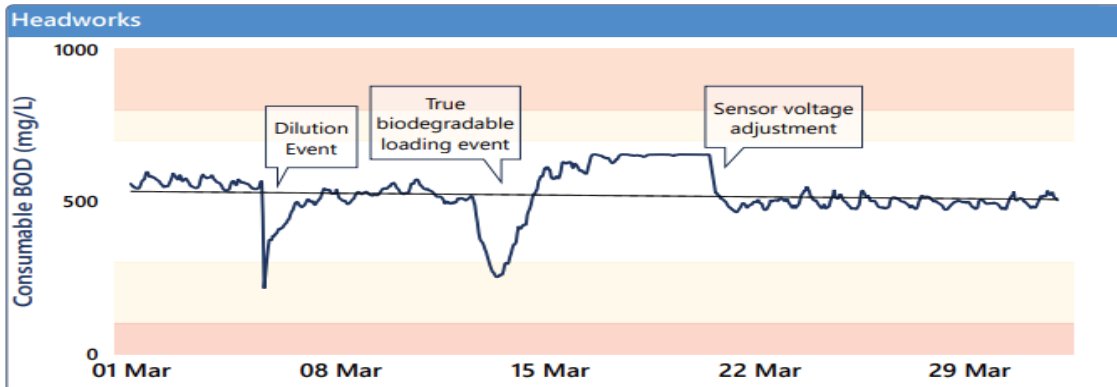
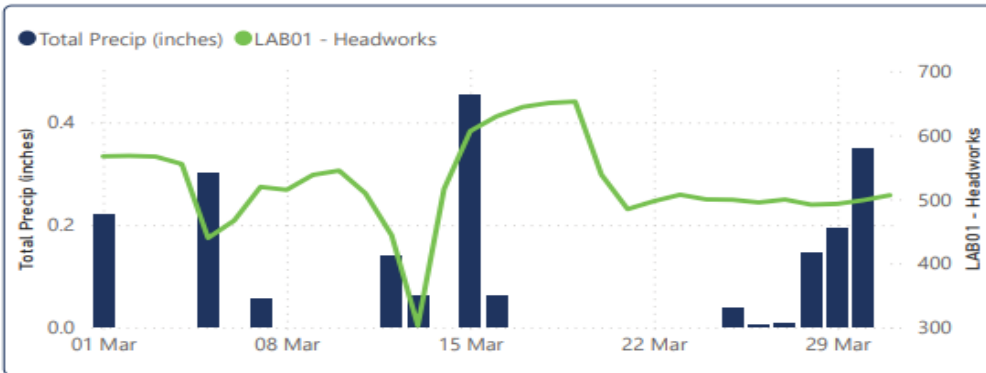
March 13: The signal drop occurs before the largest rainfall, indicating it is not rainfall-driven alone and likely due to flow or loading variability. This is followed by a sustained increase, confirming a true biodegradable loading event.

March 20: Elevated signal saturation limited visibility on the dashboard. A standard voltage adjustment was applied to restore the signal to a measurable range.

Key Event Focus

March 05: Precipitation aligns with the signal decrease, indicating a rain-driven dilution event.

March 13: The deepest signal drop occurs prior to the largest rainfall, indicating the initial decline is not rainfall-driven alone. Subsequent precipitation likely reinforces and prolongs the dilution.



5. WASTEWATER TREATMENT

In March, 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 5-1 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 5-1: WWTP FLOWS AND LOADS

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	Effluent Fecal Coliform No/100ml	Effluent Flow Quarterly Average MGD	Plant % Capacity %
Apr 2025	0.364	368	183	0.436	7.75	18.98	20.87	0.50	0.471	62.73
May 2025	0.371	281	173	0.449	8.50	23.28	0.00	1.44	0.456	60.79
Jun 2025	0.366	202	134	0.459	4.20	11.80	0.00	67.04	0.448	59.78
Jul 2025	0.385	147	146	0.480	3.25	7.83	33.75	0.76	0.463	61.71
Aug 2025	0.397	274	255	0.518	11.25	15.85	0.00	248.58	0.486	64.78
Sep 2025	0.436	161	136	0.643	4.75	4.15	0.00	1,151.59	0.547	72.96
Oct 2025	0.373	267	134	0.571	5.00	8.35	0.00	2.44	0.578	77.00
Nov 2025	0.321	253	275	0.543	6.00	5.93	14.84	0.94	0.586	78.12
Dec 2025	0.303	274	179	0.515	7.40	5.50	0.00	2.29	0.543	72.40
Jan 2026	0.403	352	287	0.512	4.25	19.13	23.02	2.05	0.523	69.77
Feb 2026	0.476	401	493	0.480	3.25	8.55	8.84	54.89	0.502	66.97
Mar 2026	0.478	396	378	0.495	7.00	8.33	17.75	4.66	0.496	66.08
Minimum	0.303	147	134	0.436	3.25	4.15	0.00	0.50	0.448	59.78
Maximum	0.478	401	493	0.643	11.25	23.28	33.75	1,152	0.586	78.12
Total	4.672	3,374	2,773	6.102	72.60	137.66	119.07	1,537	6.098	813.09
Average	0.389	281.33	231	0.508	6.05	11.47	9.92	128.1	0.508	67.76

5.1 Biosolids

- In March, 17.75 tons of biosolids were processed by SynaGro.

FIGURE 5-1 EFFLUENT FLOW VS RAINFALL IN INCHES

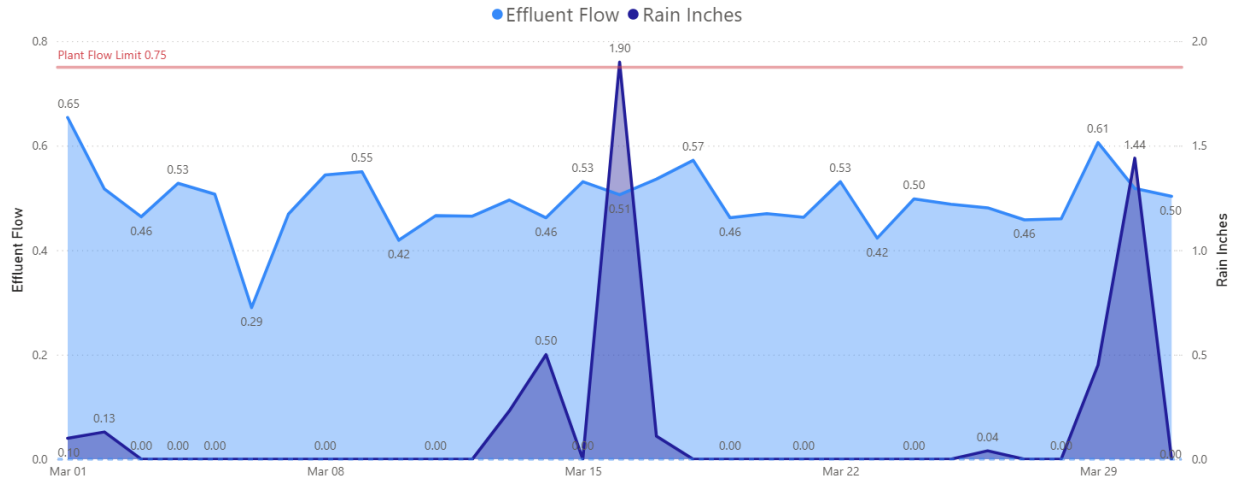


FIGURE 5-2 EFFLUENT FLOW VS INFLUENT FLOW (MGD)

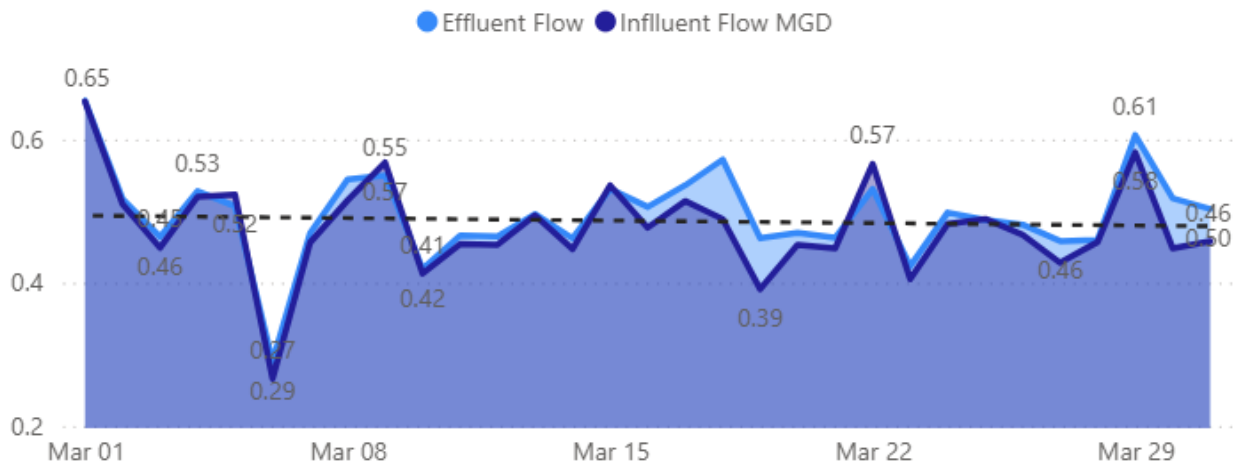


FIGURE 5-3 EFFLUENT BIOCHEMICAL OXYGEN DEMAND (BOD)

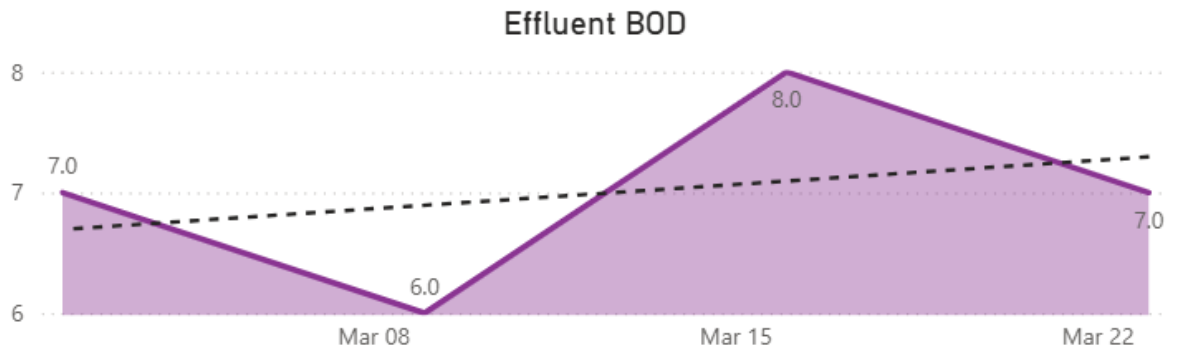
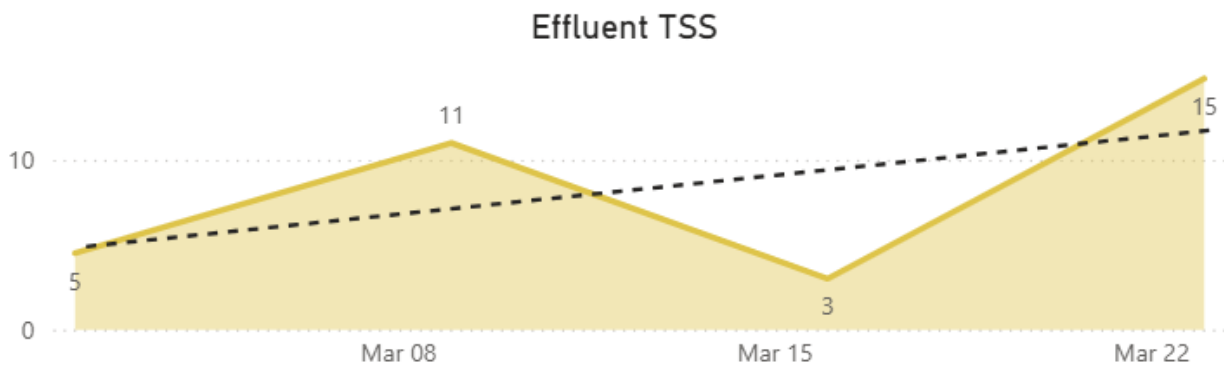


FIGURE 5-4 EFFLUENT TOTAL SUSPENDED SOLIDS (TSS)



6. 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. Table 6-1 represents a 12-month rolling average of the data.

TABLE 6-1: CITY OF LABELLE WATER PRODCUTION 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 %
Apr 2025	0.861	0.281	1.113	0.905	0.275	38.36
May 2025	0.547	0.446	0.994	0.776	0.237	37.13
Jun 2025	0.296	0.632	0.928	0.723	0.229	39.94
Jul 2025	0.230	0.614	0.844	0.666	0.204	33.33
Aug 2025	0.310	0.603	0.913	0.703	0.211	53.54
Sep 2025	0.371	0.693	0.995	0.776	0.236	31.76
Oct 2025	0.805	0.802	1.011	0.725	0.259	22.96
Nov 2025	0.001	1.008	1.008	0.809	0.248	31.02
Dec 2025	0.000	0.977	0.977	0.751	0.234	27.28
Jan 2026	0.633	0.535	0.932	0.764	0.216	6.37
Feb 2026	0.853	0.118	0.929	0.766	0.219	28.13
Mar 2026	0.816	0.660	1.424	0.747	0.206	28.47
Minimum	0.000	0.118	0.844	0.666	0.204	6.37
Maximum	0.861	1.008	1.424	0.905	0.275	53.54
Total	5.724	7.369	12.068	9.111	2.772	378.29
Average	0.477	0.614	1.006	0.759	0.231	31.52

FIGURE 6-1 DEEP INJECTION WELL VOLUME

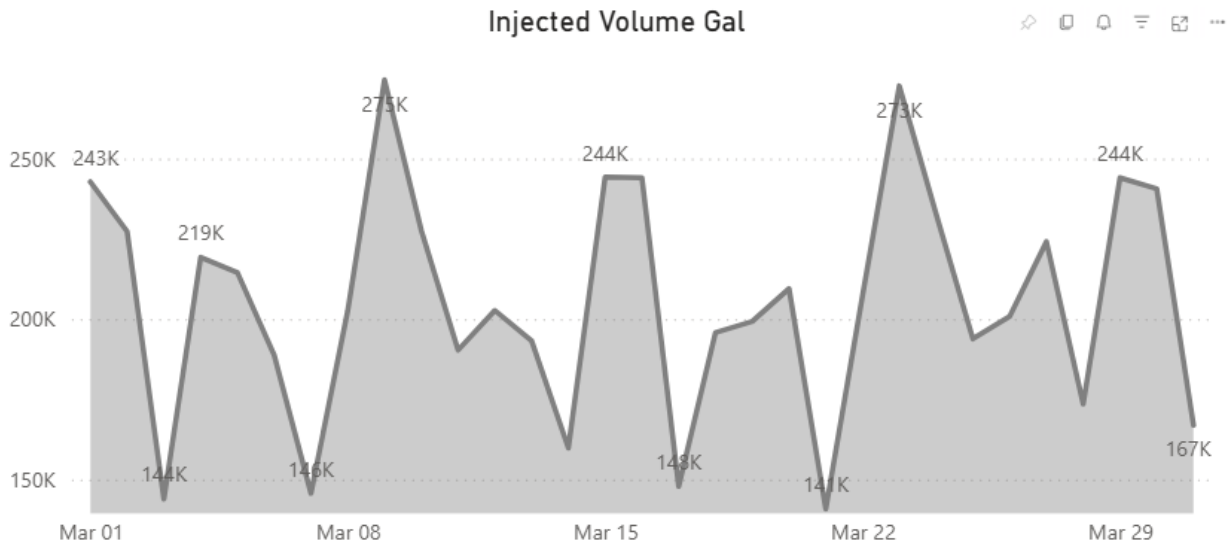


FIGURE 6-2 FINISHED WATER FLOW

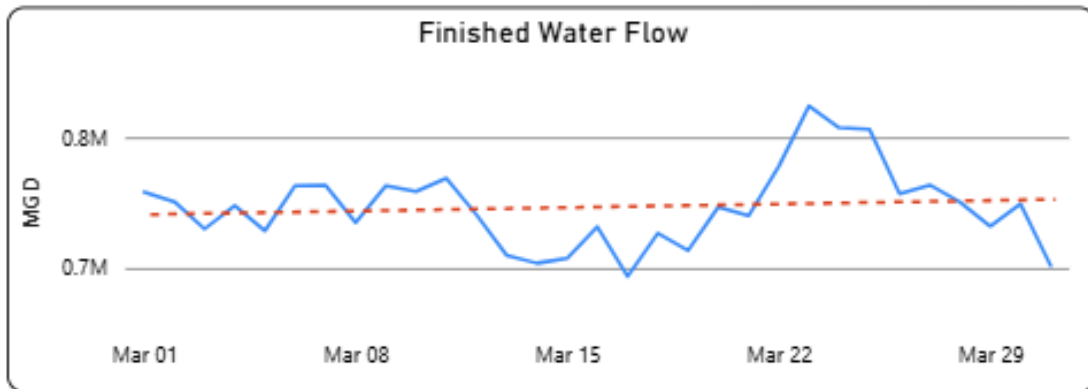
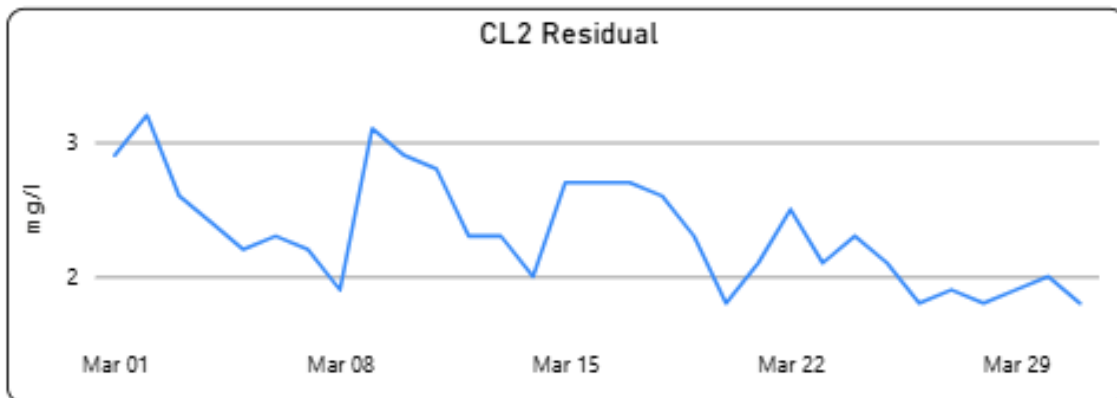


FIGURE 6-3 FINISHED WATER CHLORINE RESIDUAL



7. CORRECTIVE AND PREVENTATIVE WORK ORDERS

FIGURE 7-1 CORRECTIVE AND PREVENTATIVE WORK ORDER HISTORY REPORT

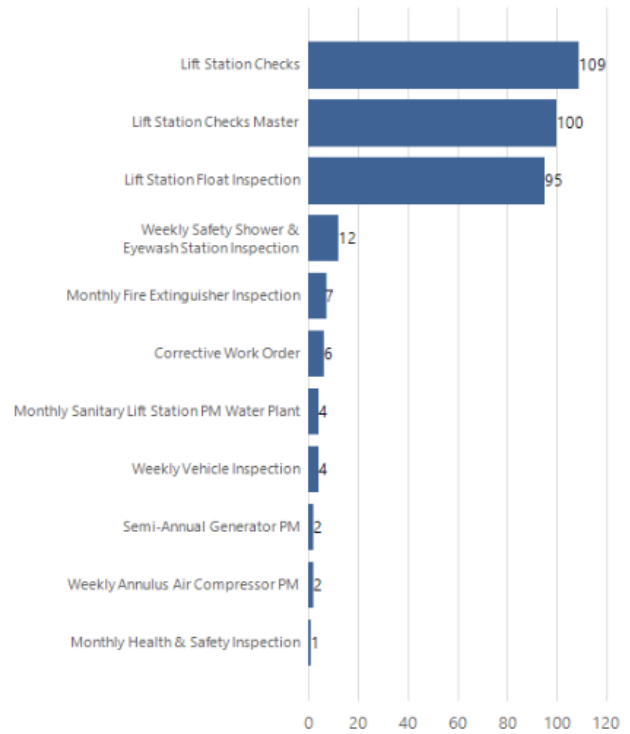
Maintenance History Report

Labelle, Florida



Report Start: 3/1/2026
Report End: 3/31/2026

Work Orders by Type	Total
Corrective Maintenance	196
Preventative Maintenance	122
Inspections	24
Total	342



Top Work Orders by Description

8. PROJECT FINANCIALS FOR JANUARY

TABLE 8-1: PROJECT FINANCIALS FOR MARCH 2026 (YEAR 5)

Budget Category	Month Actual	Month Budget	YTD Actual	YTD Budget	Annual Budget	over (under)	% of budget
Labor (D.L. + FB)	\$59,330	\$58,828	\$361,893	\$352,968	\$705,935	\$8,926	51%
Utilities	\$942	\$925	\$5,467	\$5,550	\$11,100	(\$83)	49%
Chemicals Costs	\$17,162	\$20,554	\$73,673	\$123,325	\$246,650	(\$49,652)	30%
Maintenance and Repair Costs	\$54,828	\$16,144	\$192,388	\$96,863	\$193,726	\$95,525	99%
Sludge Disposal Costs	\$39,342	\$7,500	\$75,495	\$45,000	\$90,000	\$30,495	84%
Lab Supplies & Equipment	\$13,065	\$5,863	\$64,649	\$35,178	\$70,356	\$29,471	92%
Office Supplies	\$3,948	\$283	\$5,708	\$1,700	\$3,400	\$4,008	168%
Miscellaneous Expenses	-\$23,698	\$6,876	\$55,854	\$41,255	\$82,510	\$14,599	68%
Overhead (G&A of D.L.)	\$15,821	\$15,687	\$96,505	\$94,125	\$188,249	\$2,380	51%
Subtotal of Costs for Contract Year	\$180,740	\$132,661	\$931,632	\$795,963	\$1,591,926	\$135,669	59%
Fixed Fee for Contract Year 2	\$14,459	\$10,613	\$74,531	\$63,677	\$127,354	\$10,854	59%
Total	\$195,199	\$143,273	\$1,006,162	\$859,640	\$1,719,280	\$146,522	59%

9. STAFFING

TABLE 9-1: PROJECT STAFFING

Name	Title	Certifications
Robert Archer	Project Manager	<ul style="list-style-type: none"> FDEP B Wastewater License
Salvador Mora	Assistant Project Manager	<ul style="list-style-type: none"> FDEP B Water License TREEO/AWWA Backflow Tester/Repair Certification
Doug Denning	Operator I	<ul style="list-style-type: none"> FDEP C Wastewater License
Dennis Ortega	Operator II	<ul style="list-style-type: none"> FDEP C Wastewater License FDEP A Water License
John Smith	Operator II	<ul style="list-style-type: none"> FDEP A Wastewater License FDEP C Water License

TABLE 9-2: 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
Bri Morales	O&M Operations Leader	Management Support
Fred Rogers	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
Ron Harrison	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
Jackie Smith	Senior Project Assistant	Project Support Specialist
Sarah Coen	Human Resources – Benefits Administrator	Employee Benefits
Linsay McAuliffe	Senior Talent Management Partner- HR & Compliance	Human Resources
Beth Sweitzer	Senior Talent Management & Acquisition Manager	Human Resources
Vanessa Luberto	Talent Management Partner	
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
Troy Kepley	Operations Specialist	Operations and Management



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Hugo Vargas
Commissioner

Kevin Holland
Commissioner



“The City of Oaks”

Julie C. Wilkins
Mayor

Jackie Section 6, Item C.
Commissioner

Bobbie Spratt
Commissioner

Monthly Staff Report

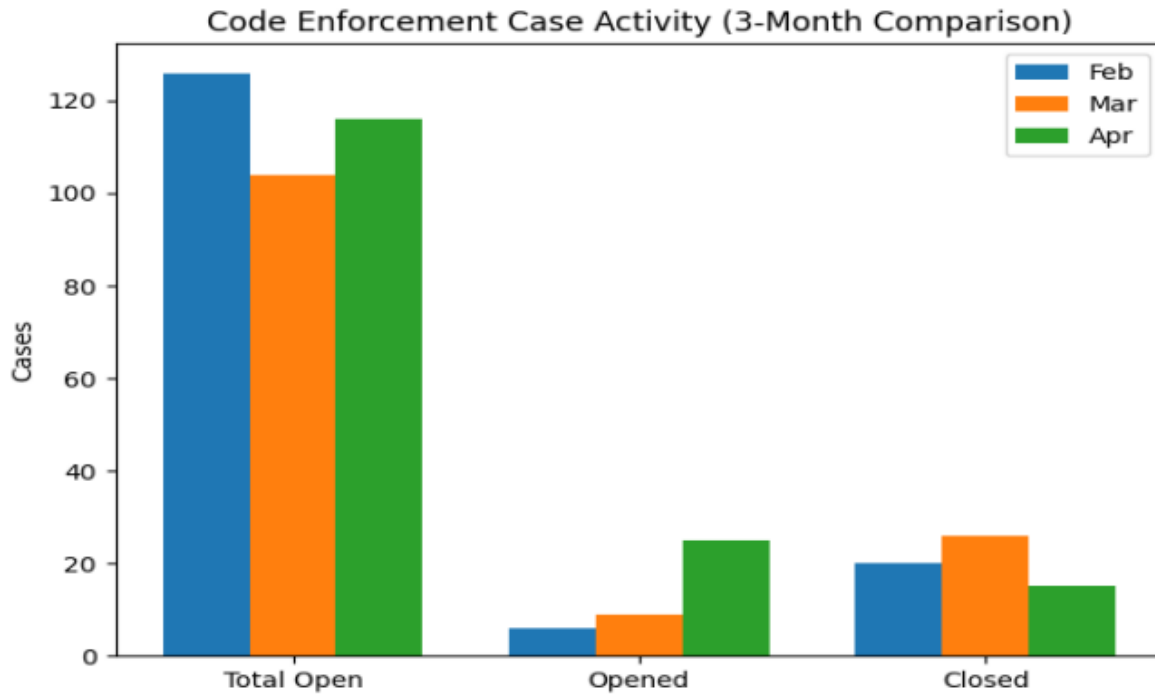
Department: Code Enforcement

Reporting Period: April 2026

During the reporting period, Code Enforcement staff continued enforcement, inspection, and compliance activities throughout the City.

- **Total Open Cases at Month End:** 116
- **New Cases Opened:** 25
- **Cases Closed:** 15
- **Court Cases:** 2

Case Activity Comparison (Feb–Apr)



Hugo Vargas
Commissioner

Kevin Holland
Commissioner



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Julie C. Wilkins
Mayor

Jackie Section 6, Item C.
Commissioner

Bobbie Spratt
Commissioner

Enforcement actions taken during the month included:

- **Courtesy Notices Issued: 24**
- **Notices of Compliance Issued: 5**
- **Delinquent Lien Notices: 2**
- **Notices of Continuance: 0**
- **Notices of Violation / Notices of Hearing (NOV/NOH): 4**
- **A.N.C. Notices: 1**
- **Findings of Fact Issued: 2**
- **Orders Imposing Liens: 0**
- **Notices of Hearing Changes: 4**

Additional enforcement and administrative actions:

- **Properties Posted (Legal Information Posting): 3**
- **Lien Searches Conducted: 4**
- **Liens Recorded: 1**
- **Paid Liens: \$10,750.00**

Staff continued to emphasize voluntary compliance while pursuing formal enforcement where necessary.

Inspections & Enforcement Activity

Inspection activity remained strong during the reporting period.

- **Total Site Inspections Conducted: 223**

Inspections included follow-up inspections on open cases, complaint-based inspections, proactive enforcement activities, and site walk-throughs with property owners.

Violation Breakdown – Total Open Violations

Hugo Vargas
Commissioner

Kevin Holland
Commissioner



Jackie Section 6, Item C.
Commissioner

Bobbie Spratt
Commissioner

“The City of Oaks”

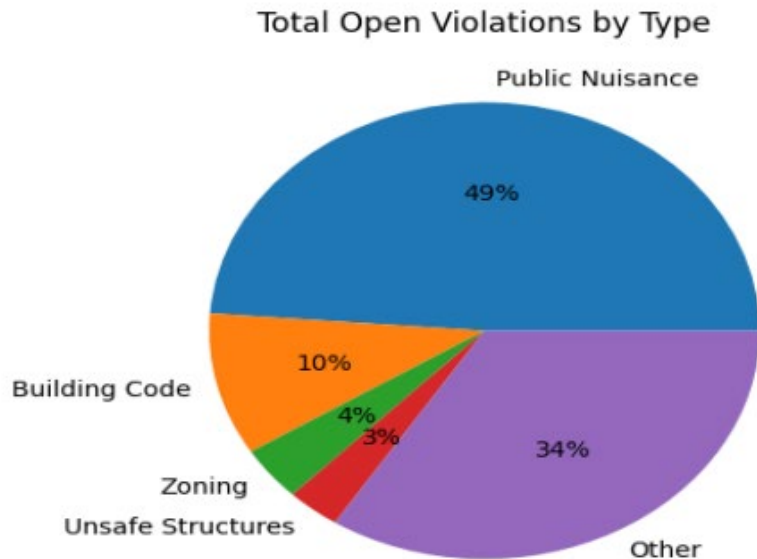
Julie C. Wilkins
Mayor

The following breakdown reflects the current distribution of all open code enforcement violations citywide, not solely those initiated during the reporting period.

- **Public Nuisance: 140**
(Includes inoperable vehicles, commercial vehicle storage, accumulation of rubbish, nuisance conditions, and related violations.)
- **Florida Building Code Violations: 29**
- **Zoning Violations (Single-Family / RNU / District Issues): 11**
- **Unsafe Structures: 9**

All remaining violation categories, including permitting, licensing, right-of-way use, tree protection, drainage, and miscellaneous code provisions, collectively account for **98 open violations** and are grouped as **Other**.

Total Open Violations: 287



Hugo Vargas
Commissioner

Kevin Holland
Commissioner



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Julie C. Wilkins
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Reporting Methodology Update

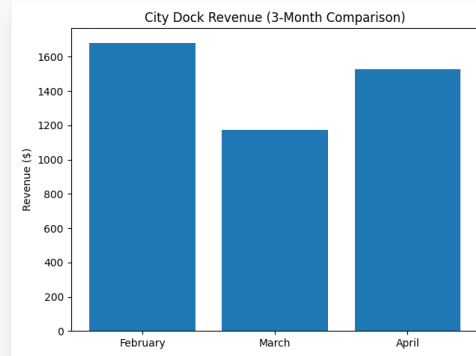
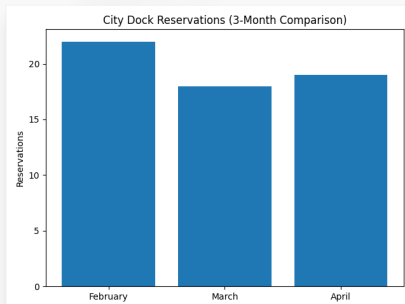
To provide more accurate reporting and improve tracking of enforcement activity, violations are now counted individually rather than by property. As a result, properties with multiple violations are reflected separately for each violation. This updated methodology may cause numerical differences when compared to prior reporting periods.

City Dock Activity

Dock operations continued during the reporting period.

- **Total Reservations:** 19
- **Total Revenue Collected:** \$ 1,526.39

Revenue reflects monies deposited during the reporting period.



Hugo Vargas
Commissioner

Kevin Holland
Commissioner



“The City of Oaks”

Julie C. Wilkins
Mayor

Jackie Section 6, Item C.
Commissioner

Bobbie Spratt
Commissioner

Safety & Emergency Management

Safety and emergency preparedness efforts continued during the reporting period. Two meetings were held with Streamline and one meeting was held with T-Mobile to improve communication systems and coordination. Push-to-talk capabilities were implemented for Animal Control to enhance connectivity in rural areas.

For emergency management, the City participated in a statewide training scenario for “Hurricane Larry,” strengthening preparedness, coordination, and response capabilities.

Summary

Overall enforcement activity remained active during the reporting period, with an increase in new cases opened. Staff continue to manage an active caseload while prioritizing compliance, public safety, and timely resolution of violations. Open cases and violations are actively monitored, with follow-up and escalation occurring as warranted.



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

To: Honorable Mayor and City Commission
*Prepared By: Tijauna Warner, Deputy City Clerk
*Date of Meeting: May 14, 2026
*Date Submitted: April 24, 2026
*Title of Agenda Item: Resolution 2026 - 10 Amending Public Records Request Policy
*Agenda Location: Consent Agenda Item

***Report in brief:** The purpose of this resolution is to recommend the amending of a Public Records Request Policy for the City of LaBelle. The adoption of this policy is crucial to formalize procedures and guidelines for the public and City staff regarding the request and dissemination of public records. This policy aligns with our commitment to transparency, accountability, and compliance with relevant state statutes.

The City of LaBelle is committed to transparency in government operations and ensuring public access to governmental records as mandated by law. Currently, our acknowledgement time is three (3) days, we are recommending amending the language to promptly.

Staff Comments: Following adoption staff will prepare each department for training in records management and responding to public records request.

Fiscal Impact: The adoption of this policy is not anticipated to result in significant financial implications.

***Recommended Actions:** Staff recommend that the City Commission approve the attached Public Records Request Policy. This policy will enhance transparency, streamline the process for handling public records requests, and ensure compliance with applicable laws.

RESOLUTION NO. 2026 - 10

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, APPROVING AMENDING THE CITY OF LABELLE'S PUBLIC RECORDS REQUEST POLICY AS SET FORTH IN EXHIBIT "A" HERETO; PROVIDING AN EFFECTIVE DATE.

WHEREAS, transparency and accountability are fundamental principles of good governance; and

WHEREAS, the City of LaBelle recognizes the importance of public access to governmental records; and

WHEREAS, the establishment of a clear and consistent public records request policy is essential to facilitate access to public records while ensuring compliance with relevant laws and regulations; and

WHEREAS, amending the City of LaBelle's Public Records Request Policy is in the best interest of the City.

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

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

Section 2. Authorization and Approval. The City Commission of the City of LaBelle hereby adopts, authorizes and approves the amendment of the Public Records Request Policy, as set forth in Exhibit "A" hereto.

Section 3. Authority of the Mayor. The Mayor is hereby authorized to take all necessary and expedient action to effectuate the intent of this Resolution.

Section 4. Effective Date. This Resolution shall be effective immediately upon its passage and adoption.

PASSED and ADOPTED this 14th day of May, 2026.

(INTENTIONALLY LEFT BLANK)

Julie C. Wilkins, Mayor

ATTEST:

Tijauna Warner, MPA, MMC, Deputy City Clerk

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

Derek Rooney, Esq.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

Exhibit "A"

Public Records Request Policy

(ATTACHED)



**CITY OF LABELLE
PUBLIC RECORDS POLICY**

**Issued: 9/3/25
Revised: 5/14/26**

SUBJECT: Public Records Requests

REFERENCE: Chapter 119, Florida Statutes; other Florida Statutes; and, the Florida Constitution.

PURPOSE: To establish policies and procedures for responding to requests for City public records that are subject to disclosure and establishing a schedule of fees for providing copies of such records as permitted by law.

POLICY:

- A. Pursuant to Chapter 119, Florida Statutes, City records, which fall within the definition of public records shall be open for inspection and copying at reasonable times, except when such public records are made confidential and/or exempt from disclosure under Chapter 119 or other Florida law.
- B. The City Clerk is the custodian of all public records and will process all requests for public records with the following exceptions:
 - 1. The Hendry County Sheriff’s Office will process all public records requests for law enforcement related records.
 - 2. The Human Resources Department administers personnel and litigation records and will process all requests for those records.
 - 3. Routine requests for Department records that can be completed within 15 minutes or less will be processed by the Department’s Records Custodian.
- C. The City promptly responds to all public records requests. The City’s goal is to process all public record request within a reasonable amount of time; however, if a large volume of records is requested or a request involves extensive services to research, compile, review for redactions, and/or copy the requested records, then the request shall be processed as promptly as possible.
- D. Under Chapter 119, Florida Statutes, the City is not required to create a public record in order to respond to a public records request.
- E. Under Chapter 119, Florida Statutes, the City is not required to answer questions about the City’s public records request.
- F. Pursuant to Chapter 119, Florida Statutes, the City will assess a special service charge for any public records request if the nature or volume of the public records requested to be inspected or copies requires

extensive use of information technology resources or extensive or supervisory assistance by personnel of the City or both, which equals or exceeds fifteen (15) minutes of time.

G. Fees will be calculated in accordance with the Schedule of Fees as follows:

Schedule of Fees

Medium Type	Document Size/Time	Fee
Hard copy	Up to 11" x 17"	\$0.15 per page/one-sided
Hard copy	Up to 11" x 17"	\$0.20 per page/two-sided
Hard copy – B&W Plans	24"x 36"	\$4.00 per page
Hard copy – B&W Plans	36"x 42"	\$8.00 per page
Hard copy – Color Plans	24"x 36"	\$40.00 per page
Hard copy – Color Plans	36"x 42"	\$80.00 per page
Certification of Documents	N/A	\$1.00 per copy
USB	N/A	Requestor must provide
All other copies	N/A	Actual cost of duplication
Research and Retrieval	15 minutes or more	Employee's labor cost

PROCEDURE:

A. General Processing of Requests for Public Records

1. Requests for public records may be received at various City Departments in person, over the phone and electronically. The request is not required to be in writing. However, in order to more efficiently provide the responsive records, the requestor may complete the Public Records Request Form (See Attachment A). Do NOT REQUIRE THE PUBLIC RECORDS REQUEST FORM TO BE COMPLETED.
2. All requests when received (whether by a Department or the City Clerk's Office) will be promptly acknowledge with a written acknowledgement provided to the requestor (if possible). The acknowledgement should be provided in the same manner as the request was received. All request must be tracked in the Public Records Request Tracking File.
3. Requests for public records shall be directed to the Department's Records Custodian for review of the nature of the request and determination of whether the request will be completed by the Department, or coordinated with the City Clerk in accordance with the policy. If the City Clerk's Office coordinated the request, the completed information will be returned to the City Clerk's Office for processing.
4. The Departments Records Custodian shall ascertain whether the request is for the inspection of records and/or copies of records.

B. Request for Inspection of Public Records

1. If the responsive public records are scanned, the Department Records Custodian or City Clerk shall review the public records and redact all information that is confidential and/or exempt from public disclosure pursuant to Florida law. The Department Records Custodian or the City Clerk shall set an appointment for the public records to be review in a public building under the supervision of the Department Records Custodian or City Clerk.
2. If the responsive public records are not scanned, the Department Records Custodian or City Clerk shall review the responsive public records and redact all information that is confidential and/or exempt. An appointment will be scheduled with the requestor to review the responsive records in a public building under the supervision of the Department Records Custodian or City Clerk.

C. Request for copies of Public Records

1. The Department Records Custodian or City Clerk shall review the records and determine the cost for researching and copying based on the fee schedule established herein.
2. The Department Records Custodian or City Clerk will contact the requester and inform the requestor of the cost (*including mail charges if records are to be mailed*) to provide the responsive public records and advise them that the responsive public records can be picked up or mailed to the requestor once payment has been received by the City.
 - a. If the responsive public records are to be picked up in person, a copy of the Public Records Request form shall be provided to the requester for submission to the Cashier with payment and the responsive public records shall be provided to the requester after payment to the Cashier.
 - b. If the responsive public records are to be mailed, the appropriate postage shall be included in the cost of the records. Upon the City's receipt of payment, the records shall be mailed to the requester.

D. Voluminous or Time Consuming Requests

1. If the public records request is for a large number of records or the request will require extensive use of information technology resources or extensive clerical or supervisory assistance by personnel of the City, or both, the City shall estimate the cost of providing the responsive records. The estimation of cost shall include the estimated time it will take (after the first 15 minutes) to research,

compile, review & redact, copy, scan, and/or other related a order to provide the requested public records.

- 2. If the estimation of cost exceeds Twenty-Five dollars (\$25), the City shall advise the requestor and request that the requestor pay the estimated cost of the request prior to the City continuing any further work (i.e., more than 15 minutes) on the request. Once the estimated cost amount is received from the requestor, the City shall work on providing the responsive records. If it takes less time than was estimated, the City will refund any excess amount paid to the City by the requestor. If the request takes more time than estimated, the City will work up to the amount paid (provide the responsive records up to that point) and then request and additional amount from the requestor to complete the request (see attached Exhibit B).

E. Failure to Pay

- 1. If a requestor fails to pay the applicable costs for the responsive records requested and prepared by the City, the requestor shall not receive any further public records from the City until it pays for the public records request and prepared by the City.

F. Records Management

- 1. All requests for public records shall be held for a period of one (1) year.
- 2. Once retention requirements have been met, a Records Disposition form shall be completed for destruction of the requests. (available on in City Clerk's Office). All records destruction shall be in compliance with Florida Statutes.

Prepared By:

Tijauna Warner, Deputy City Clerk

Date

Approved By:

Julie C. Wilkins, Mayor

Date

Attachments

- A Public Records Request Form
- B Public Records Estimate Charges



City of LaBelle
481 W. Hickpochee Avenue
LaBelle, Fl. 33935

PUBLIC RECORDS REQUEST FORM

1. There is no charge to review public records unless the nature or volume of the material requested requires extensive assistance. To ensure that the documents will be readily available when you come to City Hall, we recommend that you make an appointment with the City Clerk.
2. Pursuant to Chapter 119, F.S., copies of records shall be furnished (with reasonable time to respond) upon payment of the fee prescribed by law. There will be service fee charged (employee labor cost) for any searching and copying of documents that extends beyond fifteen (15) minutes connected to fulfilling your public records request.

Date: _____

Name/Company : _____ Phone No. _____

Address: _____ Fax No. _____

City, State, Zip: _____ Email: _____

TYPE OF RECORDS REQUEST/FEE:

- _____ Hard Copy up to 11" x 17" (\$.15 per page/one-sided copy)
- _____ Hard Copy up to 11" x 17" (\$.20 per page/two-sided copy)
- _____ Hard Copy 24" x 36" (___ \$4 – B&W or ___ \$40-Color per page)
- _____ Hard Copy 36" x 42" (___ \$8 – B&W or ___ \$80-Color per page)
- _____ Certification of documents (\$1.00 per page)

For all other copies, the cost will be actual cost of duplication of the public records.

Request Description: (i.e. Ordinance/Resolution No., Commission/Board Minutes, Personnel Records, etc.)

Signature of Requestor: _____

Official Use Only:

Department(s) to Compile Request: _____

Date Compiled: _____ Completed by: _____

Date forward to City Clerk (if applicable): _____

Records Produced/Comments: _____

_____ Date Copies were mailed or

_____ Date Requestor notified to pick-up records by

Public Records Request Fees:

of Copies: _____

Cost of Duplication: _____

Postage (if applicable): _____

Total Cost: \$ _____

Make checks payable to the City of LaBelle

Records Released By: _____

Records Released To: _____

Date: _____



CITY OF LABELLE, FLORIDA

Public Records Estimate Charges

Department Name _____

Subject: **Public Records Request for** _____

Service Charge:

Position Title: _____

Hourly Rate \$ _____

Hours (less initial 15 minutes): _____

Total labor cost: \$ _____

Total pages copied: _____

@ \$.15 per copy: \$ _____

*** Estimated Charge:** \$ _____

Total Charge: \$ _____

I agree to pay all charges up to the amount as enumerated above for this Public Records Request. A 80% deposit of the balance is due to begin work. If the estimate is less than the above, a refund will be issued.

Name **Date**

Contact the City Clerk's Office should you have any questions.

Hugo Vargas
Commissioner



Jackie Ratica
Vice Mayor

Kevin Holland
Commissioner

Bobbie Spratt
Commissioner

“The City of Oaks”

Julie C. Wilkins
Mayor

Notice of Award
ITB 2026-01
LaBelle Fire Department – Hardening and Addition

May 14, 2026

The City of LaBelle issued an Invitation to Bid (ITB) 2026-01 for the LaBelle Fire Department Hardening and Addition project on March 16, 2026. A total of seven (7) firms submitted proposals in response to this solicitation.

Following a thorough evaluation process, the City of LaBelle hereby awards ITB 2026-01 to **DEC Contracting Group, Inc.** The evaluation and ranking of proposals are included as *Exhibit “A”*.

The City of LaBelle City Commission has approved this Notice of Award and has authorized staff to negotiate and execute all necessary agreements with DEC Contracting Group, Inc.

CITY OF LABELLE, FLORIDA

Attest:

By: _____
Tijauna Warner, Deputy City Clerk

By: _____
Julie C. Wilkins, Mayor

Exhibit “A”

LaBelle Bid Analysis

4/27/26

Bid Rank	Company	Base Bid (\$)	Deduct Alternates (\$)	Delta (\$)	Delta (%)	Total (\$)
1	DEC Contracting Group, Inc.	3,545,171.02	#1 53,044.68 #2 2,553.19	\$0.0	0.0	3,545,171.02
2	Carbon Six Construction	3,634,719.00	#1 60,520.00 #2 4,320.00	89,547.98	2.53	3,634,719.00
3	Chris Tel Construction	3,715,224.38	#1 30,147.00 #2 2,850.00	170,053.36	4.80	3,715,224.38
4	Cobb Site Development	3,961,784.26	#1 50,000.00 #2 1,500.00	416,613.24	11.75	3,961,784.26
5	Select Development Group, LLC	4,390,413.00	#1 82,500.00 #2 5,200.00	845,241.98	23.84	4,390,413.00
6	Persons Services Corp	4,417,316.09	#1 56,000.00 #2 84,000.00	872,145.07	24.60	4,277,316.09
7	GCM Contracting	4,573,714.45	#1 65,205.00 #2 4,098.00	990,986.98	27.96	4,573,714.45

Descriptive Statistics (Base Bids):

Min: \$3,545,171.02
 Max: \$4,536,158.00

Key Takeaways:

- Lowest base bid: DEC Contracting Group, Inc.
- Bids cluster around \$3.6M–\$4.0M, with two higher offers above \$4.3M.

ACQUISITION OR DISPOSITION OF PROPERTY REPORT

TO: **City of LaBelle**

Department: Maint

DATE 5-5-2026

I request the following change to be made on the Tangible Property in my Custody per Florida Statute 274 and Auditor General guidelines 10.4.

ALL DELETED PROPERTY WILL GO TO AUCTION.

DESCRIPTION OF PROPERTY		ACTION REQUESTED	
Vendor:	_____	Additions:	_____ Deletions _____
Description:	<u>Ford F450</u>	Disposal Date:	_____
Year:	<u>2000</u>	Traded	_____ Sold _____
Make:	<u>F450</u>	Amount Realized	_____
Model #	_____	Transferred:	_____ Junked _____
SERIAL/VIN#	<u>1FDXF46FIYED15156</u>	Reason	_____
Cost/Value \$	_____		_____
Date Acquired	_____		_____
G/L Account #	_____		_____

LOCATION Maint/Streets Where is this equipment actually kept.

Signature _____
Property Custodian

ACQUISITION OR DISPOSITION OF PROPERTY REPORT

TO: City of LaBelle

Department: Maint/Streets

DATE 5-5-06

I request the following change to be made on the Tangible Property in my Custody per Florida Statute 274 and Auditor General guidelines 10.4.

ALL DELETED PROPERTY WILL GO TO AUCTION.

DESCRIPTION OF PROPERTY		ACTION REQUESTED	
Vendor:	_____	Additions:	_____ Deletions _____
Description:	<u>Toro</u>	Disposal Date:	_____
Year:	_____	Traded	_____ Sold _____
Make:	<u>T000</u>	Amount Realized	_____
Model #	<u>Workman 3100</u>	Transferred:	_____ Junked _____
SERIAL/VIN#	<u>67363-260000142</u>	Reason	_____
Cost/Value \$	_____		_____
Date Acquired	_____		_____
G/L Account #	_____		_____

LOCATION Maint. Where is this equipment actually kept.

Signature _____
Property Custodian



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

To: Honorable Mayor and City Commission
Prepared By: Jerika Mungillo
Date of Meeting: April 9th, 2026
Date Submitted: April 1st, 2026
Title of Agenda Item: LDRC Funding Request
Agenda Location: [Provided by City Clerk]

Report in brief: **Memo from the LaBelle Downtown Revitalization Corporation requesting increased funding to support full-time Executive Director.**

Staff Comments:

Fiscal Impact:

Recommended Actions:

MEMORANDUM

To: City Commission, City of LaBelle
From: Jerika Mungillo, Executive Director, LaBelle
Downtown Revitalization Corporation
Date: [Insert Date]
Re: Request for Increase in Annual City Funding
Attachments: LDRC financial statements; LDRC work
plan; Main Street staffing/accreditation
guidance

The LaBelle Downtown Revitalization Corporation respectfully requests an increase in annual funding from the City of LaBelle from \$21,000 to \$60,000.

The City's current annual contribution was originally structured to support a part-time director position. Since that time, the role and responsibilities of the organization have grown substantially. As the City's designated Main Street organization, LDRC is expected to maintain the staffing capacity necessary to carry out downtown revitalization, historic preservation, economic development support, grant coordination, project development, public engagement, and partnership-building activities that directly benefit the City of LaBelle.

In order to remain in good standing as an accredited Main Street program, the organization is expected to maintain a full-time director. The current level of City funding does not reflect that requirement. This request is therefore intended to align the City's support more closely with the staffing level needed to sustain the program and the work being performed on the City's behalf.

This request is not based solely on a salary need. It is based on the substantial amount of work performed by LDRC that directly benefits the City, including downtown revitalization efforts, project coordination, public-facing initiatives, business support, partnership development, grant work, and implementation of projects aligned with city priorities.

Increasing the City's annual contribution to \$60,000 would allow the organization to more appropriately fund the Executive Director position through municipal support. It would also free existing organizational funds to be directed toward projects, programs, and initiatives that produce visible and tangible benefits within the community. In other words, this adjustment would strengthen the organization's operational foundation while allowing more nonprofit dollars to be put toward implementation, beautification, programming, economic development efforts, and other city-benefiting projects.

For the Commission's review, LDRC is submitting its current financial statements and work plan with this request. These materials are intended to show both the organization's present financial capacity and the scope of work planned and underway. LDRC is also including supporting Main Street guidance regarding staffing expectations for accredited programs so that the Commission may consider this request in its full operational context.

LDRC values its partnership with the City of LaBelle and remains committed to serving as a productive and effective partner in the continued revitalization of downtown. This request is respectfully submitted for consideration as part of the City's upcoming budget discussions.

Respectfully submitted,

Jerika Mungillo
Executive Director
LaBelle Downtown Revitalization Corporation

Statement of Activity

LABELLE DOWNTOWN REVITALIZATION CORPORATION

January 1-March 31, 2026

	TOTAL	
	JAN 1 - MAR 31 2026	JAN 1 - MAR 31 2025 (PY YTD)
Income		
4100 Donations & Contributions	\$1,030.00	\$117.00
4110 Individual Donations	2,737.23	
Total for 4100 Donations & Contributions	\$3,767.23	\$117.00
4200 Grants		
4210 Advertising Grant	5,000.00	5,000.00
4230 City of LaBelle	5,223.00	5,223.00
Total for 4200 Grants	\$10,223.00	\$10,223.00
4300 Event Income		
4310 Vendor Fee	122.35	1,868.72
4315 Food Truck Fees	1,513.24	130.00
4319 Smoke Under the Oak Fees	2,370.00	1,800.00
4321 Shop Downtown	700.00	50.00
4330 Concessions Sales		
4331 Alcohol Income	8,917.12	6,832.00
4332 Rib Sales	23,204.47	27,045.14
Total for 4330 Concessions Sales	\$32,121.59	\$33,877.14
4360 Event Sponsorships		
4361 Corporate Sponsor	\$1,000.00	6,800.00
Total for 4360 Event Sponsorships	\$1,000.00	\$6,800.00
4370 Fundraising		
4371 Raffle Ticket Sales	613.00	
Total for 4370 Fundraising	\$613.00	
Total for 4300 Event Income	\$38,440.18	\$44,525.86
4530 Sales of Merchandise		
4531 T-Shirt Sales	799.24	952.33
Total for 4530 Sales of Merchandise	\$799.24	\$952.33
Sales Tax	-2,850.86	-2,128.72
Total for Income	\$50,378.79	\$53,689.47
Gross Profit	\$50,378.79	\$53,689.47
Expenses		
5105 Contributions and Donations		
5100 Administrative Expenses		
5106 Reimbursement	402.47	
Total for 5105 Contributions and Donations	\$402.47	
5110 Payroll	8,034.45	4,033.32
5115 Payroll Taxes	1,562.10	
5125 Dues & Subscriptions	181.83	371.91
5130 Office Supplies	301.98	84.69
5140 Insurance	824.05	598.93
5150 Bank Fees & Processing	25.55	75.41

Statement of Activity

Section 7, Item B.

LABELLE DOWNTOWN REVITALIZATION CORPORATION

January 1-March 31, 2026

	TOTAL	
	JAN 1 - MAR 31 2026	JAN 1 - MAR 31 2025 (PY YTD)
5160 Utilities	120.00	519.72
5180 Printing	137.18	28.51
Total for 5100 Administrative Expenses	\$11,589.61	\$5,712.49
5200 Program & Event Expenses	\$893.37	
5210 Event Supplies	526.00	6,417.62
5215 Event Rentals & Permits	\$246.68	\$3,038.90
5217 Rental	2,465.09	
Total for 5215 Event Rentals & Permits	\$2,711.77	\$3,038.90
5220 Entertainment/Performance	1,575.00	
5240 Shirts and Merch Printing	1,780.65	
5245 Concession Expenses	\$150.00	
5246 Alcohol	1,807.08	2,030.88
5247 Ribs	7,654.54	13,384.39
Total for 5245 Concession Expenses	\$9,611.62	\$15,415.27
5250 Marketing & Promotion	\$1,085.00	
5251 Advertising	5,716.66	9,196.64
Total for 5250 Marketing & Promotion	\$6,801.66	\$9,196.64
5265 Volunter Supplies	42.08	
5300 Fundraising Expenses		
5301 Cash Prizes	3,750.00	3,000.00
5303 Meals and Entertainment		750.00
Total for 5300 Fundraising Expenses	\$3,750.00	\$3,750.00
Total for 5200 Program & Event Expenses	\$27,692.15	\$37,818.43
5400 Board & Committee		
5410 Board Retreats & Training		
5411 Travel Expenses	1,426.01	
Total for 5410 Board Retreats & Training	\$1,426.01	
Total for 5400 Board & Committee	\$1,426.01	
5500 Professional Services	541.77	1,670.00
Unapplied Cash Bill Payment Expenditure	0.00	-2,461.00
Total for Expenses	\$41,249.54	\$42,739.92
Net Operating Income	\$9,129.25	\$10,949.55
Other Income		
4500 Other Income		
4520 Interest Income	439.56	
Total for 4500 Other Income	\$439.56	
Total for Other Income	\$439.56	
Net Other Income	\$439.56	
Net Income	\$9,568.81	\$10,949.55

Statement of Financial Position

Section 7, Item B.

LABELLE DOWNTOWN REVITALIZATION CORPORATION

As of March 31, 2026

	TOTAL	
	AS OF MARCH 31, 2026	AS OF MARCH 31, 2025 (PY)
Assets		
Current Assets		
Bank Accounts		
1010 SYN - Checking	3,024.91	98,828.59
1015 QuickBooks Checking Account	500.83	970.10
1016 Business CD	51,340.85	
1019 Savings Account	55,043.53	
1030 Petty cash	-42.08	0.00
Total for Bank Accounts	\$109,868.04	\$99,798.69
Other Current Assets		
1004 Uncategorized Asset	0.00	0.00
1005 Undeposited Funds	0.00	0.00
Total for Other Current Assets	\$0.00	\$0.00
Total for Current Assets	\$109,868.04	\$99,798.69
Fixed Assets		
1000 Assets		
1001 Equipment & Fixtures	2,589.00	2,589.00
Total for 1000 Assets	\$2,589.00	\$2,589.00
1002 Accumulated Depreciation	-1,819.00	-1,449.00
Total for Fixed Assets	\$770.00	\$1,140.00
Other Assets		
1006 Exchange	0.00	0.00
Total for Other Assets	\$0.00	\$0.00
Total for Assets	\$110,638.04	\$100,938.69
Liabilities and Equity		
Liabilities		
Current Liabilities		
Credit Cards		
1020 Credit Card	0.00	21.49
Credit Card Synovus	465.10	
Total for Credit Cards	\$465.10	\$21.49
Total for Current Liabilities	\$465.10	\$21.49
Total for Liabilities	\$465.10	\$21.49
Equity		
3000 Opening Bal Equity	0.00	0.00
3100 Unrestricted Funds	100,604.13	89,967.65
Net Income	9,568.81	10,949.55
Total for Equity	\$110,172.94	\$100,917.20
Total for Liabilities and Equity	\$110,638.04	\$100,938.69

LDRC Work Plan 2026 - 2027

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Transformation Strategy 1: Build Organization Capacity & Sustainability

Create a resilient organization capable of sustaining long-term downtown revitalization.

Objectives

- Strengthen internal capacity and systems.
- Expand partnerships and volunteer engagement.
- Improve funding readiness and financial stability.

Initiatives				
Approach	Initiative (deliverable + desired outcome)	Timeline	Lead	Budget
ORGANIZATION	<p>Increase organizational leadership capacity</p> <p>Deliverable/Measurement: Board expanded by 1-2 members, including one with financial expertise.</p> <p>Desired outcome: Stronger, more diverse leadership structure with expanded skill sets.</p>	Q1-Q2	Board Chair / ED	\$0
ORGANIZATION	<p>Develop robust board training program & create legacy plan</p> <p>Deliverable/Measurement: Written plan completed and adopted.</p> <p>Desired outcome: Improved understanding of roles, responsibilities, and the Main Street model.</p>	Q2-Q3	ED / Board	\$0 - \$1000
ORGANIZATION	<p>Develop budget to hire additional part-time employee in 2027</p> <p>Deliverable/Measurement: Part-time position defined; 12-month budget approved; funding sources identified and allocated.</p> <p>Desired outcome: Sustainable staffing capacity established to support daily operations and programs.</p>	Q3-Q4	Board Chair / ED	\$15,000 - \$30,000
ORGANIZATION	<p>Diversify income & increase annual budget</p> <p>Deliverable/Measurement: Increase total annual operating budget by 5-10% over previous year.</p> <p>Desired outcome: Stable, predictable financial foundation; increased capacity for staff, programs, and initiatives.</p>	Q1-Q4	Board Chair / ED	-

Initiatives				
Approach	Initiative (deliverable + desired outcome)	Timeline	Lead	Budget
PROMOTION	<p>Solidify / expand LDRC marketing</p> <p>Deliverable/Measurement: Develop and adopt one comprehensive marketing plan; establish consistent branding and messaging.</p> <p>Desired outcome: Clear, consistent public presence; improved awareness of downtown programs and events; stronger engagement.</p>	Q1-Q2	Promotions Committee	\$2,000
PROMOTION	<p>Create and launch sustainable membership plan</p> <p>Deliverable/Measurement: Membership program launched; 10-50 members enrolled.</p> <p>Desired outcome: Increased stakeholder investment in downtown revitalization.</p>	Q1-Q4	ED	Staff Time
PROMOTION	<p>Expand Food Trucks by the River to daily</p> <p>Deliverable/Measurement: Increase food truck presence from 4 days to 7 days.</p> <p>Desired outcome: Increased foot traffic and support for river-adjacent businesses; riverfront becomes a reliable everyday destination; additional fee income.</p>	Q3-Q4	ED	Staff Time
PROMOTION	<p>Increase grant probability</p> <p>Deliverable/Measurement: Complete grant readiness training or certification.</p> <p>Desired outcome: Higher-quality, more competitive grant applications; increased external funding.</p>	Q1	ED	\$800
PROMOTION	<p>Complete LDRC in-office shop</p> <p>Deliverable/Measurement: Fully outfit and open the LDRC office retail shop.</p> <p>Desired outcome: New earned revenue stream; increased foot traffic; greater visibility for branding and downtown identity</p>	Q1-Q2	Volunteers / ED	\$0 - \$1000.00
PROMOTION	<p>Develop and implement volunteer pipeline</p> <p>Deliverable/Measurement: Formal volunteer pipeline established with 1-2 active volunteers (including working with local high school/other nonprofits).</p> <p>Desired outcome: Reliable, repeatable volunteer support; reduced staff burnout through shared workload.</p>	Q1-Q4	Promotions Committee / ED	Staff Time

Initiatives				
Approach	Initiative (deliverable + desired outcome)	Timeline	Lead	Budget
DESIGN	<p>Capital improvements to LDRC office</p> <p>Deliverable/Measurement: Upgrade office space to support public-facing operations.</p> <p>Desired outcome: Functional, welcoming, professional LDRC office; enhanced visitor experience and credibility.</p>	Q1-Q3	Promotions Committee	\$0 - \$10,000
ECONOMIC VITALITY	<p>Stand up CLG (Certified Local Government)</p> <p>Deliverable/Measurement: Complete all steps to formally establish CLG status with the State of Florida.</p> <p>Desired outcome: Ability to compete for historic preservation grant funding; stronger preservation framework and credibility for future cultural projects.</p>	Q2-Q4	Economic Committee / ED	\$0

Transformation Strategy 2: Activate Downtown Spaces & Public Places

Increase downtown activity and use of public spaces through design improvements and welcoming public places that encourage people to gather and return.

Objectives

- Improve the appearance and usability of public spaces.
- Create visible, quick-win placemaking projects.
- Support year-round activation of downtown.

Initiatives				
Approach	Initiative (deliverable + desired outcome)	Timeline	Lead	Budget
PROMOTION	<p>Expand Saturday Morning Markets</p> <p>Deliverable/Measurement: Increase number of market days to 12 times a year; grow average visitor participation by 30%.</p> <p>Desired outcome: Stronger activation of downtown with increased foot traffic and vendor sales</p>	Q1 - Q4	ED / Promotion Committee	\$0 - \$1000
PROMOTION	<p>Organize Trunk or Treat / Fall Festival</p> <p>Deliverable/Measurement: Deliver 1 fall family event.</p> <p>Desired outcome: Safe, high-visibility family event that increases downtown foot traffic and business participation.</p>	Q3 - Q4	ED / Promotion Committee	\$0 - \$2000
PROMOTION	<p>Coordinate Christmas in the Park</p> <p>Deliverable/Measurement: Work with Chamber of Commerce & City of LaBelle to deliver coordinated Christmas in the Park event.</p> <p>Desired outcome: Unified, well-branded holiday event that increases downtown visitation and strengthens inter-organization partnerships.</p>	Q3-Q4	ED / Promotion Committee	\$500

Initiatives				
Approach	Initiative (deliverable + desired outcome)	Timeline	Lead	Budget
DESIGN	<p>Seek grant funding for solar light project</p> <p>Deliverable/Measurement: Submit 1-3 grant applications for solar lighting improvements.</p> <p>Desired outcome: Funding pathway established for sustainable lighting that improves safety, visibility, and downtown aesthetics.</p>	Q1-Q4	ED & Design Committee	\$40,000 (grant)
ORGANIZATION /DESIGN	<p>Begin Downtown District expansion planning</p> <p>Deliverable/Measurement: Draft proposed expanded district boundary map; hold at least 2 stakeholder meetings.</p> <p>Desired outcome: Clear, vetted district expansion concept ready for City review and future adoption.</p>	Q3-Q4	ED	\$2,500
ECONOMIC VITALITY	<p>Help businesses update Google Business listings</p> <p>Deliverable/Measurement: Assist at least 5 downtown businesses in updating or claiming their Google Business profiles.</p> <p>Desired outcome: Improved online visibility and discoverability; increased foot traffic and customer engagement.</p>	Q1	ED	\$100-\$300
ECONOMIC VITALITY	<p>Recruit businesses to claim/manage online profiles</p> <p>Deliverable/Measurement: At least 40% of downtown businesses claim and manage their online profiles.</p> <p>Desired outcome: More accurate, up-to-date business information and improved digital visibility</p>	Q1-Q2	Volunteers / ED	\$0

Transformation Strategy 3: Strengthen Downtown Businesses & Economic Vitality

Support business retention, attraction, and reinvestment in downtown LaBelle.

Objectives

- Support existing businesses with targeted tools.
- Activate vacant and underutilized properties.
- Encourage reinvestment and entrepreneurship.

Initiatives				
Approach	Initiative (deliverable + desired outcome)	Timeline	Lead	Budget
ORGANIZATION	<p>Seek funding for downtown community hub project</p> <p>Deliverable/Measurement: Hometown grant application submitted (includes elements such as new library computer lab, upgrades to City Dock, and upgrades to the LDRC building).</p> <p>Desired outcome: Funding pathway established to launch a centralized downtown hub supporting connectivity services and community use</p>	Q2-Q4	ED	-
ECONOMIC VITALITY	<p>Develop business redevelopment packages</p> <p>Deliverable/Measurement: Create standardized business redevelopment package ready to distribute; provide technical assistance touchpoints.</p> <p>Desired outcome: Clear, accessible support pathway that helps businesses reinvest, expand, and improve visibility.</p>	Q2-Q3	ED / Economic Committee	\$0 - \$600
ECONOMIC VITALITY /PROMOTION	<p>Provide access to signage for vacant buildings</p> <p>Deliverable/Measurement: Install or provide signage for vacant downtown properties.</p> <p>Desired outcome: Improved appearance of vacant storefronts and increased visibility for redevelopment opportunities.</p>	Q2-Q4	ED / Economic committee / Promotion Committee	\$0 - \$1000
ALL	<p>Support development of Lee Street</p> <p>Deliverable/Measurement: Facilitate development or activation efforts for business and property owners on Lee Street.</p> <p>Desired outcome: Increased business activity and momentum along Lee Street as a growing downtown corridor.</p>	Q1-Q4	ALL	STAFF TIME

Initiatives				
Approach	Initiative (deliverable + desired outcome)	Timeline	Lead	Budget
ECONOMIC VITALITY	<p>Develop and support river businesses</p> <p>Deliverable/Measurement: Support river-adjacent businesses through coordination, promotion, or technical assistance; establish 1 new river-based activation or service.</p> <p>Desired outcome: More active, economically viable riverfront that supports existing businesses and strengthens downtown as a destination.</p>	Q1-Q2	ED / Design Committee	\$0 - 2000
	<p>Great Loop tourism concept</p> <p>Deliverable/Measurement: Develop 1 Great Loop-specific tourism concept; engage Great Loopers or related organizations; create at least 1 looper-targeted resource.</p> <p>Desired outcome: Increased visitation and overnight stays from Great Loop travelers; positioning LaBelle as a welcoming stop.</p>	Q1-Q4	ED / Design Committee	\$0-\$500

Transformation Strategy 4: Tell LaBelle's Story & Build Identity

Strengthen downtown identity through storytelling, culture, and heritage-based promotion.

Objectives

- Establish a consistent narrative for LaBelle.
- Use history and culture as economic and promotional tools.
- Increase community pride and engagement

Initiatives				
Approach	Initiative (deliverable + desired outcome)	Timeline	Lead	Budget
ECONOMIC VITALITY	<p>Stand up CLG (Certified Local Government)</p> <p>Deliverable/Measurement: Complete all steps to formally establish CLG status with the State of Florida.</p> <p>Desired outcome: Ability to compete for historic preservation grant funding; stronger preservation framework and credibility.</p>	Q2-Q4	Economic Committee / ED	\$0
PROMOTION	<p>Develop and implement comprehensive marketing plan</p> <p>Deliverable/Measurement: Develop and adopt one comprehensive marketing plan; establish consistent branding and messaging.</p> <p>Desired outcome: Clear, professional, consistent public presence; improved awareness of downtown programs & events.</p>	Q1-Q2	Promotions Committee	\$2,000
DESIGN	<p>Incorporate storytelling into physical elements</p> <p>Deliverable/Measurement: Integrate storytelling into murals, signage, flags, and other physical elements; develop standardized storytelling theme/framework for use in installations.</p> <p>Desired outcome: Downtown spaces communicate LaBelle's history and identity in visible, engaging ways; strengthened sense of place and visitor experience.</p>	Q2-Q4	ED	\$0 - \$3000

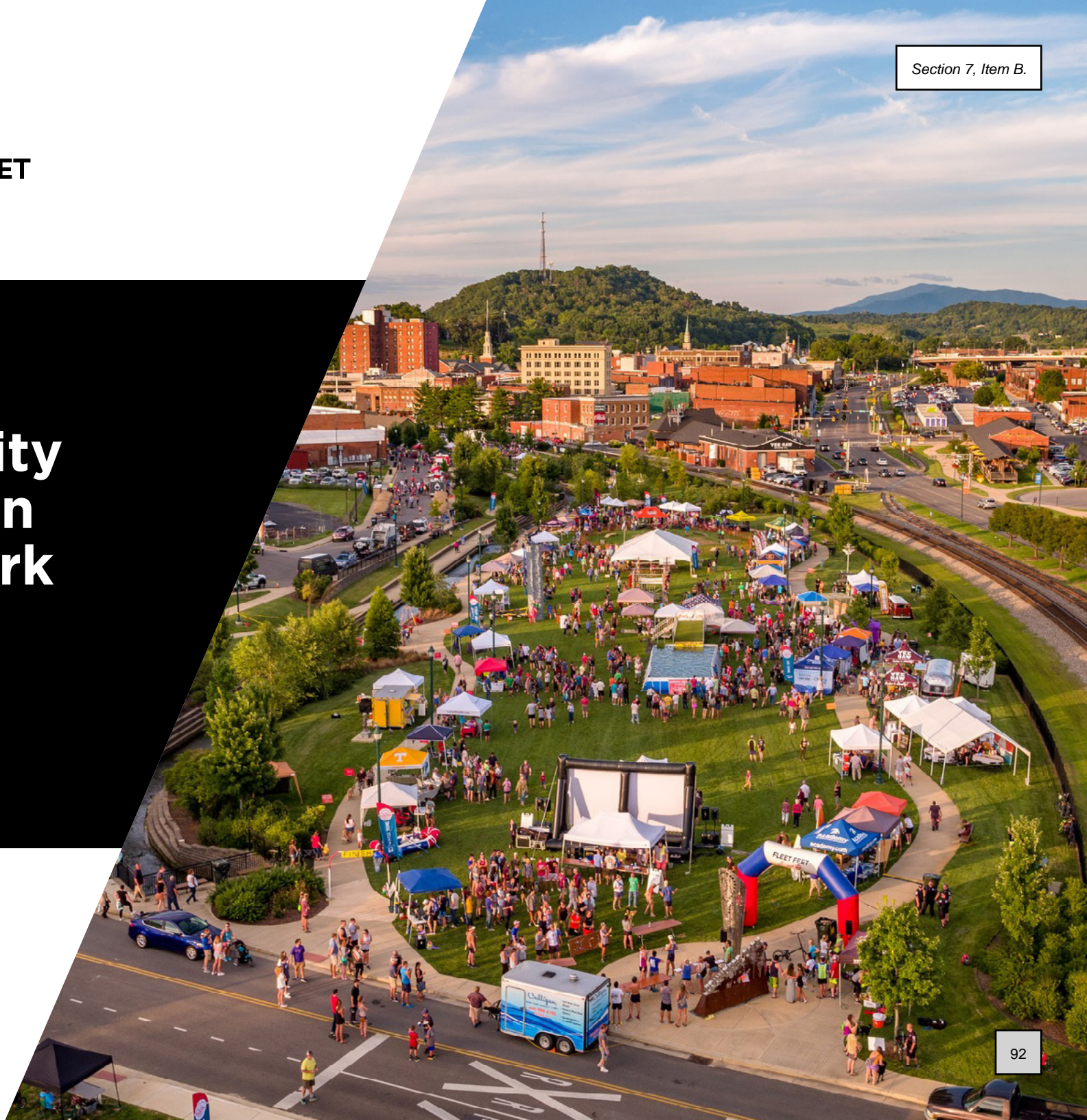
Initiatives				
Approach	Initiative (deliverable + desired outcome)	Timeline	Lead	Budget
DESIGN	<p>Fund new historic survey</p> <p>Deliverable/Measurement: Secure funding commitments for a new historic survey to update and modernize LaBelle's historic resource inventory.</p> <p>Desired outcome: Funding pathway established to support preservation, planning, and redevelopment efforts.</p>	Q2-Q4	Design Committee & ED	GRANT FUNDING
PROMOTION	<p>Continue website development (historic engagement features)</p> <p>Deliverable/Measurement: Launch new historic engagement features including historic stories or assets.</p> <p>Desired outcome: Increased public engagement with LaBelle's history and stronger digital access to cultural resources.</p>	Q2-Q4	Promotions Committee	STAFF TIME
PROMOTION	<p>Community flag legacy program</p> <p>Deliverable/Measurement: Purchase and rotate an American flag around the community; community flag donated at Smoke Under the Oaks 2027.</p> <p>Desired outcome: Symbolic community-owned element that reinforces local identity and creates a meaningful legacy moment tied to a signature event.</p>	Q1-Q4	ED	\$100 - \$200
PROMOTION	<p>Create and distribute LaBelle-themed novelty items</p> <p>Deliverable/Measurement: Design and produce 2-4 new LaBelle-themed novelty items; sell through LDRC shop, events, or partners; generate earned revenue.</p> <p>Desired outcome: Increased earned revenue and brand visibility while reinforcing LaBelle's identity.</p>	Q1-Q4	ED	\$0 - \$1000
PROMOTION /DESIGN	<p>Build support for paddleboat park</p> <p>Deliverable/Measurement: Conduct stakeholder meetings; develop concept brief and letters of support for partner endorsements.</p> <p>Desired outcome: Broad stakeholder alignment and documented support positioning the paddleboat park for future funding and implementation.</p>	Q2-Q4	ED	\$200

Initiatives				
Approach	Initiative (deliverable + desired outcome)	Timeline	Lead	Budget
ALL	<p>Explore rebuilding the Everett Hotel</p> <p>Deliverable/Measurement: Conduct feasibility conversations with property owners, City, or developers; develop preliminary concept/feasibility outline; identify potential funding/redevelopment pathways.</p> <p>Desired outcome: Clear understanding of redevelopment viability and next steps while preserving historic significance and assessing economic feasibility.</p>	Q1-Q3	ALL	STAFF TIME
ALL	<p>Complete Ft. Thompson Parklet</p> <p>Deliverable/Measurement: Complete Ft. Thompson Parklet.</p> <p>Desired outcome: Placemaking improvement that supports downtown identity and visitor experience.</p>	Q3-Q4	ALL	Staff Time
ALL	<p>Explore development of Captain Hendry House</p> <p>Deliverable/Measurement: Conduct planning meetings with City, historians, and partners. Research comparable model. Develop concept outline.</p> <p>Desired outcome: Clear concept and stakeholder alignment for transforming Captain Hendry house into history attraction that supports tourism, education, and heritage preservation.</p>	Q2-Q4	ED	\$0-\$3000



Community Evaluation Framework Guide

NOVEMBER 2025



Baseline Requirements

As detailed within the guide, some indicators are required as important foundational starting points for a program to qualify for the Accredited designation.

The current Baseline Requirements are:

- A Board of Directors formed by a representative base of the district stakeholders and community members, dedicated to leading the district's Main Street program.
- Communities over 5,000 in population must employ an FTE program director. Communities under 5,000 in population must employ a 20-hour minimum per week program director.
- Identified Transformation Strategy to direct the work of the program, based on community input and market understanding.
- Detailed work plans aligned with the selected Transformation Strategy that outline programming across the Main Street Four Points. Work plans must include: the project, expected (measurable) outcomes, specific tasks needed to accomplish the project, assignments of those tasks showing volunteer and staff responsibilities, timelines, and budgets.
- A dedicated budget for the district's revitalization programming and the Main Street program's operations.
- Demonstrated support from municipality for the Main Street program. This can include leadership participation, funding, in-kind donations, and philosophical support.
- Reinvestment statistics reported as required by Coordinating Program (monthly, quarterly, or annually).
- Be a member in good standing with Main Street America, and appropriately use the MSA logo and Coordinating Program logo on its website and/or social media.
- An annual report, infographic, press release, or other documentation to explain the progress of your program last year.

Local Programs that do not meet these baseline requirements are not eligible for Accreditation from Main Street America, though they may qualify for designation at the Affiliate level.



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

To: Honorable Mayor and City Commission
Prepared By: Jerika Mungillo
Date of Meeting: May 14th, 2026
Date Submitted: May 5th, 2026
Title of Agenda Item: “Roots of Spring” Mural Resolution
Agenda Location: [Provided by City Clerk]

Report in brief: The LaBelle Downtown Revitalization Corporation (LDRC) has received grant funding to commission and install a mural beneath the Bridge Street Bridge within the Florida Department of Transportation (FDOT) right-of-way on DeSoto Avenue. FDOT requires that the CAF permit and agreement be executed by the local governmental entity — in this case, the City of LaBelle. As a condition of the permit, FDOT requires a formal resolution from the City confirming full financial responsibility for the feature's design, construction, and maintenance for the duration of its lifespan, and designating the authorized officer empowered to execute the CAF agreement on the City's behalf. The LDRC grant funds will cover design and construction costs. This Resolution satisfies FDOT's requirements and designates the Mayor as the authorized signatory.

Staff Comments:

Fiscal Impact:

Recommended Actions:

RESOLUTION NO. 2026-11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, AUTHORIZING FULL FINANCIAL RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF A COMMUNITY ARTISTIC FEATURE (CAF) TO BE LOCATED WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY BENEATH THE BRIDGE STREET BRIDGE ON DESOTO AVENUE; DESIGNATING THE MAYOR AS THE AUTHORIZED OFFICER TO EXECUTE THE CAF AGREEMENT WITH FDOT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the LaBelle Downtown Revitalization Corporation ("LDRC"), a nonprofit organization operating in LaBelle, Florida, has received grant funding for the design and installation of a Community Artistic Feature (CAF), specifically a mural, to be placed beneath the Bridge Street Bridge within the right-of-way of DeSoto Avenue, LaBelle, Florida; and

WHEREAS, the proposed mural is located within the right-of-way of the Florida Department of Transportation ("FDOT"), and FDOT requires that the CAF permit and agreement be executed by a local governmental entity; and

WHEREAS, FDOT requires that the local governmental entity provide a resolution confirming full financial responsibility for the design, construction, and maintenance of the CAF during its lifespan, and identifying the authorized officer empowered to execute the CAF agreement on behalf of the local governmental entity; and

WHEREAS, the City Commission has determined that the placement of the proposed mural is in the best interest of the public and consistent with the City's goals for community beautification and cultural heritage, and that the LDRC grant funds will cover the costs of design and construction.

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

Section 1. Financial Responsibility. The City of LaBelle hereby accepts and assumes full financial responsibility for the design, construction, and maintenance of the Community Artistic Feature (CAF), specifically a mural, to be located beneath the Bridge Street Bridge within the right-of-way of DeSoto Avenue, LaBelle, Florida, for the duration of the CAF's lifespan. Design and construction costs shall be funded through grant funds received by the LaBelle Downtown Revitalization Corporation.

Section 2. Authorized Signatory. The Mayor of the City of LaBelle, Florida, currently Mayor Julie Wilkins, is hereby designated as the authorized officer with approval authority to execute the CAF Agreement with the Florida Department of Transportation on behalf of the City of LaBelle, and to take all actions necessary to effectuate the purposes of this Resolution.

Section 3. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Commission of the City of LaBelle, Florida, at a regular meeting duly held on the 14th day of May, 2026.

Julie C. Wilkins, Mayor

ATTEST:

Tijauna Warner, MPA, MMC, Deputy City Clerk

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

Derek Rooney, Esq.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

127 Community Aesthetic Features

127.1 General

A Community Aesthetic Feature (CAF) is an enhancement installed within the Department's right of way to represent or reflect the surrounding community's identity, culture, and values. A CAF may also enhance the sense of place through which a highway passes.

A CAF placed within FDOT Right of Way (R/W) or attached to an FDOT structure or facility must be approved by the Department. These features are designed, maintained, and paid for by a local governmental agency. A CAF is typically constructed by the sponsoring entity but may be included as part of a Department project.

The [Community Aesthetic Feature Agreement](#) (**Form Number 625-010-10**) must be executed by the local governmental entity and the Department prior to any construction within the Department's R/W. This agreement provides for the removal and/or relocation of the CAF at the local governmental entity's expense should it not be maintained by the local governmental entity, or if the Department needs the R/W for transportation purposes. A Deposit, Performance Bond, or Letter of Credit is required as part of the [Community Aesthetic Feature Agreement](#). A waiver of the Deposit, Performance Bond or Letter of Credit is allowed for certain minor installations as indicated within the CAF agreement.

See **F.S. 334.187** for Bond and Letter of Credit requirements.

Final plans for placing a CAF within the Department's R/W must be accompanied by a resolution of the local governmental entity indicating their full financial responsibility for the feature's design, construction, and maintenance during its lifespan. The resolution must indicate the office or position title (e.g., Mayor, City Manager) within the local agency with approval authority to execute the CAF agreement.

127.2 Requirements

A CAF must meet the Department's requirements governing safety, access, and maintenance of the highway. A CAF is classified in the following categories:

- (1) Public Art (Stand Alone or Affixed)
- (2) Local ID Markers (Stand Alone or Affixed)

While there are some criteria unique to each category, all CAFs must meet the following requirements:

- (1) Except where parking is available, select a site and lay out the site plan to deter drivers from stopping within the roadway. If drivers are expected to stop or park, provide for parking in the plan. If public access is available, Department Standards and Specifications must be met, including ADA requirements. Prohibit public access to the CAF when located within limited access R/W.
- (2) The feature must not contain any signs as defined in the **2009 Manual on Uniform Traffic Control Devices (MUTCD), Part 1, Chapter 1A.13**, traffic control features, auditory devices, reflective surfaces, flashing lights, moving parts or moving illumination.
- (3) The feature must not contain any advertising per the **MUTCD** and **23 C.F.R., 1.23** which prohibits advertising on, or commercial use of the R/W. Commercial advertising on state R/W is also prohibited by **Chapter 479, Florida Statutes**, including charitable, fraternal, religious, or political signs, symbols, logos, banners, web links, or any other such devices. Governmental seals or logos are permitted as part of a Local ID Marker.
- (4) Lighting of the feature must not be directed at motorists, bicyclists or pedestrians. For roadway and intersection lighting criteria see **FDM 231**. When located near an airport, the feature must not create a hazard as defined by **Section 333.01(3), F.S.**
- (5) In absence of feature lighting, messages or text included on Local ID Markers must be retroreflective. Decorative or accent lighting must not include any strobe effects, flashing lights, moving parts, or moving illumination.
- (6) CAF installations that are visible from the Interstate mainline, require FHWA approval.
- (7) Do not install Public Art or Local ID Markers in both the median and roadside at a given location. Median placements are allowed on roadways with restricted right of way or restricted roadside conditions.
- (8) CAFs within the median of a limited access facility are prohibited.
- (9) One Stand-Alone feature will be allowed per mainline interchange approach (for a maximum of two installations). The local governmental entity must select one site from amongst the ramp and the mainline, along the outside of a ramp, or the area inside a loop ramp.
- (10) The feature must meet applicable building codes and design criteria for similar structures or landscaping placed adjacent to the highway's R/W, including wind loading commensurate with highway signs in the area.

- (11) The feature must not cause adverse impacts or create public controversy related to any of the following:
 - (a) Property access
 - (b) Air quality
 - (c) Noise
 - (d) Water quality
 - (e) Wetlands
 - (f) Floodplain encroachments
 - (g) Imperiled, endangered or threatened species or their critical habitat
 - (h) Historical resources
- (12) The CAF, including amenities like landscape or fencing, must not obstruct signs or interfere with a sight distance, sight triangle, or permitted view zone (billboards).
- (13) The CAF final design must be signed and sealed by a responsible professional licensed in Florida, excluding art wraps.
- (14) Attachments to fencing on structures is not permitted.

127.2.1 Public Art (Stand-Alone)

Additional requirements for Public Art (Stand-Alone) are as follows:

- (1) All roadways
 - (a) The location must be outside the appropriate lateral offset or clear zone as defined in **FDM Table 215.2.3** and **215.2.4**, and should be as close to the right of way line as practical.
 - (b) The structure may not display messages with text or contain any words or alpha-numeric characters.
 - (c) The artist's insignia may be inscribed or etched on a small plaque affixed to the artwork or placed on the artwork itself. The insignia must not be visible from the roadway so as to avoid distraction to drivers or bicyclists.
 - (d) The object's highest point must not be greater in elevation than 25 feet above the nearest point of the traveled way.
- (2) Curbed roadways

The feature may be placed within the median of curbed roadways, where:

- (a) The Design Speed is less than or equal to 45 mph, and
- (b) The R/W or roadside is restricted, and
- (c) A minimum 4-foot offset from the face of curb is provided.

127.2.2 Public Art (Affixed)

Additional requirements for Public Art (Affixed) are as follows:

- (1) The feature may not display any messages with text or contain any words or alpha-numeric characters.
- (2) The artist's insignia may be inscribed or etched on a small plaque affixed to the artwork or placed on the artwork itself. The insignia must not be visible from the roadway so as to avoid distraction to drivers or bicyclists.
- (3) For bridges, the feature must not reduce the vertical clearance over the roadway.
- (4) For art wraps affixed to roadside features:
 - (a) Do not obstruct traffic control cabinet vents or access panels with the art wrap.
 - (b) Art wrap themes can be approved for general use by a local government entity.
 - (c) A CAF Agreement will be required for these features.
 - (d) Any maintaining agency, other than a local government, must coordinate approvals and maintenance through the appropriate local government entity.
 - (e) Official seals or logos representing the local governmental entity are permitted. Alpha-numeric characters are allowed if they are part of official seals or logos. Seals or logos must be less than 200 square inches each. Only one seal or logo per face is permitted.
 - (f) Maps on traffic control cabinet wraps are not permitted to face the roadway.
 - (g) A Deposit, Bond, or Letter of Credit is not required for art wraps on traffic control cabinets.
 - (h) The DDE should coordinate with the District Traffic Operations Office during the review process for traffic control cabinet wraps.

127.2.3 Local ID Marker (Stand-Alone)

Additional requirements for a Local ID Marker (Stand-Alone) are as follows:

- (1) All roadways:
 - (a) Local ID Markers are intended to represent the geographic boundary for a county, municipality, sovereign nation, or unincorporated area. The Markers should be located in close proximity to the actual geographic boundary of that area. Remove existing standard geographic boundary guide signs, and unofficial signs or structures, at or near the location.
 - (b) Local ID Markers for an unincorporated or community area must provide a map, or sufficient enough description to clearly designate the geographic boundary of the area. Also provide documentation of approval of such boundary by the local governing authority.
 - (c) The location must be outside the appropriate clear zone and lateral offset as defined in **FDM 215.2.3** and **215.2.4** and should be as close to the R/W line as practical.
 - (d) The structure may contain text such as the name of the municipality, county, or community area (as defined in **Chapter 14-51.041, F.A.C.**) with a short phrase or message. Text such as “Exiting” or “Leaving” are prohibited.
 - (e) The object’s highest point must not be greater in elevation than 25 feet above the nearest point of the roadway.
- (2) Curbed roadways:

The feature may be placed within the median of curbed roadways, where:

 - (a) The Design Speed is less than or equal to 45 mph, and
 - (b) The R/W or roadside is restricted, and
 - (c) A minimum 4-foot offset from the face of curb is provided.
- (3) Limited Access Facilities:
 - (a) Provide a minimum 50-foot offset (100-foot preferred) from the edge of the traveled way, whether guardrail is present or not. The 50-foot to 100-foot lateral offset will help to minimize driver distraction and reduce the likelihood that vertical structures will become storm debris blown across the roadway.
 - (b) Letter height must not exceed four feet.
 - (c) Short phrases or messages are prohibited.

127.2.4 Local ID Marker (Affixed)

Additional requirements for a Local ID Marker (Affixed) are as follows:

- (1) All roadways:
 - (a) The feature may contain text such as the name of the municipality, county or community area (as defined in **Chapter 14-51.041(2)(c), F.A.C.**) with a short phrase. Text such as “Exiting” or “Leaving” are prohibited.
 - (b) For bridges, the feature must not reduce the vertical clearance over the roadway.
- (2) Limited Access Facilities:
 - (a) Letter height must not exceed four feet.
 - (b) Short phrases or messages are prohibited.

127.3 Approval Process

The application process is conducted in two phases, the Concept Phase and the Final Phase.

When any of the requirements in **FDM 127.2** are not met, a Design Variation must be approved by the District Secretary.

127.3.1 Concept Phase

The Concept Phase includes District coordination with the applicant to ensure:

- (1) The appropriate Community Aesthetic Feature category is selected,
- (2) The corresponding requirements are achievable and acceptable, and
- (3) The conditions of the [Community Aesthetic Feature Agreement](#) are acceptable.

The local agency will submit a concept drawing and documentation to the District Office. The concept submittal must include a **Submittal/Approval Letter**, which can be found in **FDM 103, Form 122-A**. The **Submittal/Approval Letter** is to be signed by a representative of the requesting entity, the District Design Engineer (or Turnpike Design Engineer), and the District Secretary.

Upon review by the District Design Engineer and the District Secretary, conceptual approval may be granted. If the concept and proposed Design Variations are deemed

acceptable, the signed **Submittal/Approval Letter**, indicating conceptual approval, will be returned to the local agency.

For applications involving the Interstate System, the District should coordinate with the FHWA District Transportation Engineer.

The package submitted to the District Office for conceptual approval must include the following:

- (1) The designation of the feature category.
- (2) A conceptual drawing/rendering showing the top, front, and side views of the feature with labeled dimensions, material designations including connections, proposed lighting configuration, and any alpha-numeric characters.
- (3) A draft site plan and cross section view dimensioning the location of the feature in relationship to the edge of traveled way and the R/W.
- (4) The design speed of all adjacent roadways.
- (5) A citation of the Governing Design Standards (or Governing Standard Plans), criteria, and building code to which the feature will be designed.
- (6) If the feature is to be affixed to a bridge:
 - (a) Identify the bridge owner.
 - (b) Declare what the impact is to the bridge loading.
- (7) For Local ID Markers, include a site map or provide a dimension from the jurisdictional boundary associated with the marker.
- (8) The Signature/Approval Letter signed by the applicant.

127.3.2 Final Phase

The Final Phase includes the preparation and review of all final documents. The local agency will submit the **Submittal/Approval Letter** and final documents for approval to the District Design Office. The District Secretary will review the application and either grant approval to place the feature or deny the submittal with comments.

The package submitted to the District Design Office for final approval must include the following:

- (1) Site Plans, including a Traffic Control Plan if temporary maintenance of traffic will be required to place and/ or maintain the feature.
- (2) Structural Plans including a wind load analysis.

- (3) Local Governmental Entity Resolution.
- (4) Design Variations for any requirements in **FDM 127.2** that are not met.
- (5) **Community Aesthetic Feature Agreement** signed by the local governmental entity.
- (6) **Signature/Approval Letter** signed by the applicant.

Upon receiving final approval by the District Design Engineer (or Turnpike Design Engineer), the District Secretary, and, if applicable, FHWA, the District will notify the local governmental entity that placement of the feature may proceed. The final approval is valid for one year, at which time the local governmental entity may request an extension from the District.

127.4 Place Name Signs

Customized Place Name Signs are considered Local ID Markers which are addressed in **FDM 127.2.3 and 127.2.4**.

The placement of Place Name Signs within FDOT R/W is regulated by the Department. Requirements for Place Name Signs within FDOT R/W are located in **Rule Chapter 14-51, F.A.C., Part IV Place Name Signs**.

All signs placed within the Department's R/W must meet the requirements contained in the **MUTCD, Part 2**. Signs for general information, services, tourist destinations, and recreational/cultural interest areas all have specific chapters in the **MUTCD**, which specify color, size and lettering requirements. Destination signs are classified in the **MUTCD** as Guide Signs.

127.5 Blue Star Memorial Markers and Flag Poles

Blue Star Memorial Markers and Flag Poles are not considered Community Aesthetic Features and are not covered by this chapter. These markers are managed through the Local FDOT Maintenance and Traffic Operations offices.



City of LaBelle Board of Commissioners
Agenda Request

To: Honorable Mayor and City Commission

Prepared By: [Your Name] Sue Moss Schruers LaBelle Heritage Museum

Date of Meeting: [Date of Meeting] 5-14-26

Date Submitted: [Date Submitted to City Clerk] 5-14-26

Title of Agenda Item: [Title/Topic] Request from LaBelle Museum for Monetary help to pay bills.

Agenda Location: [Provided by City Clerk]

Report in brief: We are requesting \$8,000 this year to help with our expenses of electric, water, insurance, Taxes, Post office box rental - This account is set up for Auto. withdrawal of the above.

Staff Comments:

Fiscal Impact:

Recommended Actions:

LaBelle Heritage Museum
360 Bridge St.
LaBelle, FL 33935

To LaBelle City Commissioners:

We would like to thank you for the monetary assistance you have given to us this past year.

Hopefully you will be able to assist us with the next. We are respectfully asking for \$8,500 to keep our bills paid for the coming year. This will only help pay for insurance, taxes, state filings, electric and city water and trash pick up. Insurance went up slightly and taxes went up several hundred.

Thank you for your consideration.

Sincerely,



Sue Moss Schruers

LaBelle Heritage Museum President
814-221-0205

ITEM NUMBER	DATE	TRANSACTION DESCRIPTION	✓ T	CHECK OR DEBIT (-) AMOUNT	DEPOSIT OR CREDIT (+) AMOUNT	BALANCE FWD.
	7/3	Electric	✓	36.60		
	4/3	✓	✓	32.11		
	7/3	City of LaBelle - Water +	✓	123.83		753.30
	8-4	Electric	✓	37.34		715.96
			✓	32.11		683.85
	8-21	Water - City	✓	32.11		651.75
		Water - City	✓	133.83		518.41
	9-28	W-Mart - File Polders	✓	157.00		518.71
	9-2	City of LaBelle - Water	✓	123.33		389.38
	9-2	FPL Electric	✓	32.11		
			✓	32.59		
			✓	38.79		
	10-3	Elec	✓	59.97		286.19
	10-3	✓	✓	32.11		
	10-3	✓	✓	32.22		
	10-15	Water City	✓	133.33		38.96
	10-15	Deposit from City	✓		1875	1913.76
1353	10-28	Merwin Williams	✓	90.58		1823.18

1001 CLEVENH UASSR

ITEM NUMBER	DATE	TRANSACTION DESCRIPTION	✓	CHECK OR DEBIT (-) AMOUNT	DEPOSIT OR CREDIT (+) AMOUNT	BALANCE FWD.	BALANCE
	11-4	Elec. - Miami	✓	53.86		1769	92
	11-4	Ruler	✓	37.94		1731	98
	11-4	Judge	✓	32.29		1699	69
	10-31	City	✓	123.83		1576	36
	11-28	City FPL	✓	32.98		1453	03
	12-2	Ruler	✓	36.05		1420	05
	12-2	Judge	✓	37.44		1384	-
	12-31	Miami	✓	134.31		1246	56
	12-31	City - water	✓			1113	15

ITEM NUMBER	DATE	TRANSACTION DESCRIPTION	✓	CHECK OR DEBIT (-) AMOUNT	DEPOSIT OR CREDIT (+) AMOUNT	BALANCE FWD.	BALANCE
1354	12-17	City of Belle - 114 kg Ray	✓	1461.87	1875	3087	25
	12-27	Museum of Texas Collections	✓			1425.	88
2086-	11-2	FPL	✓	35.81		1590.	07
	11-2	Museum	✓			1554.	76
	11-2	Judge	✓	35.31		1522.	00
	11-2	Ruler	✓	32.70		1398	73
	11-30	City of Belle	✓	123.33		1360	47
	213	Electric FPL	✓	38.29		1320	05
	213	Ruler	✓	40.42		1280	60
	213	Judge	✓	40.42		1155	60
	213	Museum	✓				
1355	318	US Post Office	✓	125-			

RECEIVED BY: SUYR UCFU4311 U4357

ITEM NUMBER	DATE	TRANSACTION DESCRIPTION	✓ T	CHECK OR DEBIT (-) AMOUNT	DEPOSIT OR CREDIT (+) AMOUNT	BALANCE FWD.
						1155 60
	3/2	City	✓	123 33	1032 27	1023 27
	3/4	FPL	✓	38 67		990 98
	3/4	✓	✓	39 85		952 31
	3/4	✓	✓	40 69		912 46
April	1	Check from City	✓		763 15	7287 46
	1	Water/Tonsh - City	✓	134 31		7153 15
	2	Elec. FPL	✓	38 92		7114 23
	2	✓	✓	39 98		7074 35
	2	✓	✓	42 50		7031 75



Clewiston, FL 33440-3124



140096-02A**004022



LABELLE HERITAGE MUSEUM INC
PO BOX 2846
LABELLE FL 33975-2846

Statement Date: 12/31/25
Account Number: XXXXX3043
Page Number: 1

Pay off debt in 2025!
Apply for a personal loan in minutes!
Receive funds in 24 hours if approved.
No fees.
Scan the QR code to apply!
Certain restrictions or conditions may apply.



Expense Account

Business Checking Non Profit

Beginning Balance		\$1,453.03	11/30/25
Deposits/Credits	1 Credits	\$1,875.00	
Checks/Debits	7 Debits	\$344.10	
Ending Balance		\$2,983.93	12/31/25
YTD interest paid			

Credits/Deposits

Date	Description	Amount
12/17	Deposit <i>Taxes</i>	\$1,875.00

Other Debits

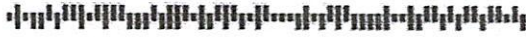
Date	Description	Amount
12/02	Elec Pymt Fpl Direct Debit /9xxxxx8436 Ppda Labelle Heritage Museu <i>Judge</i>	✓ \$32.98
12/02	Elec Pymt Fpl Direct Debit /7xxxxx4472 Ppda Labelle Heritage Museu <i>Cramer</i>	✓ \$36.05
12/02	Elec Pymt Fpl Direct Debit /8xxxxx3476 Ppda Labelle Heritage Museu <i>Museum</i>	✓ \$37.44
12/31	Elec Pymt Fpl Direct Debit /9xxxxx8436 Ppda Labelle Heritage Museu <i>Judge</i>	✓ \$32.70
12/31	Elec Pymt Fpl Direct Debit /7xxxxx4472 Ppda Labelle Heritage Museu <i>Cramer</i>	✓ \$35.31
12/31	Elec Pymt Fpl Direct Debit /8xxxxx3476 Ppda Labelle Heritage Museu <i>Museum</i>	✓ \$35.31
12/31	Utility City Of Labelle /1958 0 Labelle Heritage Museu	✓ \$134.31

Daily Balance Information

Date	Balance	Date	Balance
Beginning	\$1,453.03		
12/02	\$1,346.56	12/17	\$3,221.56
		12/31	\$2,983.93



Clewiston, FL 33440-3124



137770-01A**004072



LABELLE HERITAGE MUSEUM INC
PO BOX 2846
LABELLE FL 33975-2846

Statement Date:	9/30/25
Account Number:	XXXXXX3043
Page Number:	1

Pay off debt in 2025!
Apply for a personal loan in minutes!
Receive funds in 24 hours if approved.
No fees.
Scan the QR code to apply!
Certain restrictions or conditions may apply.



Business Checking Non Profit

Beginning Balance		\$512.71	8/31/25
Deposits/Credits	0 Credits	\$0.00	
Checks/Debits	4 Debits	\$226.52	
Ending Balance		\$286.19	9/30/25
YTD interest paid			

Other Debits

Date	Description	Amount
9/02	Utility City Of Labelle /1958 0 Labelle Heritage Museu	✓ \$123.33
9/03	Elec Pymt Fpl Direct Debit /9xxxxx8436 Ppda Labelle Heritage Museu	✓ \$32.11
9/03	Elec Pymt Fpl Direct Debit /7xxxxx4472 Ppda Labelle Heritage Museu	✓ \$32.29
9/03	Elec Pymt Fpl Direct Debit /8xxxxx3476 Ppda Labelle Heritage Museu	✓ \$38.79

Daily Balance Information

Date	Balance	Date	Balance
Beginning	\$512.71		
9/02	\$389.38	9/03	\$286.19

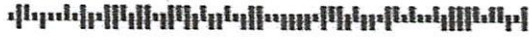
Overdraft/Return Item Fees

	Total for this Period	Total Year to Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



Clewiston, FL 33440-3124

Statement Date: 8/31/25
 Account Number: XXXXX3043
 Page Number: 1



136971-02A**002012



LABELLE HERITAGE MUSEUM INC
 PO BOX 2846
 LABELLE FL 33975-2846

Pay off debt in 2025!
 Apply for a personal loan in minutes!
 Receive funds in 24 hours if approved.
 No fees.
 Scan the QR code to apply!
 Certain restrictions or conditions may apply.



Business Checking Non Profit

Beginning Balance		\$629.97	7/31/25
Deposits/Credits	0 Credits	\$0.00	
Checks/Debits	4 Debits	\$117.26	
Ending Balance		\$512.71	8/31/25
YTD interest paid			

Other Debits

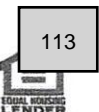
Date	Description	Amount
8/04	Elec Pymt Fpl Direct Debit /7xxxxx4472 Ppda Labelle Heritage Museu	\$32.11
8/04	Elec Pymt Fpl Direct Debit /9xxxxx8436 Ppda Labelle Heritage Museu	\$32.11
8/04	Elec Pymt Fpl Direct Debit /8xxxxx3476 Ppda Labelle Heritage Museu	\$37.34
8/28	Debit Card Pos Sig Wm Supercenter # - Clarion Pa 4293	\$15.70

Daily Balance Information

Date	Balance	Date	Balance
Beginning	\$629.97		
8/04	\$528.41	8/28	\$512.71

Overdraft/Return Item Fees

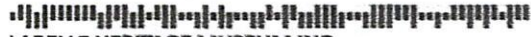
	Total for this Period	Total Year to Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00





Clewiston, FL 33440-3124

136343-01A**002009



LABELLE HERITAGE MUSEUM INC

PO BOX 2846

LABELLE FL 33975-2846

Statement Date:	7/31/25
Account Number:	XXXXX3043
Page Number:	1

Pay off debt in 2025!
 Apply for a personal loan in minutes!
 Receive funds in 24 hours if approved.
 No fees.
Scan the QR code to apply!
 Certain restrictions or conditions may apply.



Business Checking Non Profit

Beginning Balance		\$977.45	6/30/25
Deposits/Credits	0 Credits	\$0.00	
Checks/Debits	5 Debits	\$347.48	
Ending Balance		\$629.97	7/31/25
YTD interest paid			

Other Debits

Date	Description	Amount
7/01	Utility City Of Labelle /1958 0 Labelle Heritage Museu	\$123.33
7/02	Elec Pymt Fpl Direct Debit /7xxxxx4472 Ppda Labelle Heritage Museu	\$32.11
7/02	Elec Pymt Fpl Direct Debit /9xxxxx8436 Ppda Labelle Heritage Museu	\$32.11
7/03	Elec Pymt Fpl Direct Debit /8xxxxx3476 Ppda Labelle Heritage Museu	\$36.60
7/31	Utility City Of Labelle /1958 0 Labelle Heritage Museu	\$123.33

Daily Balance Information

Date	Balance	Date	Balance
Beginning	\$977.45		
7/01	\$854.12	7/03	\$753.30
7/02	\$789.90	7/31	\$629.97

Overdraft/Return Item Fees

	Total for this Period	Total Year to Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



MEMBER FDIC Since 1922

Clewiston, FL 33440-3124

135581-01C**002002



LABELLE HERITAGE MUSEUM INC

PO BOX 2846

LABELLE FL 33975-2846

Section 7, Item D.

Statement Date:	6/30/25
Account Number:	XXXXX3043
Page Number:	1

Pay off debt in 2025!
 Apply for a personal loan in minutes!
 Receive funds in 24 hours if approved.
 No fees.
 Scan the QR code to apply!
 Certain restrictions or conditions may apply.



Business Checking Non Profit

Beginning Balance		\$3,486.42	5/31/25
Deposits/Credits	0 Credits	\$0.00	
Checks/Debits	5 Debits	\$2,508.97	
Ending Balance		\$977.45	6/30/25
YTD interest paid			

Other Debits

Date	Description	Amount
6/02	Utility City Of Labelle /1958 0 Labelle Heritage Museu	\$123.33
6/03	Elec Pymt Fpl Direct Debit /9xxxxx8436 Ppda Labelle Heritage Museu	\$32.11
6/03	Elec Pymt Fpl Direct Debit /7xxxxx4472 Ppda Labelle Heritage Museu	\$33.83
6/03	Elec Pymt Fpl Direct Debit /8xxxxx3476 Ppda Labelle Heritage Museu	\$35.20
6/11	Payments King Risk Partne /24668839 Labelle Heritage Mu	\$2,284.50

Daily Balance Information

Date	Balance	Date	Balance
Beginning	\$3,486.42		
6/02	\$3,363.09	6/03	\$3,261.95
		6/11	\$977.45


Overdraft/Return Item Fees

	Total for this Period	Total Year to Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



Clewiston, FL 33440-3124

135173-04A**002011


 LABELLE HERITAGE MUSEUM INC
 PO BOX 2846
 LABELLE FL 33975-2846

Statement Date: 5/31/25
 Account Number: XXXXX3043
 Page Number: 1

Pay off debt in 2025!
 Apply for a personal loan in minutes!
 Receive funds in 24 hours if approved.
 No fees.
Scan the QR code to apply!
 Certain restrictions or conditions may apply.



Business Checking Non Profit

Beginning Balance		\$3,722.65	4/30/25
Deposits/Credits	0 Credits	\$0.00	
Checks/Debits	5 Debits	\$236.23	
Ending Balance		\$3,486.42	5/31/25
YTD interest paid			

Other Debits

Date	Description	Amount
5/01	Elec Pymt Fpl Direct Debit /9xxxxx8436 Ppda Labelle Heritage Museu	\$33.21
5/01	Elec Pymt Fpl Direct Debit /7xxxxx4472 Ppda Labelle Heritage Museu	\$33.35
5/01	Elec Pymt Fpl Direct Debit /8xxxxx3476 Ppda Labelle Heritage Museu	\$41.34
5/02	Utility City Of Labelle /1958 0 Labelle Heritage Museu	\$123.33

Checks/Withdrawals

Check#	Date	Amount	Check#	Date	Amount	Check#	Date	Amount
	5/06	\$5.00						

Daily Balance Information

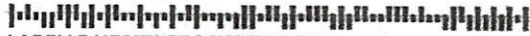
Date	Balance	Date	Balance
Beginning	\$3,722.65		
5/01	\$3,614.75	5/02	\$3,491.42
		5/06	\$3,486.42





Clewiston, FL 33440-3124

134186-01A**002008



LABELLE HERITAGE MUSEUM INC

PO BOX 2846

LABELLE FL 33975-2846

Statement Date: 4/30/25

Account Number: XXXXX3043

Page Number: 1

Pay off debt in 2025!
 Apply for a personal loan in minutes!
 Receive funds in 24 hours if approved.
 No fees.
Scan the QR code to apply!
 Certain restrictions or conditions may apply.



Business Checking Non Profit

Beginning Balance		\$3,910.22	3/31/25
Deposits/Credits	0 Credits	\$0.00	
Checks/Debits	5 Debits	\$187.57	
Ending Balance		\$3,722.65	4/30/25
YTD interest paid			

Other Debits

Date	Description	Amount
4/01	Debit Card Pos Sig Nic*-Dos Division Of C - 850-245-6939 Fl 4293	\$61.25
4/01	Check Chgs Main Street Chks /34097515 Labelle Heritage Museu	\$24.11
4/02	Elec Pymt Fpl Direct Debit /7xxxxx4472 Ppda Labelle Heritage Museu	\$33.08
4/02	Elec Pymt Fpl Direct Debit /9xxxxx8436 Ppda Labelle Heritage Museu	\$33.41
4/02	Elec Pymt Fpl Direct Debit /8xxxxx3476 Ppda Labelle Heritage Museu	\$35.72

Daily Balance Information

Date	Balance	Date	Balance
Beginning	\$3,910.22		
4/01	\$3,824.86	4/02	\$3,722.65

Overdraft/Return Item Fees

	Total for this Period	Total Year to Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

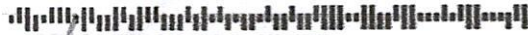
AD - Automatic Deposit • AP - Automatic Payment • ATM - Cash Withdrawal • MD - Mobile Deposit • DC - Debit Card • FT - Funds Transfer • SC - Service Charge • TD - Tax Deductible							
NUMBER OR CODE	DATE	TRANSACTION DESCRIPTION	PAYMENT, FEE, WITHDRAWAL (-)	✓	DEPOSIT, CREDIT (+)	BALANCE	
	12/27	CHECK CHARGES	20 82	✓		\$1284.52	
	12/26	D. Gen Bond room staff	12 31	✓		1268.70	
1045	12/30	Best Home - L. Placed Boulder Choice	22 56	✓		1256.39	
	2026		91 68	✓		1233.83	
	1/3	Restorative - L. Placed ^{some} _{part}	10 74	✓		1142.15	
	1-11	Deposit Parcels @		✓	150 -	1142.15	
	1-2	✓		✓	150 -	1131.41	
1076	1/15	VOIDS				1431.41	
1077	1/26	Sherwin Williams	54 17	✓		1377.24	
	1/30	D. Tree - Containers + Products	26 61	✓		1350.63	
	1/31	More ↑	10 75	✓		1339.88	
	2/11	Deposit: Check Membership		✓	40.00	1379.88	
	2/14	Office Supply - Envelopes	6 56	✓		1373.32	
	2/14	USPS - STAMPS	31 20	✓		1342.12	
		Debit from end of Dec. Not rec.	25 41	✓		1316.71	
1078	2/14	General Memorim	144 84	✓		1171.87	
	2/17	Receipts - Lucy - Good Bye Party	123 44	✓		1048.43	
1079	2/20	Cash for SCF - Seed	90 -	✓		958.43	
	2/20	Deposit Truck Sales			60 -	1018.43	
	3/2	Cash 96 for 1079 ck - replace		✓	90 -	1008.43	
	2/23	Prog V - B'fast Sm - Donna	14 57	✓		1088.86	
	3/2	\$ from SCF Sales		✓	80 -	1168.86	
	3/3	Nu hope - Uniform Army	10 -	✓		1158.86	
	3/8	Deposit		✓	107 -	1325.86	
		40 difference				1285.86	

⑆067003778⑆ 5097 026714⑆ 01082



Clewiston, FL 33440-3124

133598-01A**004116



LABELLE HERITAGE MUSEUM INC
 RENOVATION ACCOUNT
 PO BOX 2846
 LABELLE FL 33975-2846

Statement Date: 3/31/25
 Account Number: XXXXX6714
 Page Number: 1

Pay off debt in 2025!
 Apply for a personal loan in minutes!
 Receive funds in 24 hours if approved.
 No fees.
 Scan the QR code to apply!
 Certain restrictions or conditions may apply.



Business Checking Non Profit

Beginning Balance		\$1,512.07	2/28/25
Deposits/Credits	4 Credits	\$600.00	
Checks/Debits	4 Debits	\$53.66	
Ending Balance		\$2,058.41	3/31/25
YTD interest paid			

Credits/Deposits

Date	Description	Amount
3/05	Deposit	✓ \$72.00
3/19	Deposit	✓ \$110.00
3/19	Deposit	✓ \$313.00
3/26	Deposit	✓ \$105.00

Other Debits

Date	Description	Amount
3/04	Debit Card Pos Pin Cauffield Hardware - Lake Placid Fl <i>Part to fix door Rider House</i>	✓ \$7.51
3/14	Debit Card Pos Pin	✓ \$18.79
3/17	Walgreens 2 Us 27 S - Lake Placid Fl 0667 <i>Enlarge Pictures of Poole + Family</i>	✓ \$3.75
3/17	Debit Card Pos Sig	✓ \$3.75
3/19	P-Star Ventures Inc - Lake Placid Fl 0667 <i>Frame</i>	✓ \$23.61
3/19	Debit Card Pos Pin Vision Ace Hdwe - Labelle Fl 0667 <i>Keys Mounting Strips Duct Tape</i>	✓ \$23.61

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
Beginning	\$1,512.07				
3/04	\$1,504.56	3/14	\$1,557.77	3/19	\$1,953.41
3/05	\$1,576.56	3/17	\$1,554.02	3/26	\$2,058.41



MEMBER FDIC Since 1922

Clewiston, FL 33440-3124

134186-01A**002009



LABELLE HERITAGE MUSEUM INC

RENOVATION ACCOUNT

PO BOX 2846

LABELLE FL 33975-2846

Regular

Statement Date: 4/30/25

Account Number: XXXXX6714

Page Number: 1

Pay off debt in 2025!

Apply for a personal loan in minutes!
 Receive funds in 24 hours if approved.
 No fees.

Scan the QR code to apply!

Certain restrictions or conditions may apply.



Business Checking Non Profit

Beginning Balance		\$2,058.41	3/31/25
Deposits/Credits	2 Credits	\$565.00	
Checks/Debits	2 Debits	\$45.55	
Ending Balance		\$2,577.86	4/30/25
YTD interest paid			

Credits/Deposits

Date	Description	Amount
4/09	Deposit	\$450.00
4/21	Deposit	\$115.00

Other Debits

Date	Description	Amount
4/01	Check Chgs Main Street Chks /34097477 Labelle Heritage Museu	\$23.05
4/10	Atm Debit 600 Us Hwy 27 N - Lake Placid Fl 0667	\$22.50

Daily Balance Information

Date	Balance	Date	Balance	Balance
Beginning	\$2,058.41			
4/01	\$2,035.36	4/10	\$2,462.86	
4/09	\$2,485.36	4/21	\$2,577.86	


Overdraft/Return Item Fees

	Total for this Period	Total Year to Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



Clewiston, FL 33440-3124

135173-04A**002012


 LABELLE HERITAGE MUSEUM INC
 RENOVATION ACCOUNT
 PO BOX 2846
 LABELLE FL 33975-2846

Statement Date: 5/31/25
 Account Number: XXXXX6714
 Page Number: 1

Pay off debt in 2025!
 Apply for a personal loan in minutes!
 Receive funds in 24 hours if approved.
 No fees.
 Scan the QR code to apply!
 Certain restrictions or conditions may apply.



Business Checking Non Profit

Beginning Balance		\$2,577.86	4/30/25
Deposits/Credits	0 Credits	\$0.00	
Checks/Debits	4 Debits	\$319.14	
Ending Balance		\$2,258.72	5/31/25
YTD interest paid			

Other Debits

Date	Description	Amount
5/27	Debit Card Pos Sig Wm Supercenter #2540 - Clarion Pa 06	\$36.68
5/27	Debit Card Pos Pin Wal-Mart #2540 - Clarion Pa 0667	\$90.46

Checks/Withdrawals

Check#	Date	Amount	Check#	Date	Amount
	5/06	\$5.00	1038	5/21	\$187.00

Daily Balance Information

Date	Balance	Date	Balance
Beginning	\$2,577.86		
5/06	\$2,572.86	5/21	\$2,385.86
		5/27	\$2,258.72

Overdraft/Return Item Fees

	Total for this Period	Total Year to Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



MEMBER FDIC Since 1922

Clewiston, FL 33440-3124

135581-01C**002003



LABELLE HERITAGE MUSEUM INC

RENOVATION ACCOUNT

PO BOX 2846

LABELLE FL 33975-2846

Section 7, Item D.

Statement Date: 6/30/25

Account Number: XXXXX6714

Page Number: 1

Pay off debt in 2025!
Apply for a personal loan in minutes!
Receive funds in 24 hours if approved.
No fees.
Scan the QR code to apply!
Certain restrictions or conditions may apply.



Business Checking Non Profit

Table with 4 columns: Description, Credits, Debits, Amount, Date. Rows include Beginning Balance, Deposits/Credits (2 Credits), Checks/Debits (0 Debits), Ending Balance, and YTD interest paid.

Credits/Deposits

Table with 4 columns: Date, Description, Amount, and handwritten notes. Rows show Debit Card Credit transactions with amounts \$35.55 and \$51.94.

Daily Balance Information

Table with 5 columns: Date, Balance, Date, Balance, Balance. Rows show Beginning and 6/04 balances.

Overdraft/Return Item Fees

Table with 3 columns: Description, Total for this Period, Total Year to Date. Rows show Total Overdraft Fees and Total Returned Item Fees, both at \$0.00.



Clewiston, FL 33440-3124



136971-02A**002013



LABELLE HERITAGE MUSEUM INC
 RENOVATION ACCOUNT
 PO BOX 2846
 LABELLE FL 33975-2846

Statement Date: 8/31/25
 Account Number: XXXXX6714
 Page Number: 1

Pay off debt in 2025!
 Apply for a personal loan in minutes!
 Receive funds in 24 hours if approved.
 No fees.
 Scan the QR code to apply!
 Certain restrictions or conditions may apply.



Business Checking Non Profit

Beginning Balance		\$2,196.99	7/31/25
Deposits/Credits	0 Credits	\$0.00	
Checks/Debits	0 Debits	\$0.00	
Ending Balance		\$2,196.99	8/31/25
YTD interest paid			

Overdraft/Return Item Fees

	Total for this Period	Total Year to Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

AD - Automatic Deposit • AP - Automatic Payment • ATM - Cash Withdrawal • MD - Mobile Deposit • DC - Debit Card • FT - Funds Transfer • SC - Service Charge • TD - Tax Deductible							
NUMBER OR CODE	DATE	TRANSACTION DESCRIPTION	PAYMENT, FEE, WITHDRAWAL (-)	✓	DEPOSIT, CREDIT (+)	\$	BALANCE
	7/21	Home Depot - Cameras	40.24	✓		2196.99	
	8/20	J&S Printing	192.00	✓		2004.99	
	9/29	Ace Hardware	25.32	✓		1979.67	
	9/36	Office Essentials	30.47	✓		1949.20	
	9/30	Computer Repair	83.50	✓	(4)	1865.70	
	10/7	Tractor Supply - Amvets	62.31	✓		1803.39	
	10/8	Ace Hardware - Dirt-Muck	55.78	✓		1747.61	
	10/9	Picture Tape	12.89	✓		1734.72	
	10/9	Ace ✓ 1 more dirt	21.05	✓		1713.67	
	10/10	D. Gen - Pic Tape	12.36	✓		1701.31	
	10/10	D. Tree Pic Frames	18.28	✓		1683.03	
	10/6	W. Mart \$40 cash	66.88	✓	(4)	1616.15	
1041	10/14	Builders Choice	41.94	✓		1574.21	
1042	10/18	Cash - Seed Money + Refund on P... (P. Parish)	100.00	✓		1474.21	
1043	10/22	Cash 25 - Pay Insurance	25.00	✓		1449.21	
1044	11/5	LaBelle Awards	120.00	✓		1329.21	
	11/14	Publix (paper towels)	15.03	✓		1314.18	
	10/20	W-mart (Ink)	37.03	✓		1277.15	
	10/21	Dea for 100 B'day water - paper towels, etc.	77.07	✓	(4)	1200.08	
	11/31	D. Gen - Restock frige & Traps	48.36	✓	(4)	1151.72	
	11/17	Deposit - Brucka		✓	150 (4)	1301.72	
	12/1	Deposit - Lot's left / Wrong Acct		✓	150	1151.72	
	12/2	D. Gen P. Towels	12.31	✓		1289.41	

0067003778 5097 026714 01082



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

To: Honorable Mayor and City Commission
Prepared By: Deanna Bornstein (Superintendent Mitchell Wills)
Date of Meeting: 5/14/2026
Date Submitted: 5/6/2026
Title of Agenda Item: Enterprise Fleet Management
Agenda Location: Non-Public Hearing Items

Report in brief: By partnering with Enterprise Fleet Management, City of LaBelle will be better able to leverage its buying power, implement a tighter controlled resale program to lower total cost of ownership and in turn minimize operational spend. City of LaBelle will reduce fuel costs by 20% and reduce maintenance costs from \$149.3 on average to \$64.24 per unit. Leveraging an open-end lease maximizes cash flow and recognizes equity from vehicles sold creating an internal replacement fund. Furthermore, City of LaBelle will leverage Enterprise Fleet Management’s ability to sell vehicles at an average of 10% above Black Book value. By shifting from reactively replacing inoperable vehicles to proactively planning vehicle purchases, City of LaBelle will be able to replace all of its vehicles over the course of 5 years while creating a 10 year savings of \$331,754 and a continued sustainable savings of \$15,198.12.

Staff Comments: N/A

Fiscal Impact: Yes

Recommended Actions:

FLEET MANAGEMENT

Fleet Synopsis

PREPARED FOR:

City of LaBelle



Prepared By:

Deanna Bornstein

Account Executive

3505 E Frontage Rd. #200B, Tampa, FL 33607

Email: deanna.bornstein@efleets.com

Office: (813) 261-8057 | Cell: (781) 975-0005



CURRENT SITUATION

Current fleet age is negatively impacting the overall budget and fleet operations

- 41% of the current light and medium duty fleet is over 10 years old
- Resale of the aging fleet is significantly reduced
- Newer vehicles have a significantly lower maintenance expense
- Newer vehicles have increased fuel efficiency with new technology implementations
- Challenged by inconsistent yearly budgets
- Currently vehicle budget is underfunded

FLEET SIZE

27

FLEET BUDGET

205,119

ODOMETER AVG

59,580

VEHICLE CYCLE

8 Years

KEY CONSIDERATIONS | OBJECTIVES

Identify an effective vehicle life cycle that maximizes potential equity at time of resale creating a conservative savings of over \$331,754 in 10 years

- Shorten the current vehicle life cycle from 8 years to 5 years
- Free up more than \$39,763 in capital from the salvage of 9 vehicles in the first year
- Significantly reduce Maintenance to an average monthly cost of \$64.24 vs. current \$149.33
- Provide a lower sustainable fleet cost that is predictable year over year
- Reduce the overall fuel spend through more fuel efficient vehicles
- Leverage an open-ended lease to maximize cash flow opportunities and recognize equity.

Increase employee safety with newer vehicles

- 5 vehicles predate Anti-Lock Brake standardization (2007) 19% of Total Fleet
- 8 vehicles predate Electronic Stability Control standardization (2012) 30% of Total Fleet
- 11 vehicles predate Rear Automatic Braking (2016) 41% of Total Fleet
- 12 vehicles predate standardization of back up camera (2018) 44% of Total Fleet
- ESC is the most significant safety invention since the seatbelt

Piggyback SOURCEWELL Contract # 030122 that addresses the following:

Access to all fleet management services as applicable to the needs of City of LaBelle

Supports the need for fleet evaluation on a quarterly basis assessing costs and reviewing best practices

THE IMPACT



Identify Effective Vehicle Life Cycle



Decrease Administrative Burden and Downtime



Enhanced Reporting, Oversight, & Control



Local Team to Support Needs Nationwide



Newer Safer Vehicles Replace Every 4-5 yrs

THE RECOMMENDATION

By partnering with Enterprise Fleet Management, City of LaBelle will be better able to leverage its buying power, implement a tighter controlled resale program to lower total cost of ownership and in turn minimize operational spend. City of LaBelle will reduce fuel costs by 20% and reduce maintenance costs from \$149.3 on average to \$64.24 per unit. Leveraging an open-end lease maximizes cash flow and recognizes equity from vehicles sold creating an internal replacement fund. Furthermore, City of LaBelle will leverage Enterprise Fleet Management's ability to sell vehicles at an average of 10% above Black Book value. By shifting from reactively replacing inoperable vehicles to proactively planning vehicle purchases, City of LaBelle will be able to replace all of its vehicles over the course of 5 years while creating a sustainable savings of \$15,198.12.



Section 7, Item E.

FLEET SIZE	AVG AGE	AVG ANNUAL MILEAGE	AVG ANNUAL ACQUISITIONS	AVG MODEL YEAR	HOLDING PERIOD
27	9.4	5,800	3.0	2017	8 Years



0K – 20k



20K – 40k



40K – 60k



60K – 80k



80K – 100k



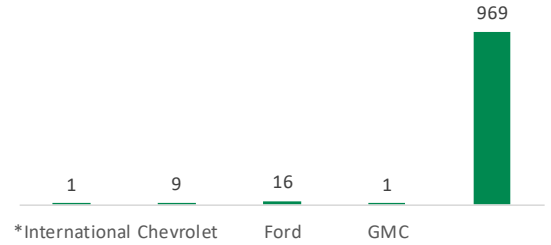
100k & >

Vehicle Type	Quantity	Avg Age	Avg Annual Mileage
TRUCK	23	9.6	5,905
SUV	4	8.2	5,329
Totals/Averages:	27	9.4	5,820

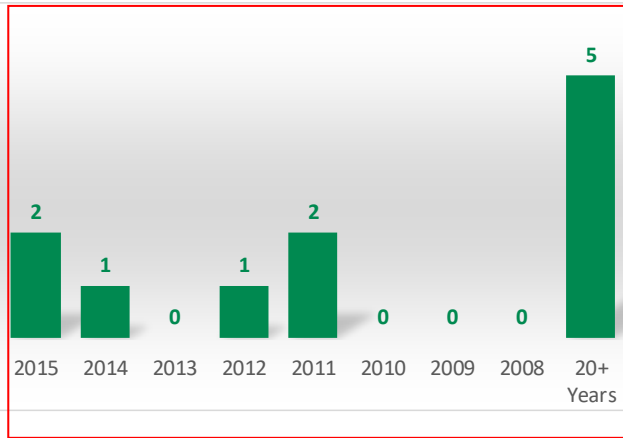
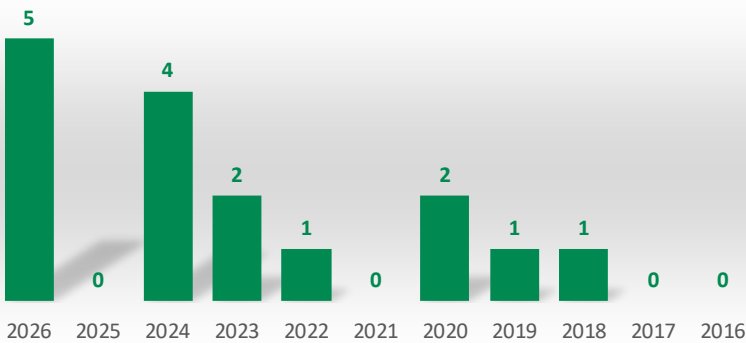
Vehicle Classes

Average Odometer

Manufacturer Profile



MODEL YEAR ANALYSIS



Fleet Profile and Replacement Schedule | City of LaBelle

Section 7, Item E.

Fleet Profile

Vehicle Type	# of Type	Average Age (years)	Average Annual Mileage
Mid SUV	2	15.5	10,628
Full SUV	2	1.0	30
Compact Pickup	5	10.3	4,486
1/2 Ton Pickup	8	6.7	5,333
3/4 Ton Pickup	5	7.8	10,724
Cab Chassis	5	15.3	3,422
Totals/Averages	27	9.4	5,800

Fleet Replacement Schedule

2026	2027	2028	2029	2030	Under-Utilized	
1	1	0	0	0	0	
0	0	0	0	2	0	
2	0	0	1	2	0	
3	0	0	0	5	0	
2	1	0	1	1	0	
1	1	0	0	0	0	
Totals/Averages	9	3	0	2	10	0

Replacement Criteria

- * Fiscal Year 2026 = 13 years old and older, or odometer over 100,000
- * Fiscal Year 2027 = 11 years old and older, or odometer over 80,000
- * Fiscal Year 2028 = 9 years old and older, or odometer over 60,000
- * Fiscal Year 2029 = 7 years old and older, or odometer over 40,000
- * Underutilized = Annual Mileage less than 1,000

Vehicle Type	Quantity	Avg Age	Avg Annual
TRUCK	23	9.6	5,905
SUV	4	8.2	5,329
Grand Total	27	9.4	5,820
0	0	0.0	
Totals/Averages:	0	0.0	



ANNUAL CLIENT REVIEW

- Year Over Year Financial Review
- Benchmark Progress
- Confirm Budget Approval Process and Relative Dates



FISCAL YEAR PLANNING MEETING

- Prepare For Upcoming Budgets
- Review Recommended Vehicle Replacements
- Define Desired Outcomes and Next Steps



FLEET ANALYSIS MEETING

- Finalize Fleet Plan
- Review Final Budget Numbers
- Place Vehicle Orders

Ongoing Focus on Client Experience, Fleet Consultation and Community Involvement

Fleet Planning Analysis | City of LaBelle

Assumptions			
Fleet Analyzed	24	Fleet Growth	0.00%
Current Cycle	8.00	Annual Miles	6,400
Current Maintenance	\$149.33	Current MPG	13
Maint. Cents Per Mile	\$0.28	Price/Gallon	\$3.50

Proposals		
Proposed Fleet	24	
Proposed Cycle	5.00	
Proposed Maintenance	\$64.24	

Fiscal Year	Fleet Size	Annual Needs	Owned	Leased	Purchase	Lease*	Equity (Owned)	Equity (Leased)	Maintenance	Fuel	Fleet Budget	Net Cash
ANALYSIS BASED ON ORIGINAL RECOMMENDATIONS FOR CONCEPTUAL SAVINGS AND MAY CHANGE BASED ON FINAL PROPOSAL, CHANGES TO THE MARKET AND OTHER FACTORS												
Average	24	3	24	0	131,896	0	-11,138	0	43,008	41,354	205,119	0
Year 1 ('26)	24	9	15	9	0	95,391	-39,763		33,818	38,252	127,700	77,420
Year 2 ('27)	24	3	12	12	0	136,755	-23,152		30,755	37,218	181,576	23,543
Year 3 ('28)	24	0	12	12	0	136,755	0		30,755	37,218	204,728	391
Year 4 ('29)	24	2	10	14	0	154,454	-27,835		28,713	36,529	191,861	13,258
Year 5 ('30)	24	10	0	24	0	257,573	-125,954	-170,437	18,502	33,083	12,768	192,351
Year 6 ('31)	24	9	0	24	0	257,573	0	-63,688	18,502	33,083	245,470	-40,351
Year 7 ('32)	24	3	0	24	0	257,573	0		18,502	33,083	309,158	-104,039
Year 8 ('33)	24	0	0	24	0	257,573	0	-35,832	18,502	33,083	273,326	-68,207
Year 9 ('34)	24	2	0	24	0	257,573	0	-174,787	18,502	33,083	134,371	70,748
Year 10 ('35)	24	10	0	24	0	257,573	0	-170,437	18,502	33,083	138,721	66,398

* Lease Rates are conservative estimates

* Estimated Projected Fleet Equity is based on the current fleet "sight unseen" based on replacement year and can be adjusted after physical inspection and may change based on market factors, these are not guaranteed values

Lease Maintenance costs are exclusive of tires unless noted on the lease rate quote.

\$216,703

Estimated Current Fleet Equity**

SAVINGS

10 Year Savings* \$331,754

Annual Sustainable Impact* \$15,198

*includes total unrealized equity of \$100,241

Menu Pricing | City of LaBelle

Year 1 Costs*	
Lease Cost Year 1	Section 7, Item E.
Maint Cost Year 1	\$7,297.05
Annual One Time Aftermarket Cost	\$22,000.00
Total Year 1 Qty	9
Total Year 1 Cost	\$131,926.58
Total Year 1 Estimated Equity	\$40,362.50
Total Year 1 Replacement/Growth Minus Equity	\$91,564.08

*Year 1 costs are based on current available pricing and qty proposed, final costs may vary based on market, qty selected, and availability.

Vehicle Type	YMMS	Year 1 Qty	Term	Annual Mileage	Monthly Cost (Lease Rate)*	Full Maintenance **	Annual Cost Including Maintenance	Lease Cost Year 1	Maint Cost Year 1	Cost of Aftermarket (capped in payment)	One time Aftermarket Cost (By Quantity)
SUV	2026 Ford Explorer ST 4dr 4x2 K7G	2	48 Months	10000	\$1,189	\$57.97	\$14,968	\$28,544	\$1,391		
Cab Chassis	2026 Ford F-350 Chassis XL 4x4 SD Regular Cab F3H	1	60 Months	10000	\$1,096	\$71.66	\$14,009	\$13,149	\$860	\$23,763	\$22,000
Compact Pickup	2026 Ford Maverick XL Front-Wheel Drive SuperCrew 4.5 ft. box 121.1 in. WB W8A	1	48 Months	25000	\$666	\$108.98	\$9,305	\$7,997	\$1,308		
1/2 Ton Pickup	2026 Chevrolet Silverado 1500 Work Truck 4x2 Double Cab CC10753	3	60 Months	10000	\$816	\$61.35	\$10,528	\$29,374	\$2,209		
3/4 Ton Pickup	2026 Chevrolet Silverado 2500HD Work Truck 4x4 Double Cab CK20753	2	60 Months	10000	\$982	\$63.73	\$12,547	\$23,564	\$1,530		

*Lease rates are based upon factory order pricing and miles per year and does not include any applicable taxes

**Maintenance includes one set of brakes and no tires

**Maintenance includes one set of brakes and no tires

Pricing does not include expected return on equity at end of lease

Quotes provided are based on SOURCEWELL Contract # 030122



CASE STUDY | CITY OF SAN MARCOS



The City of San Marcos Reduces Costs by 27% and Replaces Aging Vehicles.

BACKGROUND

Location: San Marcos, CA
 Industry: Government
 Total vehicles: 90 vehicles

THE CHALLENGE

Half of The City of San Marcos' vehicles were operating past their useful life. The City's fleet was deteriorating rapidly, and many of the vehicles needed to be replaced to mitigate escalating repair and maintenance costs. Budget challenges prevented the City from purchasing new vehicles. Major repairs reduced the number of available vehicles, and the City vehicle downtime was significantly affecting its operations. Maintenance costs continued to erode the budget and interfere with the efficiency of City operations.

THE SOLUTION

Enterprise Fleet Management evaluated the City's entire fleet to identify the most cost-effective way to replace its aging vehicles. Ten vehicles were identified as under-utilized and completely removed from service. By implementing an open-ended lease structure, the City was able to replace the remaining ninety vehicles within a three-year period. The program did not require a large initial outlay of funds. The City of San Marcos was not burdened with extensive capital requirements for vehicle replacement, allowing them to replace highly important, heavy-duty and emergency vehicles first.

"The Enterprise Fleet Management lease program has not only alleviated some of the maintenance burden placed on our lean fleet maintenance staff and budget, it has also provided a level of flexibility that allows my team to promptly address the City's dynamic fleet needs without sacrificing service."

- Lisa Fowler, Public Works Manager- Administration & Fleet

The Full Maintenance Program provides a low fixed monthly cost, which is easily budgeted for every year. The program eliminates the need for City resources to work on the light-duty fleet, so the maintenance staff can solely focus on the heavy-duty equipment.

THE RESULTS

The partnership with Enterprise Fleet Management has significantly reduced the portions of the Public Works-Fleet Operations budget and the Vehicle Replacement fund that was affected by the declining condition of the light-duty fleet. The City realized a 27% decrease in the cost to purchase and maintain the light duty fleet. The program will result in a combined fund savings of \$1.1 million over a five-year period.

To learn more, visit efleets.com or call 877-23-FLEET.



Key Results

27%
DECREASE
IN FLEET COSTS



RIGHT-SIZED
FLEET BY 10%
FOR BETTER
UTILIZATION

REPLACED
90 VEHICLES
OVER A 3-YEAR PERIOD



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SAFETY

Section 7, Item E.

41% of all vehicles are older than 10 years of age and do not contain the most up to date safety features, such as electronic stability control, airbag standardization and anti-lock brake control.

ACCOUNT MANAGEMENT

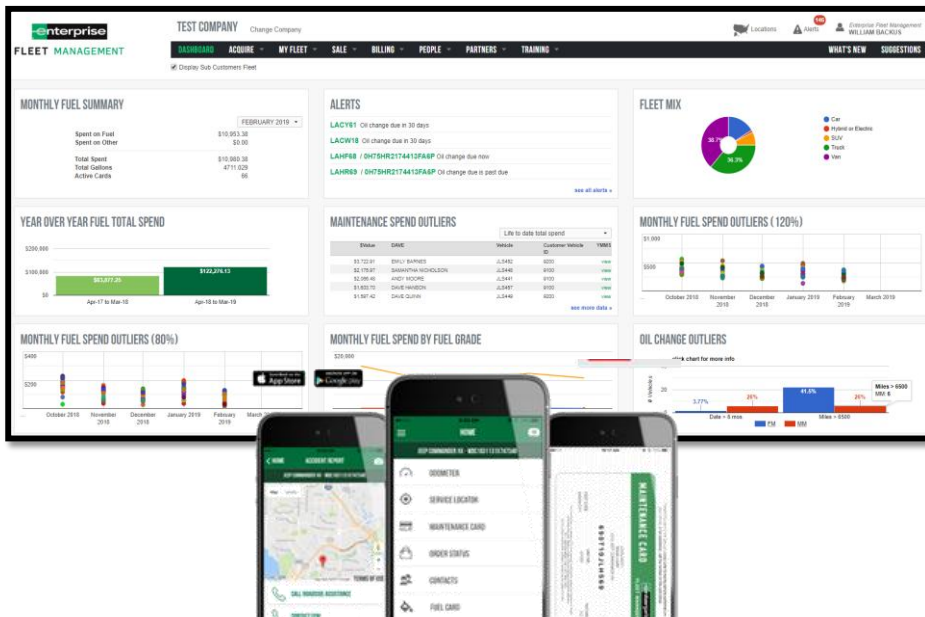
City of LaBelle will have a dedicated, local account team to proactively manage and develop your fleet while delivering the highest level of customer service to facilitate your day-to-day needs."

Your dedicated Account Team meets with you 3-4 times a year for both financial and strategic planning. Account team will provide on-going analysis – this will include most cost-effective vehicle makes/models, cents per mile, total cost of ownership, and replacement analysis.

TECHNOLOGY

Enterprise Fleet Management’s website provides vehicle tracking, reporting, and metrics. Our website can be customized to view a wide range of data so that you may have a comprehensive and detailed look at all aspects of your fleet and the services provided. Our Mobile App gives drivers all of the convenience and functionality they need.

- Consolidated Invoices - Includes lease, maintenance, and any additional ancillaries
- Maintenance Utilization - Review the life-to-date maintenance per vehicle
- Recall Information - See which units have open recalls
- License & Registration - See which plate renewals are being processed by Enterprise and view status
- Alerts - Set customizable alerts for oil changes, lease renewals, license renewals, and billing data
- Lifecycle Analysis - See data regarding all transactions for the lifecycle of the entire fleet, with drill-down capability to specific lease or transaction



Current Partners

Hendry County Sheriff's Office
City of Marco Island
Florida SouthWestern State College
Polk County Sheriff's Office
School Board of Sarasota County, Florida
Housing Authority of the City of Tampa, Florida
Florida Health Sciences Center, Inc.

School Board of Citrus County, FL
The School Board of Polk County FL
Tampa Bay Water
City of Brooksville
Pasco County Board of County Commissioners
City of Fort Meade, FL
Pinellas County Property Appraiser

References

Below is a list of client references including company name, contact person, and telephone number.

Hendry County Sheriff's Office

knelson@hendrysheriff.org
Kevin Nelson; Chief Deputy

City of Marco Island

jparrilli@cityofmarcoisland.com
Joseph Parrilli; Fleet Director

School Board of Sarasota County, Florida

keith.little@sarasotacountyschools.net
Keith Little, Dr.; Director of Transp.

COOPERATIVE PARTNERSHIPS:

TIPS/TAPS USA Contract # 240502, Effective 07/01/2024-12/31/2027
SOURCEWELL Contract # 030122, Effective 05/04/2022 - 04/18/2027
E&I Contract # CNR01399, Effective 4/1/2016 through 12/31/2027





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

To: Honorable Mayor and City Commission
Prepared By: MITCHELL WILL, SUPERINTENDENT OF PUBLIC WORKS
Date of Meeting: 5/14/2026
Date Submitted: 5/7/2026
Title of Agenda Item: TRAFFIC CALMING DEVICES (SPEED HUMBS)
Agenda Location: NON PUBLIC HEARING AGENDA ITEMS

Report in brief: THE CITIZENS WHO RESIDE ON FLORIDA STREET ARE REQUESTING TRAFFIC CALMING DEVICES (SPEED HUMPS) TO HELP CONTROL THE SPEED OF FAST DRIVERS

SEE ATTACHED PETITION SIGNED BY RESIDENTS

Staff Comments: STAFF APPROVES AND WOULD ADVISE TO INSTALL SIX (6)

Fiscal Impact:

Has the request been budgeted? Yes No

If yes, expected cost and account name: \$

In no, amount needed and proposed account: \$ APPROX \$240.00 EACH

Recommended Actions: APPROVE REQUEST

TRAFFIC CALMING DEVICES REQUESTED ON FLORIDA ST LABELLE

We the undersigned live on Florida Street in Labelle and are concerned with the speed and volume of traffic on our road, likely due to easily controllable factors. Most of the nearby streets connecting Fraiser to Rt 80 already have traffic calming devices (speed humps), which we believe may be diverting some of the faster drivers to our road to avoid the impediments. Several of us have small children that may play in or near the street, and we all have seen alarming situations due to careless drivers. Additionally, this is a popular road for bikes, pedestrian traffic and dog walkers due to the location of the nature park. We believe that placing two properly designed speed humps (suggested design attached) between Wilson st and Fraiser st may sufficiently resolve the safety issue without causing undo impediment to properly paced traffic or emergency responders. We thank you for your consideration in this matter.

[Signature]
signature
Steve Cooper
Printed
141
Addr
814-364-7777
phone

[Signature]
signature
Caroline FBritts
Printed
130 Florida Street
Addr
513-224-5344
phone

[Signature]
signature
Bryanna Weyscheid
Printed
175
Addr
254-652-0525
phone

[Signature]
signature
Diego Gil
Printed
156
Addr
863-9851761
phone

[Signature]
signature
Adrian Bell
Printed
156
Addr
863 373 2313
phone

[Signature]
signature
Jose Fernando
Printed
156
Addr
240 524 8560
phone

[Signature]
signature
James Sparks
Printed
170
Addr
863-517-6054
phone

[Signature]
signature
Shorty Howard
Printed
165 Florida St
Addr
863-673-4359
phone

[Signature]
signature
Jundira Reed
Printed
109 Florida St
Addr
646-319-5727
phone

[Signature]
signature
Timothy Lee Rings
Printed
109 Florida St
Addr
239 289 0922
phone

[Signature]
signature
Victoria L. Gomez
Printed
84 Florida St
Addr
803 517 4490
phone

[Signature]
signature
Leonardo Marquez
Printed
71 fl ST
Addr
863 517 2488
phone

[Signature]
signature
Aimee Urias
Printed
240 71 ST
Addr
863-517-9322
phone



CITY OF LABELLE, FLORIDA
Planning Staff Report
for
KMJ Investment Group LLC
Planned Unit Development Amendment

TYPE OF CASE: Planned Unit Development Amendment

STAFF REVIEWER: Patty Kulak

DATE: May 14, 2026

APPLICANT: Henry A Fish – Arrowhead Investments of SWFL LLC

AGENT: Justin Ebrite -Patriot Engineering Co.

REQUEST: Extend the approved validity period of the PUD Master Concept Plan adopted through Ordinance 2020-04.

LOCATION: North of SR 80 and east of Tractor Supply Company (See attached Location Map)

PROPERTY SIZE: 2+/-acres

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

Existing Future Land Use Designation: Residential, Medium Density (Hendry County)

Existing Zoning: Agriculture (Ag-2) (Hendry County)

Land Use: Commercial

SURROUNDING LAND USE:

North: FLU – Residential, Medium Density (Hendry County)
Zoning – Residential (RG-1)
Land Use – Single-Family

South: FLU – Employment Village
Zoning – Agriculture (AG); Planned Unit Development (PUD)
Land Use – Vacant; Commercial (Wal-Mart)

East: FLU – Residential, Medium Density (Hendry County)
Zoning – Agriculture (AG) (Hendry County)
Land Use – Vacant

West: FLU – Employment Village
Zoning – Planned Unit Development (PUD)
Land Use – Commercial (Tractor Supply Company)

SINCE 1ST READING:

This item was heard on first reading on April 9, 2026. At that hearing, the Board requested that the residential use be removed from the rear portion of the building. Since the hearing, the applicant has revised the Master Concept Plan accordingly, with residential units now limited to the second story of the front building.

Additionally, the staff recommendation language has been revised to clarify that the conditions attached to Ordinance 2025-09 remain as originally approved, with the exception of Condition #23, which has been updated to reflect that no further extensions of the MCP will be permitted.

SINCE LPA:

This item was heard by the Local Planning Agency on December 12, 2025. At that hearing, the Board requested additional notice be provided to surrounding property owners. In response, the applicant conducted a Neighborhood Information Meeting on March 10. Notice was provided to 25 nearby property owners. Two individuals attended the meeting and had minor questions related to the subject site, with some broader discussion regarding development in the area. A copy of the NIM summary prepared by the applicant is included in the agenda packet.

STAFF NARRATIVE:

The Applicant, KMJ Investment Group, LLC, is requesting an extension of the previously approved Planned Unit Development (PUD), Comprehensive Plan Amendment, and Annexation originally approved by the City Commission in 2020. The request applies to approximately 2± acres located north of SR 80, east of Huggetts Road, and immediately adjacent to the Tractor Supply Company property. The Applicant is not proposing any amendments to the previously approved development program, Master Concept Plan (MCP), Schedule of Uses, or Conditions of Approval, except for the MCP expiration date of July 9, 2025. This request is strictly to maintain the existing entitlements while the Applicant continues project design and prepares for future site construction permitting.

Approved Development Program

The PUD approval authorizes:

- A maximum of 13,000 square feet of non-residential floor area; and
- A maximum of six (6) multi-family or live-work dwelling units, consistent with the allowed density in the Employment Village future land use category.

Allowable uses remain restricted to those listed in the approved Schedule of Uses, which includes a range of neighborhood-serving commercial, office, and light industrial uses.

ADMINISTRATIVE EXTENSION AND APPLICABLE LDC STANDARDS:

Section 11 of the adopted PUD ordinance allows for an administrative extension, provided that “the LDC regulations applicable to development of the PUD have not substantially changed.” As part of preparing this extension request, staff reviewed current Land Development Code provisions to determine whether any LDC amendments since 2020 would materially affect the approved development.

All relevant standards, including open space requirements, parking, significant oak tree protections, and the general applicability of the Employment Village FLU, remain unchanged.

STAFF RECOMMENDATION:

Staff finds that the proposed extension of the validity period of the PUD Master Concept Plan adopted through Ordinance 2020-04 consistent with the Land Development Code and the Comprehensive Plan and recommends APPROVAL subject to the following conditions previously approved as part of Ordinance 2020-04, with condition #23 revised to remove the opportunity for any additional time extensions:

1. The Rezone request applies to the property is described in Exhibit ‘A’.
2. The PUD is limited to a maximum of 13,000 SF of non-residential uses and six (6) multi-family or live/work dwelling units.
3. Allowable uses shall be limited to those listed in the Schedule of Uses, attached as Exhibit ‘B’. Liquor stores and accessory liquor sales for off-premise consumption are expressly prohibited. Accessory sales of beer and wine for off-premise consumption is permitted per Exhibit B.
4. The sale of alcoholic beverages for on- or off-premise consumption is permitted only in the 2-story building facing SR 80.
5. Any outdoor consumption of alcoholic beverages on-premises will require approval as an amendment to this PUD, to be reviewed during a public hearing by the City Commission.
6. Maintenance and Service Repair uses are limited to indoor only and may only be located in the proposed 2-story building facing the SR 80 frontage if residential units are not developed in this building. In no case shall residential units be located in the same building as a maintenance and service repair establishment. No overhead doors are permitted.
7. Mini Warehouse units are limited to interior accessed units only, with no external access permitted.
8. Outdoor sales area is accessory only and allowed only during hours of operation of associated use. The cumulative outdoor sales area for the entire PUD is limited to 500 square feet/3 parking spaces and must be located along the SR 80 frontage in front of the 2-story building.
9. The retail sales of heavy equipment, lumberyards or building supplies is prohibited.
10. Development Standards will conform for the Development Standards Table, attached as Exhibit ‘C’.
11. 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.

12. Development must connect to the City’s potable water and sanitary sewer system or provide for on-site private utilities. A demonstration of capacity will be required at the time of site construction permitting, including demonstration of a hydrant system to provide adequate and continuous water flow for firefighting purposes.
13. The project will be managed by the developer/property owner, until such time as the property is subdivided or a (commercial) condominium is established, upon which a Property Owners Association (POA) must be established for maintenance of common areas, parking areas, and infrastructure within the community.
14. Dumpsters, recycling facilities and service areas must be located internal to the site and screened from all public rights-of-way by an opaque wall or fence.
15. A landscape buffer for the purposes of screening shall be required along the SR 80 frontage, equal to or greater than a 15-foot wide buffer per LDC Section 4-87.4(1).
16. A deviation is permitted to allow for a modified northern landscape buffer, five feet in width, and planted with two (2) large trees and two (2) small trees per 100 linear feet, and a hedgerow planted at 36” and maintained at 60”. An 8-foot tall opaque fence or wall must be installed in the buffer, with all required plantings installed on the northern side of the wall facing the adjacent single-family lots. The 8-foot tall opaque wall and buffer must also extend along the eastern property line, from the northern boundary line south to the edge of pavement of the parking/vehicle circulation area.
17. Buffers along the east and west property lines will meet the LDC requirements depending upon the final use(s) developed on the site.
18. Internal buffers between residential and non-residential uses are not required, to the extent such uses are vertically integrated into the same building.
19. A minimum of 30% of the development, or 0.6 acres of open space, as defined in the LDC, shall be provided.
20. The project will provide parking spaces in accordance with the Land Development Code for both residential and non-residential uses.
21. Access to SR 80 will require a permit from the Florida Department of Transportation and this approval does not guarantee or grant access as shown on the MCP.
22. A cross access easement must be provided to the property to the east at the time of site construction plan permitting.
23. The PUD Master Concept Plan will remain valid for no more than two (2) years from the date of City Commission approval of this PUD Amendment to extend the MCP. 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 MOTIONS:

APPROVAL:

I make a motion to **APPROVE** the extensions of the PUD Master Concept Plan.

DENIAL:

I make a motion to **DENY** the extensions of the PUD Master Concept Plan.

The request does not meet the annexation & rezoning criteria:

- 1) Why?

**EXHIBIT A
LEGAL DESCRIPTION**

A PARCEL IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 1, ALSO THE NORTHWEST CORNER OF SAID SECTION 18); THENCE NORTH 89°51'32" EAST, 1151.79 FEET, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 OF SECTION 18; THENCE SOUTH 01°14'10" EAST, 322.02 FEET ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 18, AND THE WEST LINE OF PARKWOOD ESTATES AS RECORDED IN PLAT BOOK 3, PAGE 23 OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, TO THE LANDS DESCRIBED IN O.R. BOOK 644, PAGE 1860, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE CONTINUE SOUTH 01°14'10" EAST, 1011.97 FEET TO THE SOUTHWEST CORNER OF PARKWOOD ESTATES, RECORDED IN PLAT BOOK 3, PAGE 23, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°52'17" EAST, 191.41 FEET; THENCE SOUTH 01°14'10" EAST, 385.22 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 80; THENCE SOUTH 49°52'18" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO SAID EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 18; THENCE NORTH 01°14'10" WEST, 543.29 FEET, ALONG SAID EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 18 TO THE TRUE POINT OF BEGINNING.

**EXHIBIT B
SCHEDULE OF USES**

RESIDENTIAL

- Caretakers/Security Quarters – a maximum of 1
- Dwelling Units - a maximum of six (6)
 - Multi-family
 - Live/Work
- Accessory uses

NON-RESIDENTIAL

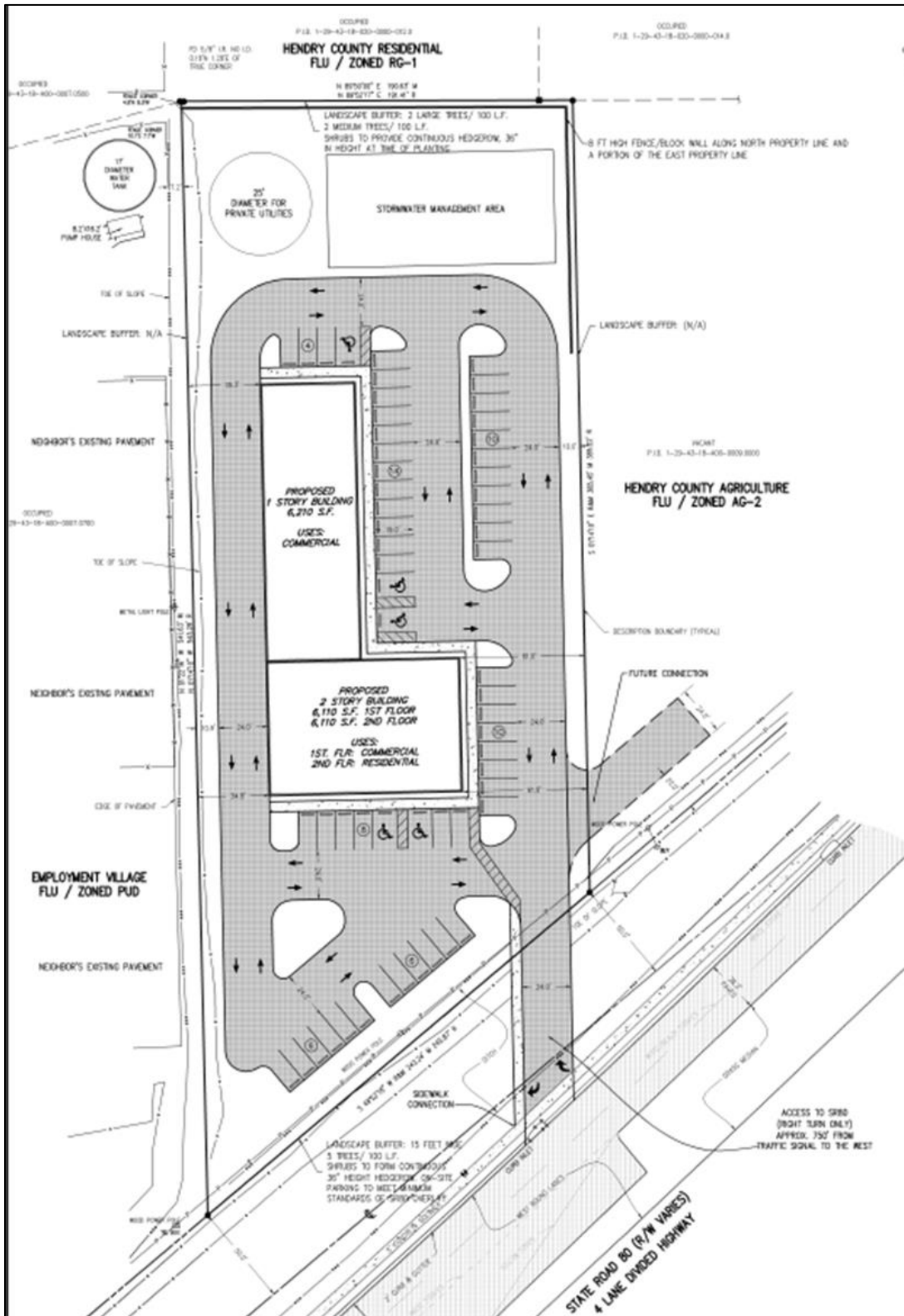
- Accessory Use/Structure
- Food and Beverage Sales/Establishments (sales for off-premise consumption limited to wine and beer only)
 - Accessory Alcoholic Beverages Sales, On- and Off-Premises (limited to accessory sale of wine and beer only for off-premise consumption. Accessory liquor sales for off-premise consumption is not permitted.)
 - Alcoholic Beverage Establishment
 - ~~Liquor Store~~
 - Restaurants
 - Clubs, Lodges
- Cultural Institutions
- Healthcare Clinics
- Religious Assemblies/Church
- Amusement Facilities – indoor only
- Animal Sales/Services - indoor only and limited to:
 - Grooming
 - Animal Hospital/Clinic
 - Retail Sales
- Financial Institutions
- Maintenance and Service Repair – limited to indoor only and located in proposed 2-story building facing SR 80 frontage. Use is only permitted if residential units are not developed in 2-story building. No overhead doors are permitted.
- Mini Warehouse – limited to interior units only, no external access or overhead doors are permitted)
- Offices
- Outdoor Sales Area – Accessory Only and limited to 500 SF/approximately 3 parking spaces, only during hours of operation of associated use
- Personal Services
 - General
 - Dry Cleaning Establishments
- Private/Quasi-Public Facilities
- Retail Sales/Rental Establishments, General (*no sales of heavy equipment, lumberyards or building supplies)
- Schools, Private

**EXHIBIT C
SITE DEVELOPMENT REGULATIONS**

MINIMUM AREA DIMENSIONS	
Min. Lot Size	10,000 sq. ft.

Min. Depth	100 sq. ft.
Min. Width	100 sq. ft.
Maximum Height	50 ft.
Maximum Lot Coverage	40%
Minimum Open Space	30%
Minimum Unit Size	750 sq. ft.
MAXIMUM BUILDING SETBACKS	
Front (SR 80)	20 ft.
Side	15 ft.
Rear	25 ft
Accessory Structures	Same ss principal structures
Minimum Building Separation	20 feet or 1/2 the building height, whichever is greater

EXHIBIT D MASTER CONCEPT PLAN (SEE 11X17 ATTACHED)



1 CITY OF LABELLE
2 ORDINANCE 2025-09
3 KMJ INVESTMENT GROUP LLC
4 PUD REZONE
5

6 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING ORDINANCE
7 2020-04 FOR A PROPERTY KNOWN AS KMJ INVESTMENTS PLANNED UNIT
8 DEVELOPMENT, A 2+/-ACRE PROPERTY LOCATED IMMEDIATELY NORTH OF
9 STATE ROAD 80, APPROXIMATELY ¼ MILE EAST OF HUGGETTS ROAD INTO
10 THE CORPORATE LIMITS OF THE CITY OF LABELLE, FLORIDA; AMENDING
11 THE CONDITIONS OF APPROVAL; PROVIDING FOR INTENT; PROVIDING FOR
12 SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
13

14 WHEREAS, KMJ Investments Group, LLC has initiated a rezoning of real property, located
15 north of SR 80 and ¼ mile east of Huggetts Road, City of LaBelle Florida, “the property” as
16 described and depicted in Exhibit “A” attached hereto; and,
17

18 WHEREAS, after a duly advertised public hearing held on December 11, 2025, before the
19 LaBelle Local Planning Agency “LPA”, and duly advertised public hearings on April 9, 2026, and
20 May 14, 2026 before the City of LaBelle City Commission; and,
21

22 WHEREAS, the City Commission for the City of LaBelle has determined that the Planned
23 Unit Development rezoning is in compliance with the annexation and future land use designation
24 of “Employment Village”, and approval of the rezoning application will further the goals and
25 objectives of the City of LaBelle Comprehensive Plan; and,
26

27 WHEREAS, the City Commission for the City of LaBelle has determined the rezoning of
28 the property to the Planned Unit Development zoning district, is the most appropriate use of the
29 property and this use will promote, protect and improve the health, safety, comfort, good order,
30 appearance, convenience and general welfare of the public.
31

32 NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of LaBelle,
33 Florida:
34

35 Section 1. The forgoing recitals are true and correct and are incorporated herein by this
36 reference.
37

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

- 43 1. The Rezone request applies to the property is described in Exhibit ‘A’.
- 44 2. The PUD is limited to a maximum of 13,000 SF of non-residential uses and six (6) multi-
45 family or live/work dwelling units.

- 46 3. Allowable uses shall be limited to those listed in the Schedule of Uses, attached as Exhibit
47 'B'. Liquor stores and accessory liquor sales for off-premise consumption are expressly
48 prohibited. Accessory sales of beer and wine for off-premise consumption is permitted per
49 Exhibit B.
- 50 4. The sale of alcoholic beverages for on- or off-premise consumption is permitted only in
51 the 2-story building facing SR 80.
- 52 5. Any outdoor consumption of alcoholic beverages on-premises will require approval as an
53 amendment to this PUD, to be reviewed during a public hearing by the City Commission.
- 54 6. Maintenance and Service Repair uses are limited to indoor only and may only be located
55 in the proposed 2-story building facing the SR 80 frontage if residential units are not
56 developed in this building. In no case shall residential units be located in the same building
57 as a maintenance and service repair establishment. No overhead doors are permitted.
- 58 7. Mini Warehouse units are limited to interior accessed units only, with no external access
59 permitted.
- 60 8. Outdoor sales area is accessory only and allowed only during hours of operation of
61 associated use. The cumulative outdoor sales area for the entire PUD is limited to 500
62 square feet/3 parking spaces and must be located along the SR 80 frontage in front of the
63 2-story building.
- 64 9. The retail sales of heavy equipment, lumberyards or building supplies is prohibited.
- 65 10. Development Standards will conform for the Development Standards Table, attached as
66 Exhibit 'C'.
- 67 11. All development must conform to the general design of the Master Concept Plan contained
68 in Exhibit 'D' and the requirements of the Land Development Code.
- 69 12. Development must connect to the City's potable water and sanitary sewer system or
70 provide for on-site private utilities. A demonstration of capacity will be required at the time
71 of site construction permitting, including demonstration of a hydrant system to provide
72 adequate and continuous water flow for firefighting purposes.
- 73 13. The project will be managed by the developer/property owner, until such time as the
74 property is subdivided or a (commercial) condominium is established, upon which a
75 Property Owners Association (POA) must be established for maintenance of common
76 areas, parking areas, and infrastructure within the community.
- 77 14. Dumpsters, recycling facilities and service areas must be located internal to the site and
78 screened from all public rights-of-way by an opaque wall or fence.
- 79 15. A landscape buffer for the purposes of screening shall be required along the SR 80 frontage,
80 equal to or greater than a 15-foot wide buffer per LDC Section 4-87.4(1).
- 81 16. A deviation is permitted to allow for a modified northern landscape buffer, five feet in
82 width, and planted with two (2) large trees and two (2) small trees per 100 linear feet, and
83 a hedgerow planted at 36" and maintained at 60". An 8-foot tall opaque fence or wall must
84 be installed in the buffer, with all required plantings installed on the northern side of the
85 wall facing the adjacent single-family lots. The 8-foot tall opaque wall and buffer must also
86 extend along the eastern property line, from the northern boundary line south to the edge
87 of pavement of the parking/vehicle circulation area.
- 88 17. Buffers along the east and west property lines will meet the LDC requirements depending
89 upon the final use(s) developed on the site.

- 90 18. Internal buffers between residential and non-residential uses are not required, to the extent
- 91 such uses are vertically integrated into the same building.
- 92 19. A minimum of 30% of the development, or 0.6 acres of open space, as defined in the LDC,
- 93 shall be provided.
- 94 20. The project will provide parking spaces in accordance with the Land Development Code
- 95 for both residential and non-residential uses.
- 96 21. Access to SR 80 will require a permit from the Florida Department of Transportation and
- 97 this approval does not guarantee or grant access as shown on the MCP.
- 98 22. A cross access easement must be provided to the property to the east at the time of site
- 99 construction plan permitting.
- 100 23. The PUD Master Concept Plan will remain valid for no more than two (2) years from the
- 101 date of City Commission approval of this PUD Amendment to extend the MCP. Horizontal
- 102 construction must commence within five (5) years or the MCP will be deemed vacated.
- 103 Upon such time a new PUD zoning approval must be filed and approved by the City
- 104 Commission.
- 105

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

108
 109 **Section 4. Severability.** In the event that any portion of this ordinance is for any reason held
 110 invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a
 111 separate, distinct and independent provision, and such holding shall not affect the validity of the
 112 remaining portions o this ordinance.

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

116
 117
 118 **PASSED AND ADOPTED** in open session this ____ day _____, 2026.

119
 120 THE CITY OF LABELLE, FLORIDA

121
 122
 123 By: _____
 124 Julie C. Wilkins, Mayor

125 Attest: _____
 126 Tijauna Warner, Deputy City Clerk

127
 128 APPROVED AS TO FORM AND
 129 LEGAL SUFFICIENCY:

130
 131 By: _____
 132 Derek Rooney, City Attorney

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 134

135			
136	Vote:	AYE	NAY
137			
138	Mayor Wilkins	_____	_____
139	Commissioner Vargas	_____	_____
140	Commissioner Ratica	_____	_____
141	Commissioner Holland	_____	_____
142	Commissioner Spratt	_____	_____
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EXHIBIT A
LEGAL DESCRIPTION

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SCHEDULE OF USES

- 169
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172 **RESIDENTIAL**
173 Caretakers/Security Quarters – a maximum of one (1)
174 Dwelling Units - a maximum of six (6)
175 Multi-family
176 Live/Work
177 Accessory uses
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179 **NON-RESIDENTIAL**
180 Accessory Use/Structure
181 Food and Beverage Sales/Establishments (sales for off-premise consumption limited to wine and
182 beer only)
183 Accessory Alcoholic Beverages Sales, On- and Off-Premises (limited to accessory sale of
184 wine and beer only for off-premise consumption. Accessory liquor sales for off-premise
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186 Alcoholic Beverage Establishment
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188 Clubs, Lodges
189 Cultural Institutions
190 Healthcare Clinics
191 Religious Assemblies/Church
192 Amusement Facilities – indoor only
193 Animal Sales/Services - indoor only and limited to:
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206 Personal Services
207 General
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210 Retail Sales/Rental Establishments, General (no sales of heavy equipment, lumberyards or
211 building supplies)
212 Schools, Private
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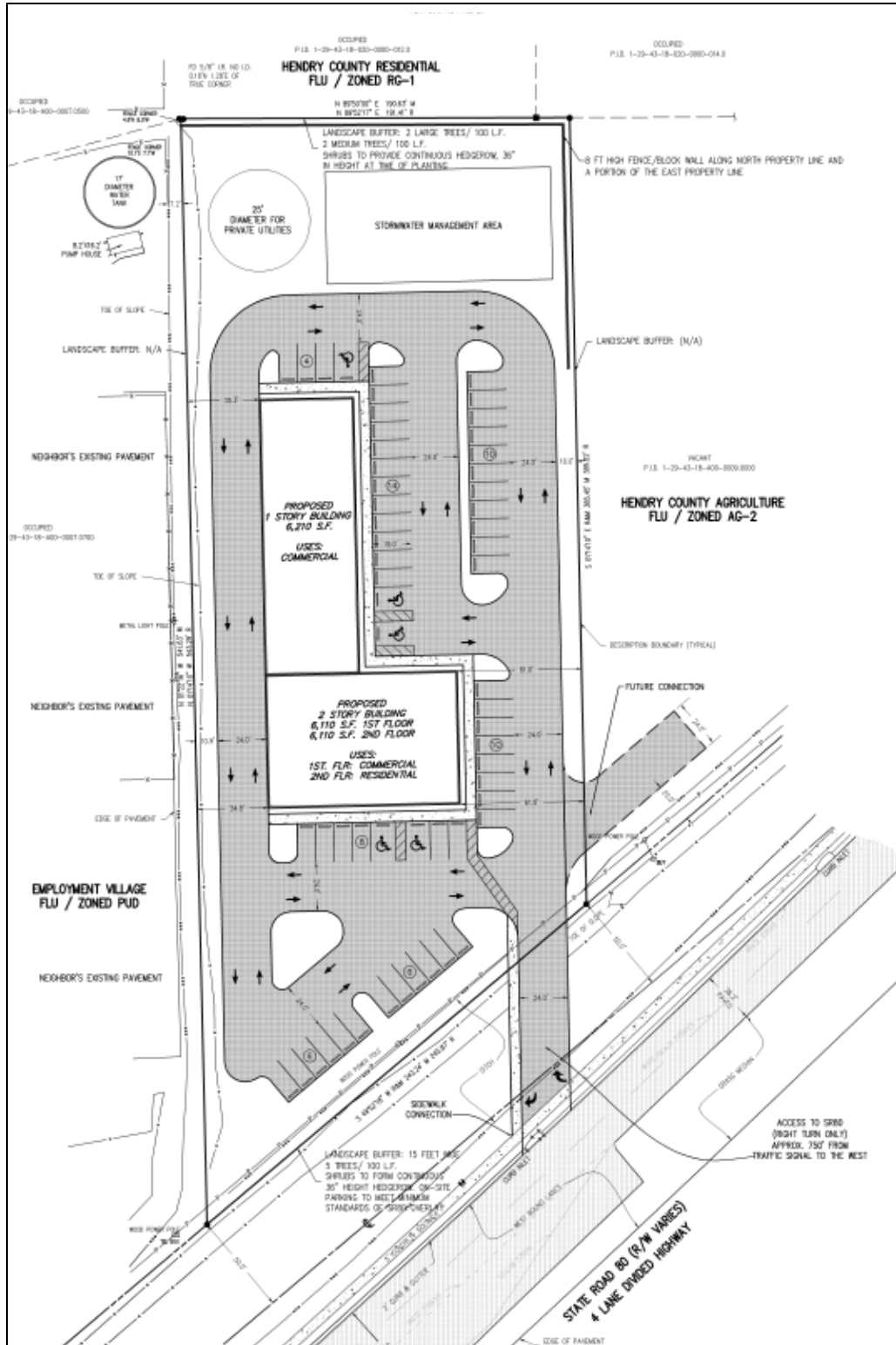
EXHIBIT C
SITE DEVELOPMENT REGULATIONS

MINIMUM AREA DIMENSIONS	
Min. Lot Size	10,000 sq. ft.
Min. Depth	100 sq. ft.
Min. Width	100 sq. ft.
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Maximum Lot Coverage	40%
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Minimum Unit Size	750 sq. ft.
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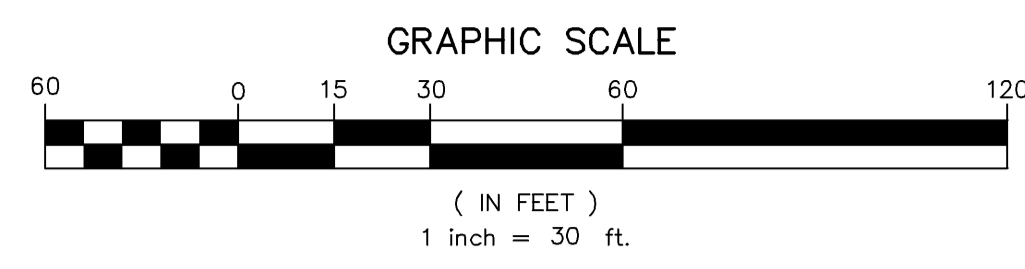
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EXHIBIT D MASTER CONCEPT PLAN

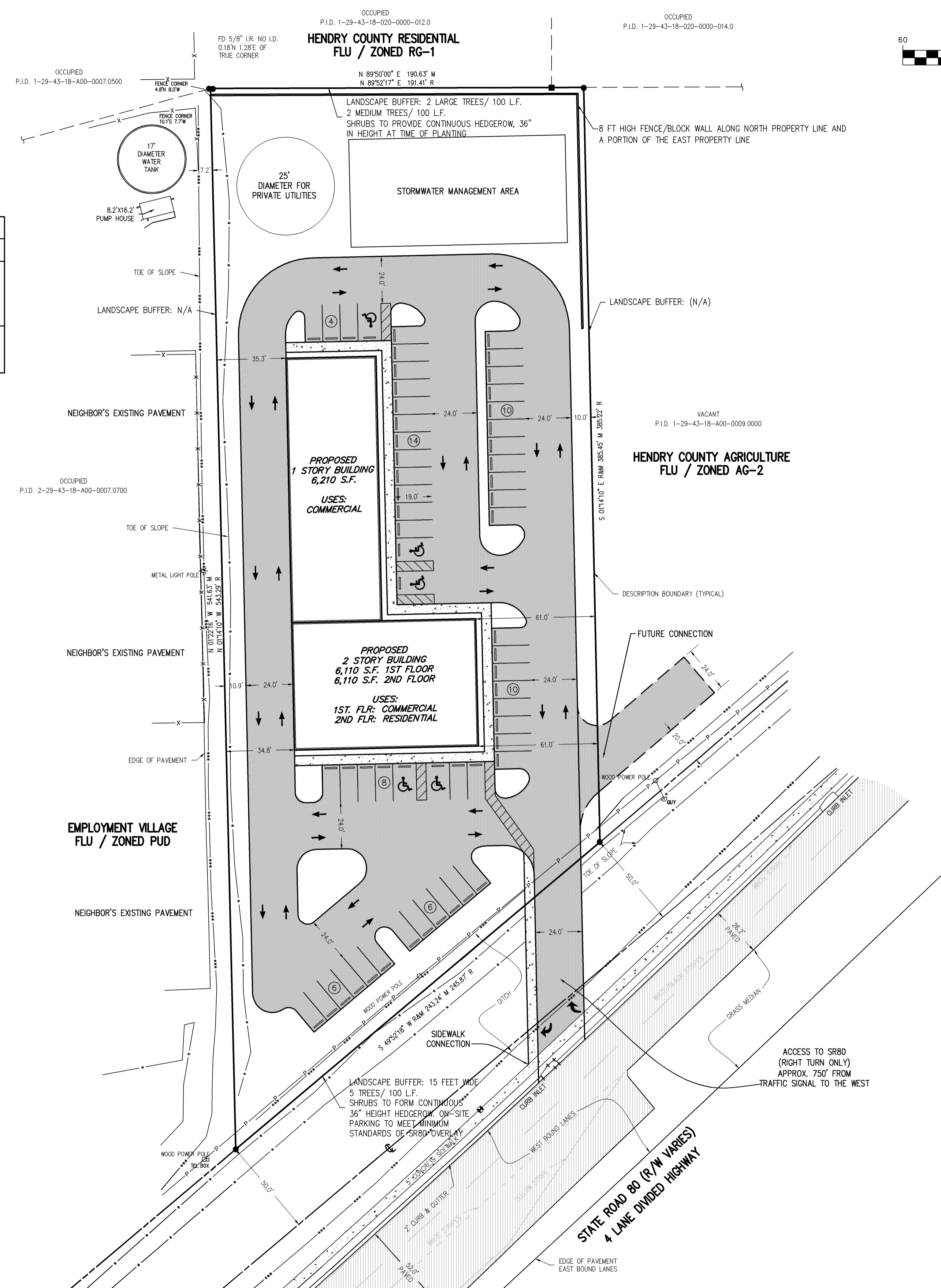


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30% OPEN SPACE REQ'D 40% MAX BLDG LOT COVERAGE



LAND USE TABLE			
Description	Square Feet	Acres	% of Project
Project Site Area	88,111 SF	2.02 Ac	100%
Proposed Building Area	12,320 SF	0.28 Ac	14%
Proposed Pavement/Concrete Areas	42,273 SF	0.97 Ac	48%
Proposed Impervious Area	54,593 SF	1.25 Ac	62%
Total Impervious Area	54,593 SF	1.25 Ac	62%
Total Pervious Area	33,518 SF	0.77 Ac	38%



ACCESS TO SR80
(RIGHT TURN ONLY)
APPROX. 750' FROM
TRAFFIC SIGNAL TO THE WEST



CITY OF LABELLE, FLORIDA
Planning Staff Report
for
State Road 80 Overlay Amendment

TYPE OF CASE: Land Development Code Amendment

STAFF REVIEWER: Patty Kulak

DATE: May 14, 2026

APPLICANT: City of LaBelle City Commission

AGENT: City of LaBelle City Commission

REQUEST: Amend the City of LaBelle Land Development Code to amend the State Road 80 Overlay District relating to allowable retail uses

LOCATION: City-wide

PROPERTY SIZE: N/A

BACKGROUND:

The City Commission requested that Staff prepare an ordinance amending the requirement that general retail uses be reviewed and approved as a Special Exception within the State Road 80 (SR 80) Overlay District, herein referred to as “the District”. The District applies to all properties with frontage on SR 80 right-of-way, which serves as the City’s primary commercial corridor.

ISSUE:

The current regulations require a Special Exception to establish “Retail Sales/Rental” as a use in the SR 80 Overlay District.

The intent is to require the Special Exception hearing process for intensive uses that may detract from the City’s vision for an attractive gateway into the City along SR 80. Such uses requiring Special Exceptions include gas stations, auto sales, service stations/vehicle repair, fast food restaurants and car washes. A Special Exception requires a minimum application fee of \$2,500 and several months of review and processing prior to the required public hearing.

The use “Retail Sales/Rental” includes a broad spectrum of retail uses from small stores/shops to lumber yards and building supply yards. While lumber yards can certainly pose design concerns within the District, retail shops and stores with minimal or no outdoor

display do not pose the same potential for adverse impacts to the built environment along SR 80.

PROPOSED SOLUTION:

Amend the SR 80 Overlay District to continue to require Special Exception review and approval for “Heavy Equipment, Lumber Yards and Building Supplies” but allow general retail as a permitted use, subject to conformance with all requirements of the District and Land Development Code as a whole.

INTENDED OUTCOME:

The amendment is intended to provide a predictable permitting process that would allow retail stores along SR 80 by right, while maintaining meaningful regulations to ensure that more intensive retail activities do not detract from the local character, public viewsheds and functionality of the abutting rights-of-ways.

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 recommend approval of the proposed SR 80 Overlay District Amendment Ordinance.

APPROVAL WITH MODIFICATION(S):

I make a motion to recommend approval of the proposed SR 80 Overlay District Amendment Ordinance with the following changes:

- 1)

DENIAL:

I make a motion to recommend denial of the proposed SR 80 Overlay District Amendment Ordinance.

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

- 1)

**ORDINANCE
NUMBER 2026-07**

**AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA;
AMENDING CHAPTER 4, ARTICLE V, SECTION 4-82 OF
THE CITY OF LABELLE LAND DEVELOPMENT CODE,
AMENDING USES REQUIRING SPECIAL EXCEPTION
APPROVAL IN THE STATE ROAD 80 OVERLAY
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 has adopted design standards for the State Road 80 corridor to ensure development along this gateway upholds the City’s vision for a well-planned and attractive built environment; and

WHEREAS, the City Commission recognizes the need for regulations intended to provide economic development and entrepreneurial opportunities for applicable businesses and landowners, while ensuring a compatible land use pattern, and high-quality development; and

WHEREAS, the City of LaBelle desires to maintain minimum regulations and public review for certain intensive commercial uses through the special exception process, 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 March 12, 2026 and the City Commission on April 9, 2026 and May 14, 2026; 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 Code. Chapter 4, Article IV, District Regulations of the City of LaBelle is hereby amended with the following provisions:

47 **Sec. 4-82. - State Road 80 Overlay District**

48
49 4-82.1. *Purpose and intent.* The purpose and intent of the State Road 80 Overlay District
50 code is to:

- 51
- 52 (1) Guide future growth and redevelopment along SR 80 in a manner that maintains and
- 53 enhances the sense of place and aesthetic/visual quality of the corridor, makes efficient
- 54 use of public infrastructure, protects existing neighborhoods, and balances automobile-
- 55 oriented development patterns with multi-modal transportation choices.
- 56 (2) Prevent the expansion of a “strip” commercial development pattern, and create a
- 57 physically attractive, and functionally integrated built environment through cohesive
- 58 and complimentary site development and design standards provided for herein.

59
60 4-82.2. *Applicability.*

- 61
- 62 (1) The State Road 80 Overlay District all property with frontage on the SR 80 right-of-
- 63 way.
- 64 (2) Provisions of this subsection shall apply to all development and redevelopment (as
- 65 defined in 4-80.9.2.) of property with frontage on SR 80.
- 66 (3) Existing PUDs may voluntarily bring a master concept plan into compliance with the
- 67 regulations contained in this section administratively. Uses that are prohibited, or
- 68 subject to special exception approval (in accordance with subsection 4-82.4), and are
- 69 approved as part of an existing PUD, must comply with this section unless subject to a
- 70 building permit approval.
- 71 (4) If a parcel is in one or more overlay districts, the more restrictive overlay standards
- 72 shall apply.

73
74 4-82.3. *Permitted uses.* Uses within the State Road 80 Overlay District shall be permitted
75 in accordance with the underlying zoning district, except as provided for herein.

76
77 4-82.3.1. *Special exception approval required.* The following uses require Special
78 Exception approval:

- 79
- 80 A. Auto repair
- 81 B. Animal Sales and Services
- 82 C. Bus station/depot
- 83 D. Car washes
- 84 E. Convenience Stores with Gas Pumps
- 85 F. Food and Beverage Sales/Establishments: Bars, Night clubs
- 86 G. Fast Food Restaurants
- 87 H. Gas stations
- 88 I. Institutional Housing
- 89 J. Laboratories
- 90 K. Maintenance and Repair Services
- 91 L. Mini-warehouse
- 92 M. Outdoor Sales Area

- 93 N. Heavy Equipment, Lumberyards, Building Supplies
- 94 O. Pawnshops
- 95 P. Vehicle/Equipment Sales and Service
- 96

97 4-82.3.2. *Approval criteria.* The following criteria will be utilized to evaluate special
 98 exception requests in the State Road 80 Overlay District in addition to criteria established
 99 in Section 4-41:

- 100
- 101 A. Consistency with the intent of the State Road 80 Overlay District in protecting
- 102 and enhancing viewsheds from SR 80 and other public roadways.
- 103 B. The request addresses the balance between auto-oriented design and multi-
- 104 modal access, particularly pedestrian access, through enhanced design
- 105 standards.
- 106 C. The site design standards incorporate innovative techniques to address the
- 107 project’s visual impact on the SR 80 corridor and demonstrate enhancements to
- 108 the minimum standards.
- 109 D. The request demonstrates compliance with the locational criteria set forth in the
- 110 Comprehensive Plan, relating the siting of intensive uses in areas with direct
- 111 access to arterials roadways, connection to public utilities and infrastructure,
- 112 and mitigation of impacts to residential neighborhoods.
- 113 E. Conditions exist which warrant the proposed use, including but not limited to
- 114 demonstrated market demand and minimum spatial separation of 500 feet from
- 115 a similar use.
- 116 F. The request will not be injurious to the neighborhood or otherwise detrimental
- 117 to the public welfare.
- 118 G. The request will be compatible with existing or planned uses.
- 119 H. The request will not cause damage, hazard, nuisance or other detriment to
- 120 persons or property.
- 121 I. The request will protect, conserve or preserve environmentally critical areas
- 122 and natural resources.
- 123 J. The request is consistent with the goals, objectives, policies and intent of the
- 124 LaBelle Comprehensive Plan.
- 125 K. The request is in compliance with all general zoning provisions, supplemental
- 126 regulations and performance standards pertaining to the use set forth in this
- 127 chapter.
- 128

129 4-82.3.3 *Prohibited uses.* The following uses are prohibited within the SR 80 Overlay
 130 District:

- 131
- 132 A. Agricultural uses specified in Section 4-77 (a) and (c)
- 133 B. Contractor, construction, or equipment yard
- 134 C. Manufacturing and Fabrication
- 135 D. Off-site advertising signs
- 136 E. Outdoor storage (principal or accessory use)
- 137 F. Salvage/Junkyards/Recycling
- 138 G. Sanitary land fill

- 139 H. Toxic waste site
- 140 I. Wholesale warehouse, processing or storage establishments
- 141 J. Vehicle/Equipment Sales and Service – Mobile Homes
- 142 K. Uses similar in character to any of the above uses
- 143

144 4-82.4. *Development Standards.*

145
146 (1) *State Road 80 Right-of-Way Buffer.* Developments on property included in the overlay
147 must provide the following buffer adjacent to the SR 80 right-of-way:

- 148
- 149 A. *Standards.* The SR 80 right-of-way landscape buffer shall be a minimum of
150 fifteen feet (15’) in width with five (5) trees per 100 linear feet and shrubs to
151 form a hedge row. Clustering of trees and plant material is encouraged to
152 promote healthy growth of vegetation, screen parking areas from public view,
153 and generally uphold the view corridors along SR 80. The buffer must be
154 designed in a manner that does not block signage.
- 155 B. *Required trees.* The required trees and palms shall be clustered in double rows
156 with a minimum of three (3) trees per cluster.
 - 157 1) The maximum spacing between canopy trees and/or palm clusters is
158 fifty feet (50’).
 - 159 2) Canopy/shade trees shall be planted a minimum of thirty feet (30’) on
160 center within a cluster.
 - 161 3) Palms shall be planted in staggered heights, a minimum of three (3)
162 palms per cluster, spaced at a maximum of eight feet (8’) on center, with
163 a minimum of three feet (3’) in difference in height between each tree.
- 164 C. *Height.* All canopy trees must be a minimum of twelve feet (12’) in height and
165 palms a minimum eight feet (8’) at the time of installation. Shrubs must be a
166 minimum of two feet (2’) in height at time of installation.
- 167 D. *Required hedges.* A hedge row provides a reduction in ambient light from
168 parking and drive isles of thee uses along SR 80. The shrubs installed to form a
169 hedge row must be planted and ~~be~~ maintained so as to form a 36-inch high
170 continuous visual screen within one (1) year after time of planting.
- 171 E. *Pedestrian access.* The buffer must be designed in a manner that facilitates
172 pedestrian access to the development. Where perimeter fences and walls are
173 incorporated into the perimeter buffer design of the site, the pedestrian access
174 point(s) must be visible from the adjacent rights-of-way.
- 175 F. *Building location.* Where buildings are located a maximum of twenty-five feet
176 (25’) from the SR 80 right-of-way line an alternative buffer may be permitted
177 through submitting a landscape betterment plan.

178
179 (2) *Off-street parking screening.* An enhanced right-of-way buffer will be required where
180 off-street parking areas abut SR 80 and exceed one (1) double row of parking, including
181 the drive aisle. The buffer shall meet the minimum requirements of this subsection and
182 Section 40-80.10 with the following changes along the entire length of the landscape
183 buffer:
184

- 185 A. The buffer width increases to twenty-five feet (25') in width.
- 186 B. The tree requirements shall be increased to 6 trees per one hundred lineal feet
- 187 (100').
- 188 C. The hedge row becomes a double staggered row.
- 189 D. Additionally, an undulating berm with a maximum slope of 3:1 a minimum
- 190 average height of two feet (2') shall be constructed.

191 4-82.5. *Parking and circulation.*

192
193
194 (1) *Vehicular interconnections required.* Developments are required to provide vehicular,
195 interconnections to the adjacent property, regardless of existing or proposed land use,
196 unless one of the following criteria are met:

- 197 A. It is not physically possible to provide the interconnection.
- 198 B. The cost associated with the shared access or interconnection is unreasonable.
- 199 For this application unreasonable will be considered when the cost exceeds the
- 200 cost of a typical local road section or is above ten percent (10%) of the value of
- 201 the improvements being made to the development.
- 202 C. The location of environmentally sensitive lands, either on-site or off-site
- 203 precludes it and mitigation is not possible.
- 204 D. The abutting use is found to be incompatible with the existing or proposed use.
- 205 E. All developments required to provide interconnections to existing and future
- 206 developments must dedicate sufficient right-of-way or easement for all required
- 207 roads, sidewalks, and bike lanes. Bike lane and sidewalk interconnections must
- 208 be constructed concurrently with the required vehicular interconnection.
- 209
- 210

211 (2) *Pedestrian interconnections required.* Sidewalks and crosswalks must be provided to
212 separate pedestrians from vehicular traffic both internal and external to the site.
213 Pedestrians will only share pavement with vehicular traffic in marked crosswalks.

- 214 A. Sidewalks must be a minimum of five feet wide.
- 215 B. Sidewalks and crosswalks must be provided internal to the site and connect
- 216 pedestrians from parking areas to all principle building(s), including outparcels.
- 217 C. External sidewalk connections must be provided at a ratio of one (1) sidewalk
- 218 for each vehicular entrance to a project. Drive aisles leading to main entrances
- 219 must provide a sidewalk on one (1) side of the drive aisle, at a minimum.
- 220 D. Internal sidewalks must connect to external sidewalk infrastructure on adjacent
- 221 properties.
- 222
- 223

224 4-82.6. *Signage.*

225
226 (1) *Signage restrictions.* Signage for properties within the SR 80 Overlay District will be
227 restricted as follows in addition to the criteria established in Section 4-81:
228

229 A. *Prohibition on pole signs.* To maintain and enhances the sense of place and
230 aesthetic/visual quality of the corridor, pole signs will not be permitted. All
231 signs must be freestanding/ground mounted or monument signs.

232 B. *Height.* The maximum height of the freestanding/monument and ground
233 mounted signs are restricted to ten feet (10').
234

235 **Section 3. Codification.** This ordinance shall be incorporated into the City of
236 LaBelle Land Development Code. The sections of this Ordinance can be renumbered or re-lettered
237 to the appropriate word or phrase to accomplish codification. Omissions, grammatical, and
238 typographical errors, as well as clarifications of ambiguous wording that do not affect the intent of
239 this Ordinance, may be authorized by the Mayor without need for a public hearing.
240

241 **Section 4. Severability.** In the event that any portion of this Ordinance is for any
242 reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall
243 be deemed a separate, distinct and independent provision, and such holding shall not affect the
244 validity of the remaining portions of this Ordinance.
245

246 **Section 5. Conflicts.** The provisions of this article shall supersede any provisions
247 of existing ordinances in conflict herewith to the extent of said conflict.
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249 **Section 6. Effective Date.** This Ordinance shall take effect immediately upon its
250 adoption by the City Commission.
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PASSED AND DULY ADOPTED this ____ day of _____, 2026.

CITY COMMISSION OF THE CITY OF LABELLE,
FLORIDA

By: _____
Julie C. Wilkins, Mayor

ATTEST:

By: _____
Tijauna L. Warner, MPA, MMC, Deputy City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: _____
Derek Rooney, City Attorney

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



CITY OF LABELLE, FLORIDA
Planning Staff Report
Plant World
Annexation and Comprehensive Plan Amendment

TYPE OF CASE: Annexation & Comprehensive Plan Amendment

STAFF REVIEWER: Patty Kulak

DATE: May 14, 2026

APPLICANT: Alico, Inc. represented by Mitch Hutchcraft

AGENT: Dan Delisi, Delisi Inc.

REQUEST: Annex a 74± acre property from unincorporated Hendry County into the City of LaBelle municipal boundary and amend the City of LaBelle Comprehensive Plan Future Land Use Map designation from Hendry County "Multi-Use" to the City of LaBelle "Outlying Mixed Use".

LOCATION: South of W SR 80/North of Helms Road

PROPERTY SIZE: 84+/-acres

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

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

SURROUNDING LAND USE:

North: FLU – Commercial (Hendry County)
Zoning – Agriculture (A-2)
Land Use – Vacant

South: FLU – Multi-Use (Hendry County)
Zoning – Agriculture (A-2)
Land Use – Undeveloped

East: FLU – Employment Village – Old Grove Subdistrict (City of LaBelle)
Zoning – Old Grove Planned Unit Development (PUD)
Land Use – Undeveloped

West: FLU – Multi-Use (Hendry County)
Zoning – Agriculture (A-2)
Land Use – Undeveloped

SINCE LPA:

This item was heard by the Local Planning Agency on March 12, 2026. At that hearing, the Board recommended approval of the annexation and comprehensive plan amendment, with the understanding that further decisions regarding vehicular access and the ownership of Ben Moore Road would be addressed during future adoption hearings. This approach allowed the applicant additional time to conduct internal discussions to continue the conversation with the Commission during the first reading hearing. No additional documents have been received.

STAFF NARRATIVE:

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

1. Annex 74+/- acres from unincorporated Hendry County into the City of LaBelle municipal boundary (Note: 10 acres of the subject property are already within the municipal boundary).
2. Amend the City of LaBelle Future Land Use Map to designate the 84-acre subject property, and one additional property under common ownership, to the City’s Outlying Mixed-Use future land use category.

A rezoning petition was not filed concurrently with the annexation and comprehensive plan amendment. The requested Outlying Mixed-Use future land use category requires rezoning to a Planned Unit Development (PUD) zoning district. Thus, a PUD rezone approval by the City Commission will be required prior to site development activities. The Applicant stated the reasoning for not filing the PUD rezoning application is due to potential changes in market demand and lack of a specific development program at this time.

BACKGROUND

The subject property consists of two parcels totaling approximately 74 acres of vacant land located within unincorporated Hendry County. The site is contiguous to the City of LaBelle municipal boundaries on the east and west side of the property, and a portion along the south that is owned by the same entity, Alico Inc. As the parcels are requesting to be designated Outlying Mixed Use. After the annexation and comprehensive plan amendment property owner will have 84+/- acreages that is planned to be rezoned to a Planned Unit Development (PUD).

The parcels are currently zoned Multi-Use on the Hendry County Future Land Use Map and the zoning classification for the property under Hendry County’s zoning regulations is General Agricultural (A-2).

ANNEXATION REQUEST

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

- The Property boundary is contiguous to the City of LaBelle municipal boundary, which runs along the east, west, and south property boundaries.
- The Property is intended for “reasonably compact” development of urban land uses as demonstrated through the concurrent Comprehensive Future Land Use Map Amendment requesting Outlying Mixed Use future land use.

- The annexation will not result in an “enclave”, defined in Florida Statutes as “any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality”, as the land area south of the annexation that remains in the County is undeveloped/unimproved.
- Additionally, the City is coordinating with Hendry County to create a Joint Planning Area (JPA) to target lands appropriate for annexation. The subject annexation falls within the areas identified for future annexation into the City. The JPA is in draft form and not adopted by the City or County. Further legal input is required relating to the creation of the enclave.

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

COMPREHENSIVE PLAN AMENDMENT REQUEST

The subject property is currently designated Multi-Use under the Hendry County Comprehensive Plan, which permits residential development at a maximum density of four (4) dwelling units per acre in addition to non-residential uses including retail, commercial, and mixed-use. A 10-acre portion of the site that is under common ownership lies within the City and is designated Residential, while the remaining acreage is located in unincorporated Hendry County.

The Outlying Mixed Use category allows residential development at a base density of six (6) dwelling units per acre and is intended to accommodate integrated, mixed-use planned development in areas transitioning to urban services. The applicant has indicated an anticipated development program of approximately 330 dwelling units, with final density and site design to be established through a future Planned Unit Development rezoning. The Outlying Mixed Use future land use category is the most similar City category compared to the County’s Multi-Use category.

Comprehensive Plan Consistency:

The subject property is located within an area characterized by a mix of commercial, employment, and undeveloped lands. The property to the north is within the Commercial Future Land Use. To the south and west, the surrounding properties are designated Multi-Use, with both areas currently undeveloped. To the east, the property is adjacent to lands designated Employment Village – Old Grove Subdistrict and zoned Old Grove PUD, which are also presently undeveloped but planned for future employment-oriented and mixed-use development. The School District is currently permitting/developing a new high school campus on the eastern portion of this property.

In comparison to the surrounding Future Land Use designations, existing and planned development patterns, the subject site is positioned within an area anticipated for future growth.. The Commercial designation to the north and the approved PUD to the east indicate planned higher-intensity development in the vicinity, while the Multi-Use designations to the south and west allow for residential and mixed development consistent with changing land use patterns. Although much of the surrounding land remains undeveloped, the adopted Future Land Use framework anticipates continued development and integration of uses in this area.

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

Outlying Mixed Use Land Use Category Policy 1.3.2

Policy 1.3.2 establishes the Outlying Mixed-Use category to provide for integrated, planned developments where a mixture of residential and commercial uses are permitted and encouraged. The subject property exceeds 16 acres and may qualify under the Regional Center sub-category, which permits residential density up to six (6) units per acre.

Traffic Circulation Element Policy 2.5.2

The applicant has submitted a Traffic Impact Study (TIS) for the proposed project for an anticipated residential development. Traffic Circulation Element Policy 2.5.2 requires that new development be reviewed to ensure impacts to the roadway network are addressed and that adopted Level of Service standards are maintained. The submitted Traffic Impact Statement evaluates both short-term (2030) and long-term (2045) conditions and concludes that the affected roadway segments, including SR 80, are projected to operate within adopted Level of Service thresholds after accounting for project trips. An updated TIS will be required for all future PUD rezoning and Site Construction Permit applications to further review the anticipated flow at the time of development.

Infrastructure Element Policy 4.1

Central water and sewer lines are available along the SR 80 corridor, and the applicant will be required to connect to the City's potable water and wastewater systems at the time of development. The applicant will be responsible for all costs associated with extending potable water and sanitary sewer infrastructure necessary to serve the property, consistent with staff conditions of approval. Prior to construction, the applicant must demonstrate adequate infrastructure capacity and obtain confirmation of service availability from the City of LaBelle through the site construction permitting process. A more detailed analysis of utility capacity and infrastructure requirements will be conducted during the Planned Unit Development review process.

STAFF RECOMMENDATION:

The annexation applies to two parcels totaling approximately 74 acres. The accompanying Comprehensive Plan Amendment would assign 84 acres the Outlying Mixed Use designation to those parcels and re-designate an already incorporated parcel currently designated Residential. Upon approval, approximately 84.04 acres would carry the Outlying Mixed Use designation, with future development anticipated to proceed through a Planned Unit Development (PUD) rezoning.

Based on the analysis provided in this report, staff finds the proposed annexation and Comprehensive Plan Amendment to be consistent with the City of LaBelle Land Development Code and Comprehensive Plan and recommends APPROVAL. Annexations and Comprehensive Plan Amendments cannot be conditioned. Thus, future conditions will be proffered as part of the PUD rezoning process.

SUGGESTED MOTION(S):

APPROVAL:

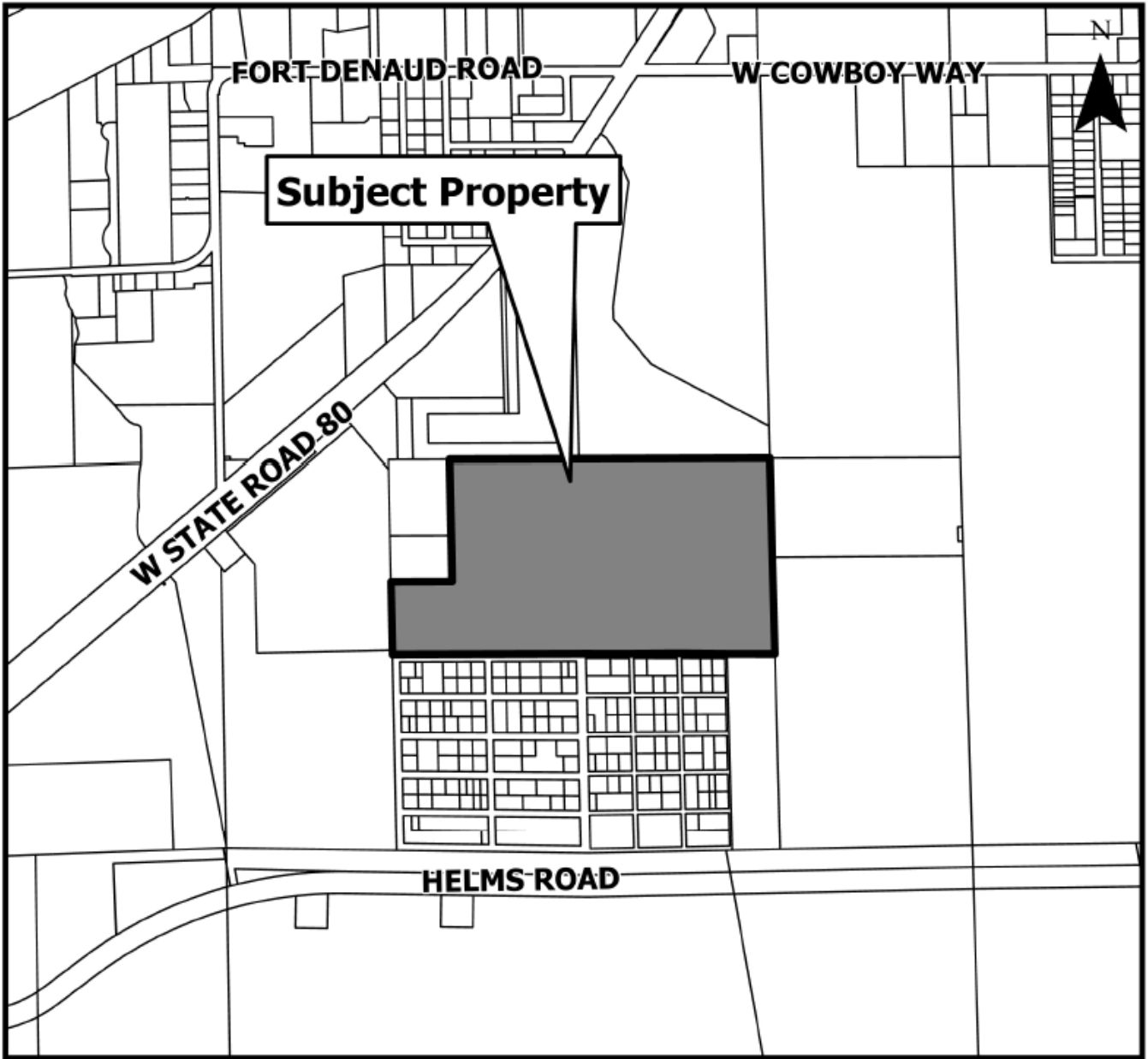
I make a motion to **APPROVE** annexation of the 74+/- acres from unincorporated Hendry County into the City of LaBelle municipal boundary and amend the City of LaBelle Future Land Use Map to designate the 84-acre subject property within the Outlying Mixed Use future land use category.

DENIAL:

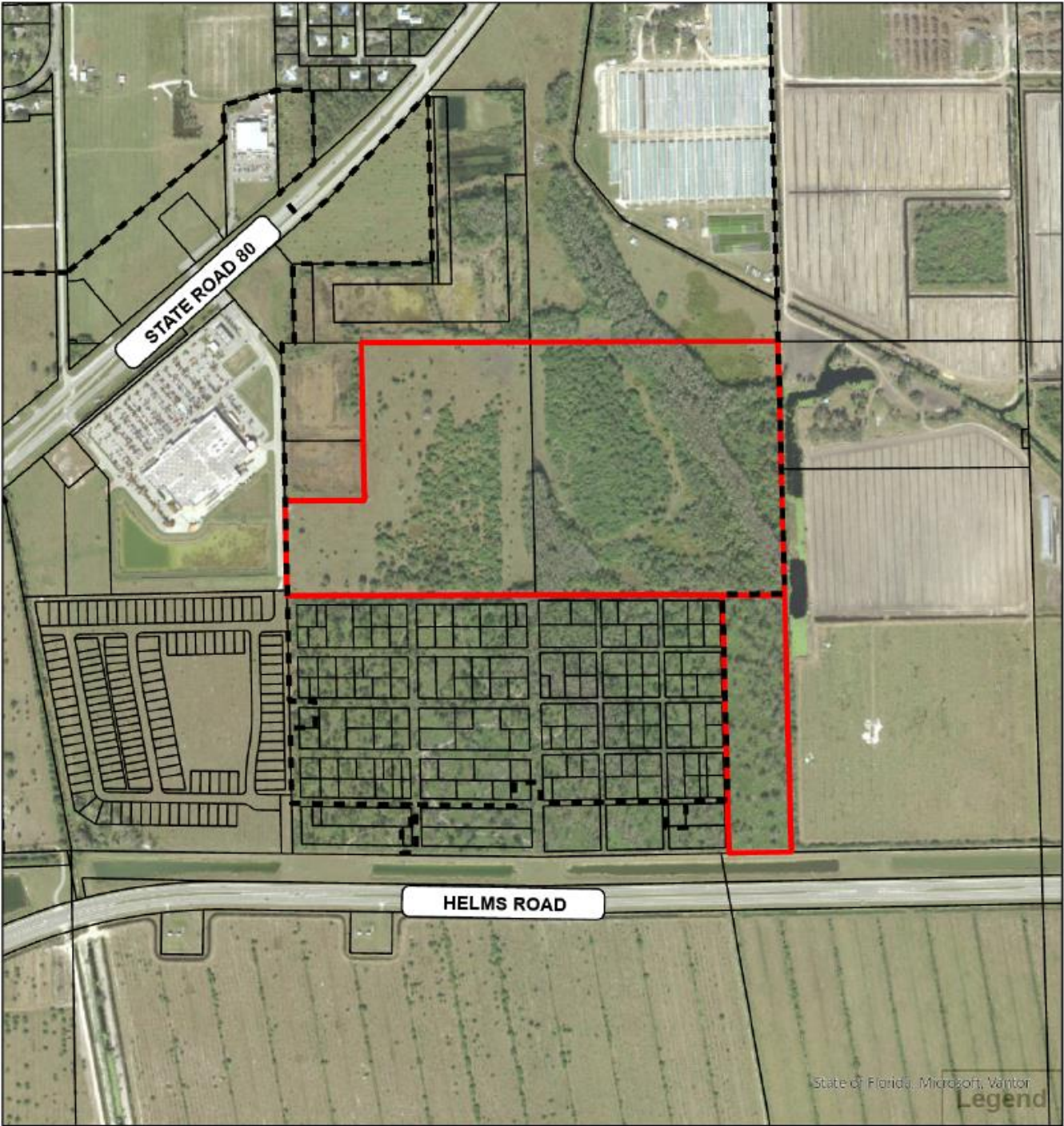
I make a motion to **DENY** annexation of the 74+/- acres from unincorporated Hendry County into the City of LaBelle municipal boundary and amend the City of LaBelle Future Land Use Map to designate the 84-acre subject property within the Outlying Mixed Use future land use category.

The request does not meet the annexation or Comprehensive Plan Amendment criteria:

LOCATION MAP



EXISTING CITY LIMITS



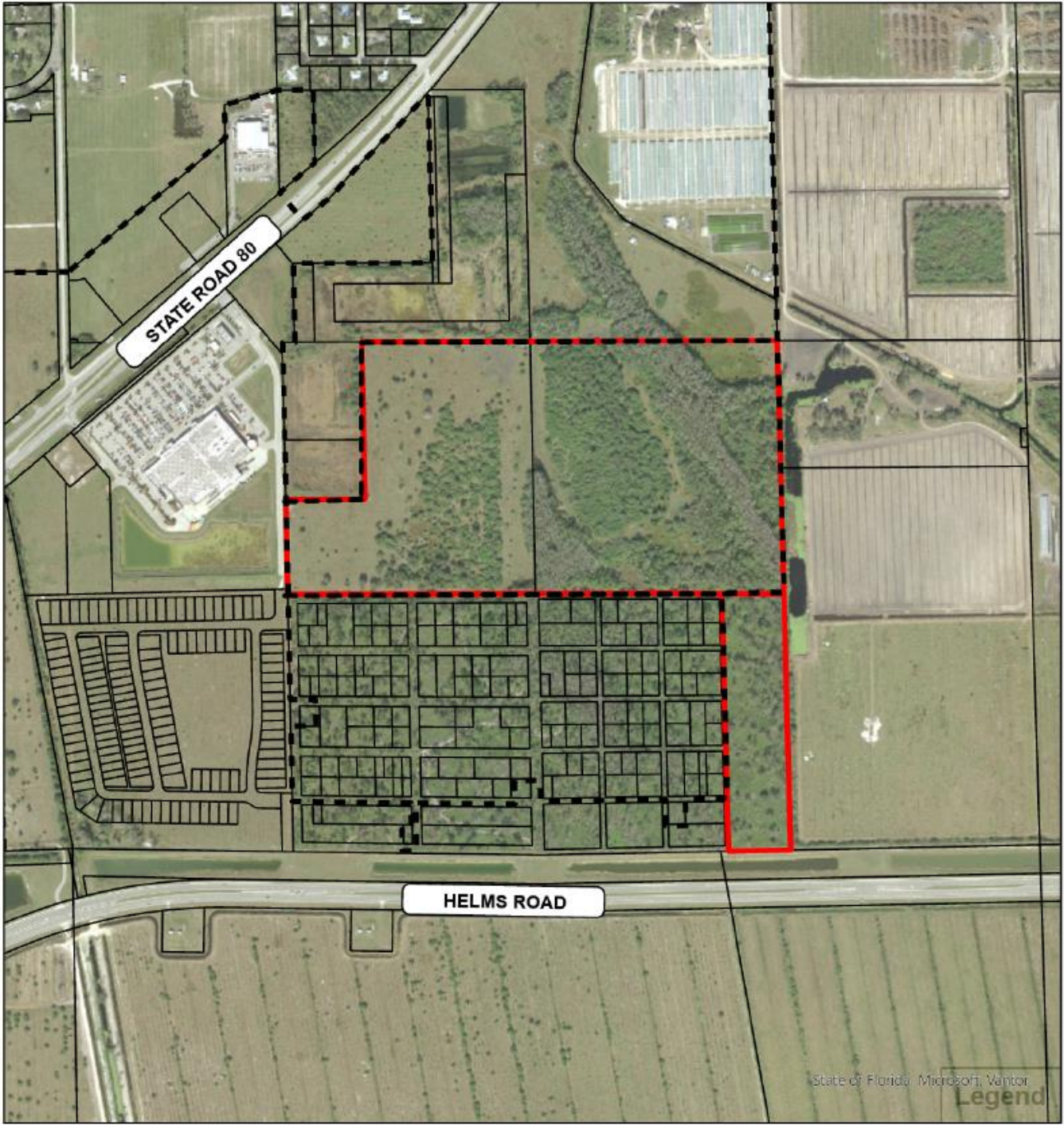
Copyright 2011



- Legend**
- Subject Property
 - Parcels
 - City of LaBelle Municipal Boundary



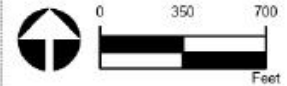
PROPOSED CITY LIMITS



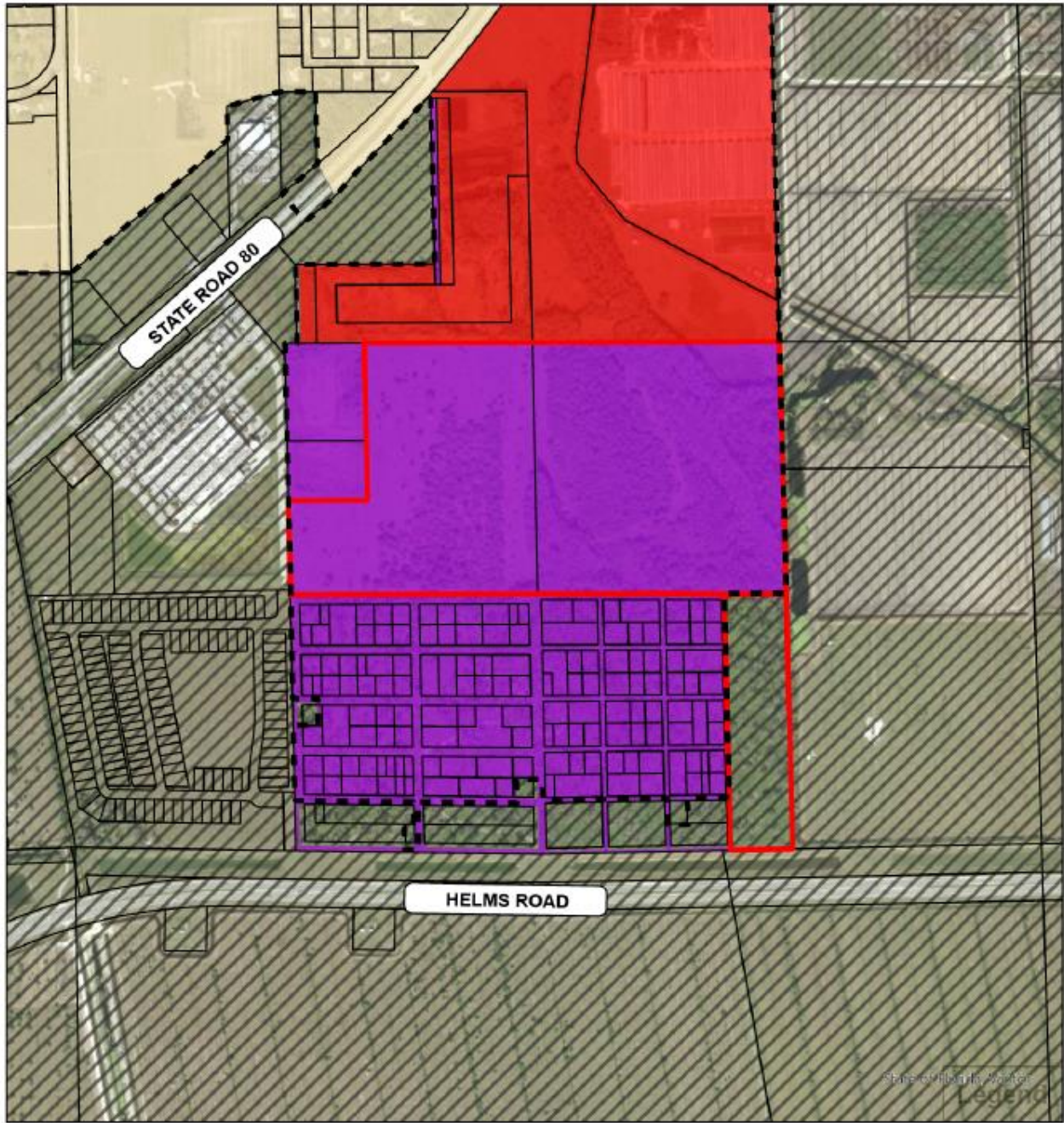
Copyright (c) 2011



- Legend**
- Subject Property
 - Parcels
 - City of LaBelle Municipal Boundary



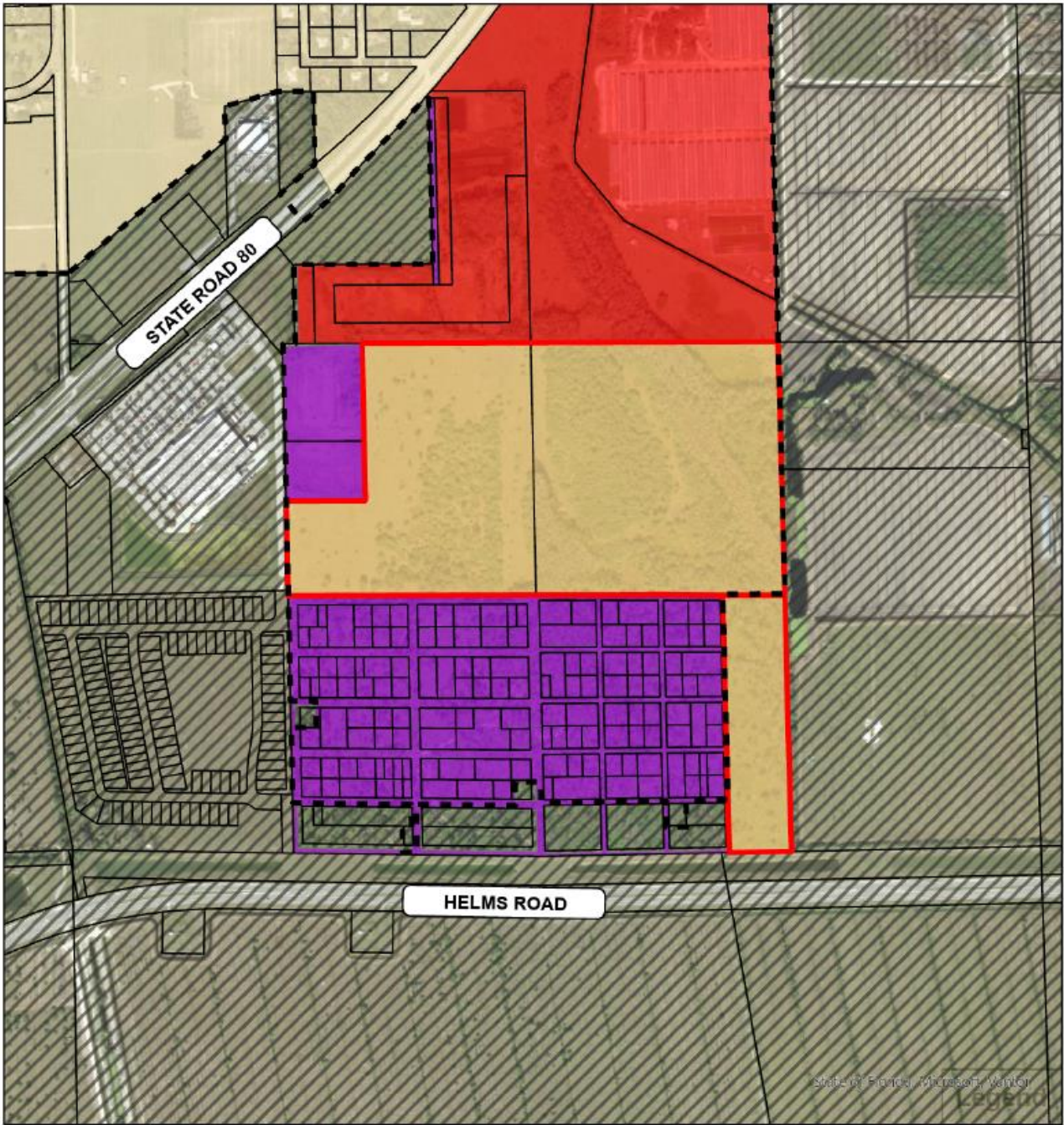
CURRENT FUTURE LAND USE MAP



- Legend**
- City of LaBelle Municipal Boundary
 - Subject Property
 - Parcels
 - Hendry County Future Land Use**
 - Commercial
 - LaBelle
 - Multi-Use
 - Residential, Medium Density



PROPOSED FUTURE LAND USE MAP



Legend

	City of LaBelle Municipal Boundary	City of LaBelle Future Land Use	Hendry County Future Land Use
Subject Property	Outlying Mixed Use	Commercial	LaBelle
Parcels	Multi-Use	Multi-Use	Residential, Medium Density
Proposed Future Land Use		Residential, Medium Density	

0 350 700 Feet

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1: The Northeast 1/4 of the Southwest 1/4 of Section 18, Township 43 South, Range 29 East, Hendry County, Florida; LESS & EXCEPT Beginning at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 run East 420 feet; thence South 833 feet; thence West 420 feet; thence North to the Point of Beginning; and

PARCEL 2: Northwest 1/4 of the Southeast 1/4 of Section 18, Township 43 South, Range 29 East, Hendry County, Florida.

PARCEL 3: The East 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 43 South, Range 29 East, Hendry County, Florida.

**CITY OF LABELLE
ORDINANCE 2026-05
PLANT WORLD ANNEXATION**

AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, ANNEXING A 74+/-ACRE PROPERTY LOCATED SOUTH OF W SR 80 ROAD AND NORTH OF HELMS ROAD, INTO THE CORPORATE LIMITS OF THE CITY OF LABELLE, FLORIDA; IN ACCORDANCE WITH THE ANNEXATION PROVISIONS OF CHAPTER 171, PART II, FLORIDA STATUTES; REDEFINING THE BOUNDARY LINES OF SAID CITY IN CONFORMANCE THEREWITH; AMENDING THE OFFICIAL BOUNDARY MAP OF THE CITY OF LABELLE, FLORIDA, PROVIDING THAT EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS REMAIN UNTIL CHANGED BY THE CITY ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Alico Inc., has initiated a voluntary annexation of real property located ¼ mile south of State Road 80 and west of Ben Moore Drive, City of LaBelle, Florida, “the property” as described and depicted in Exhibit “A”, Exhibit “B”, Exhibit “C”, and “Exhibit D”, attached hereto; and,

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

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

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

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

Section 2. The City Commission, after advertised public hearings on March 12, 2026, May 14, 2029, and June 11, 2026 Ordinance 2026-05 is hereby adopted, annexing the property in the City of LaBelle municipal boundary.

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

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

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

48
49 **Section 5. Effective Date.** This Ordinance shall become effective in accordance with Florida
50 Statutes.

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54 **PASSED AND ADOPTED** in open session this ____ day _____, 2026.

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57 THE CITY OF LABELLE, FLORIDA

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60 By: _____
61 Julie C. Wilkins, Mayor

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63 Attest: _____
64 Tijauna Warner, Deputy City Clerk

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66 APPROVED AS TO FORM AND
67 LEGAL SUFFICIENCY:

68
69
70 By: _____
71 Derek Rooney, City Attorney

72	73	74	75	76	77	78	79	80
		Vote:	AYE	NAY				
		Mayor Wilkins	_____	_____				
		Commissioner Vargas	_____	_____				
		Commissioner Ratica	_____	_____				
		Commissioner Holland	_____	_____				
		Commissioner Spratt	_____	_____				

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EXHIBIT A

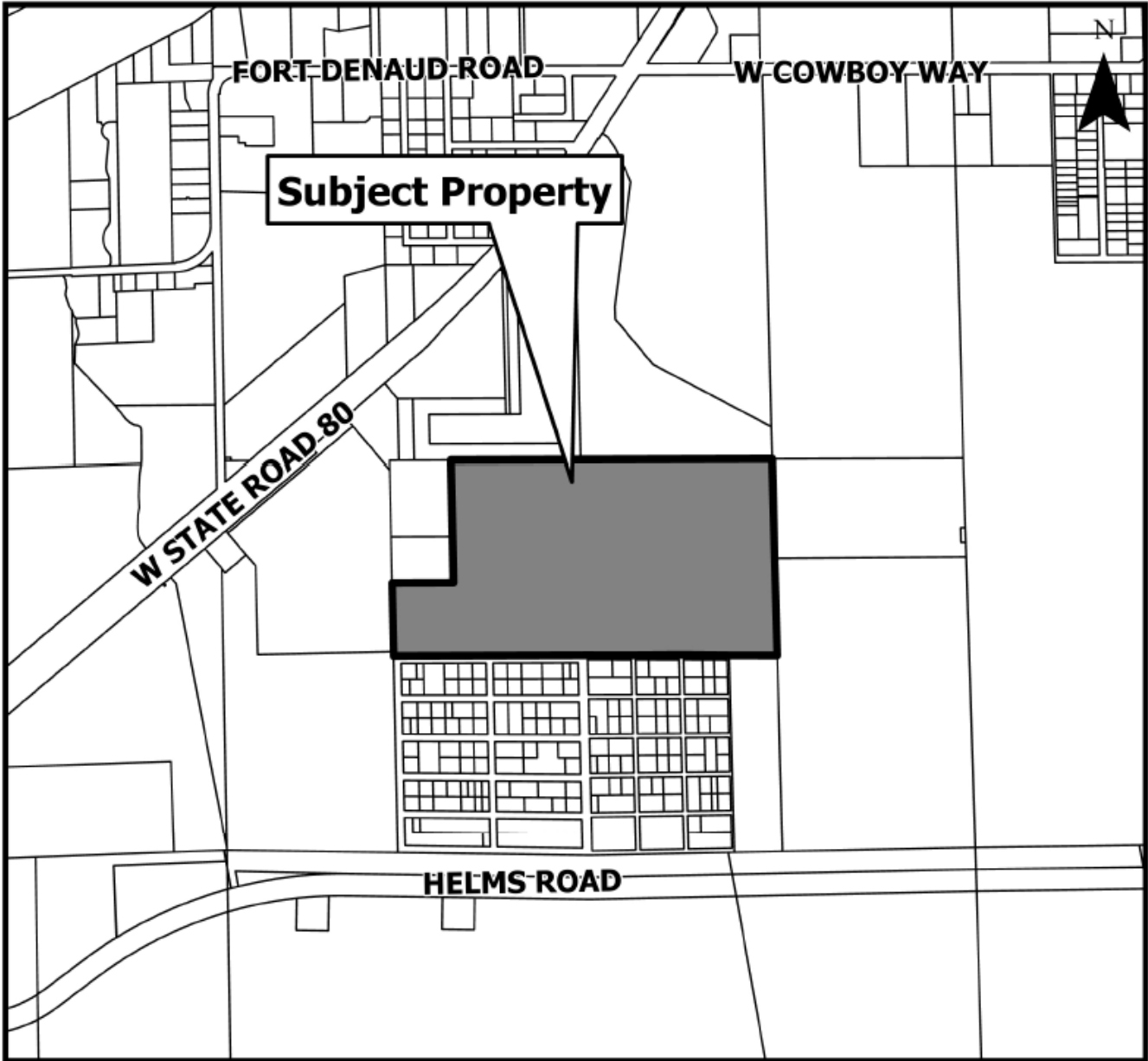
LEGAL DESCRIPTION

PARCEL 1: The Northeast 1/4 of the Southwest 1/4 of Section 18, Township 43 South, Range 29 East, Hendry County, Florida; LESS & EXCEPT Beginning at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 run East 420 feet; thence South 833 feet; thence West 420 feet; thence North to the Point of Beginning; and

PARCEL 2: Northwest 1/4 of the Southeast 1/4 of Section 18, Township 43 South, Range 29 East, Hendry County, Florida.

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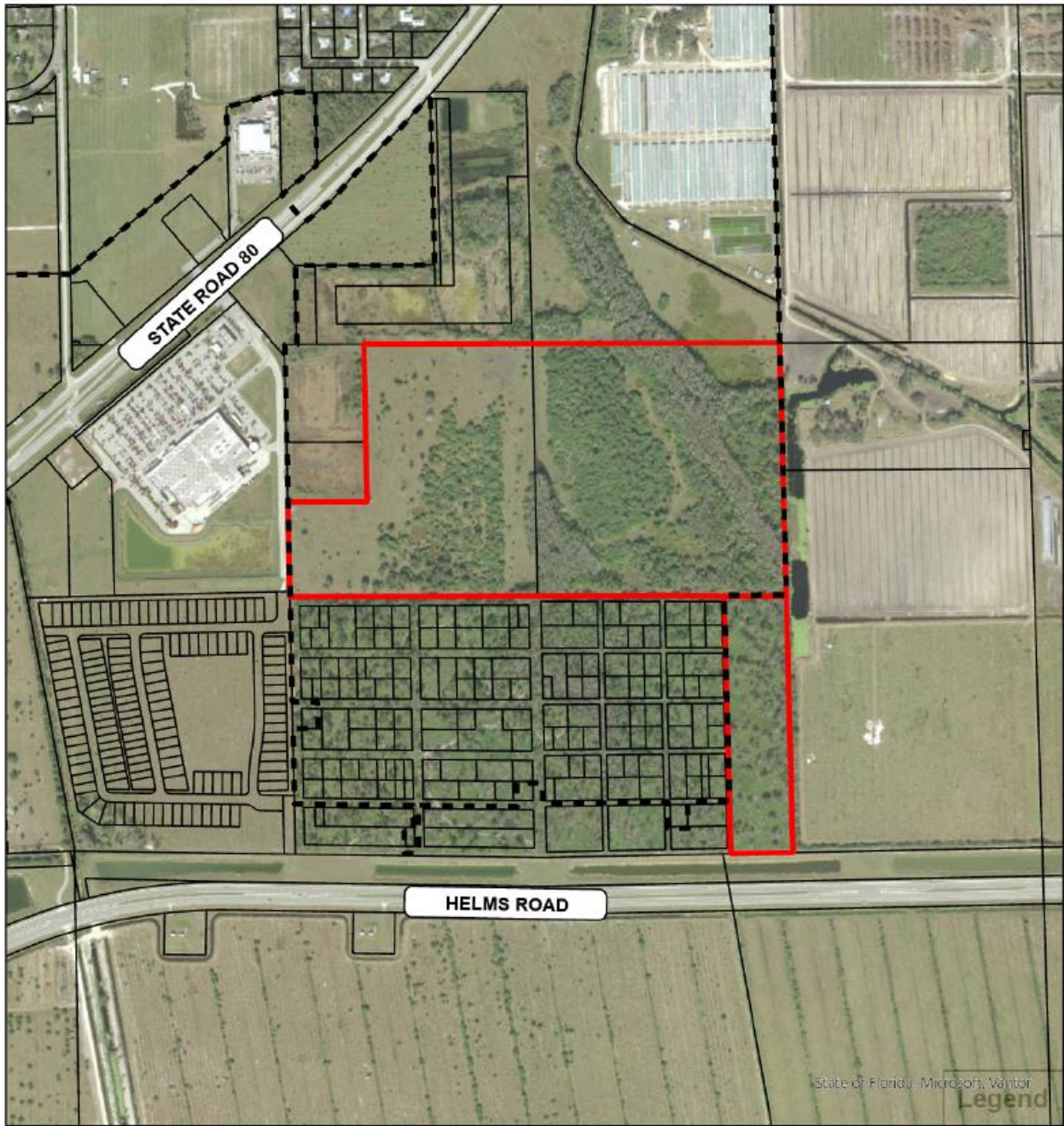
**EXHIBIT B
LOCATION MAP**



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EXHIBIT C EXISTING MUNICIPAL BOUNDARY MAP



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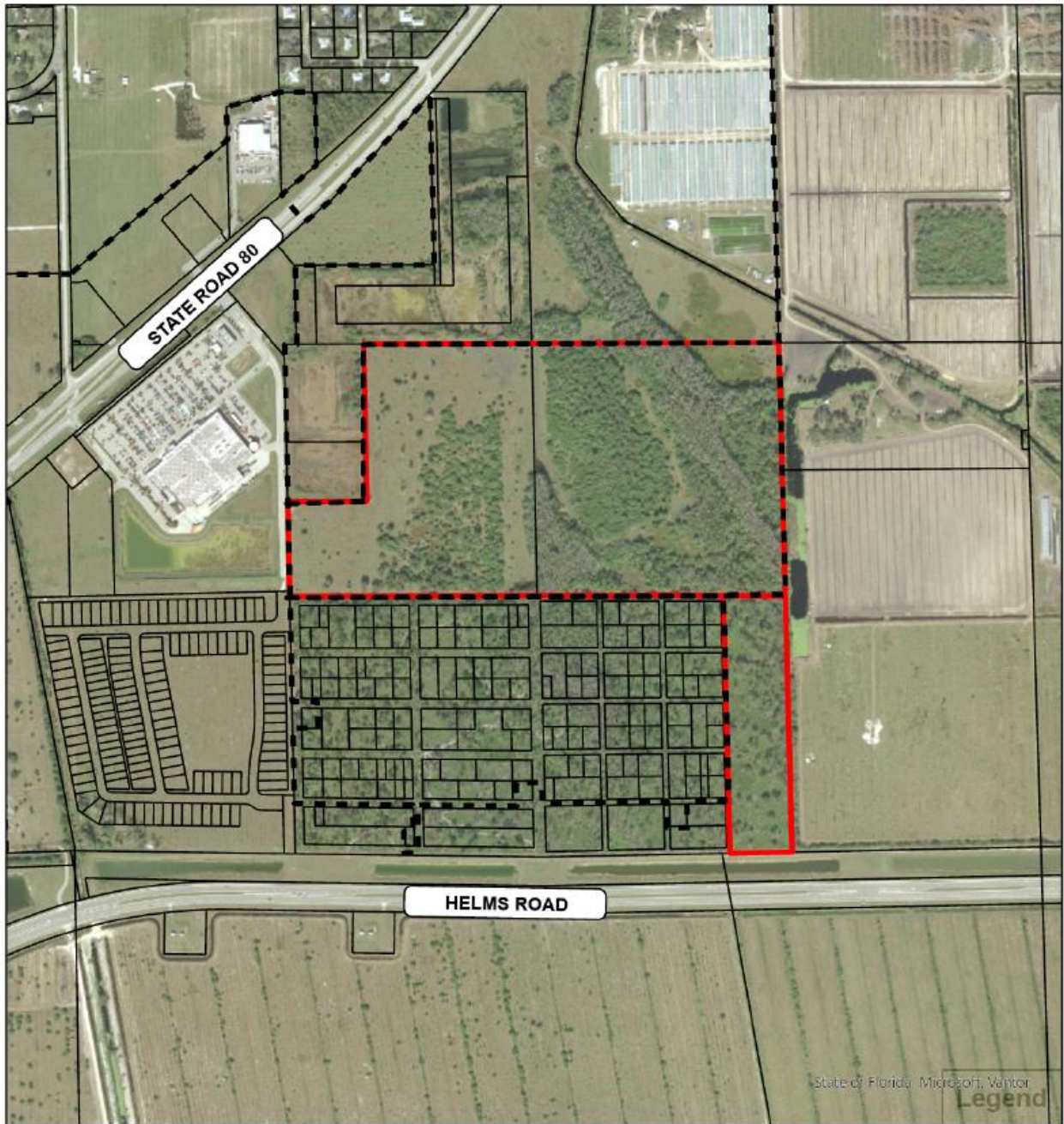
- Legend**
-  Subject Property
 -  Parcels
 -  City of LaBelle Municipal Boundary



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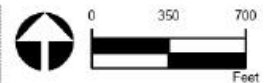
EXHIBIT D PROPOSED MUNICIPAL BOUNDARY MAP



103



- Legend**
-  Subject Property
 -  Parcels
 -  City of LaBelle Municipal Boundary



1 CITY OF LABELLE
2 ORDINANCE 2026-06
3 PLANT WORLD
4 COMPREHENSIVE PLAN AMENDMENT
5

6 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR A
7 SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND
8 USE MAP FOR A 84.04+/-ACRE PROPERTY LOCATED SOUTH OF W SR 80 ROAD
9 AND NORTH OF HELMS ROAD; AMENDING THE COMPREHENSIVE PLAN
10 DESIGNATION FOR THE PROPERTY FROM UNINCORPORATED HENDRY
11 COUNTY COMPREHENSIVE PLAN “MULTI-USE” DESIGNATION TO THE CITY OF
12 LABELLE “OUTLYING MIXED USE” DESIGNATION; PROVIDING FOR
13 SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
14

15 WHEREAS, the City of LaBelle has considered an amendment to the Future Land Use Map
16 for real property located ¼ mile south of State Road 80 and west of Ben Moore Drive, City of
17 LaBelle, Florida, further described in Exhibit “A”, attached hereto; and has considered public
18 comment on the same, and,
19

20 WHEREAS, in the exercise of its authority pursuant to Sections 163.3187 and 1643.3184,
21 Florida Statutes, the City has determined it necessary and desirable to amend the City
22 Comprehensive Plan Future Land Use Map so that the property for comprehensive planning
23 purposes is changed from the Hendry County “Multi-Use” to the “Outlying Mixed Use” future
24 land use category as shown on Exhibit “B” attached hereto; a
25

26 WHEREAS, amending the City Comprehensive Plan Future Land Use Map is appropriate
27 in consideration of the property’s proximity to lands designated for urban development in
28 Employment Village, Outlying Mixed Use and Commercial future land use categories on the
29 adopted future land use map; and the amendment will promote, protect, and improve the general
30 health, safety, good order, appearance, convenience, and general welfare of the public, and will
31 help accomplish the goals of the objectives of the City’s Comprehensive Plan.
32

33 NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of LaBelle,
34 Florida:
35

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

39 Section 2. After being read by title at a public hearing on March 12, 2026 before the Local
40 Planning Agency, and advertised public hearing on May 14, 2026, and June 11, 2026, Ordinance
41 2026-06, is hereby adopted, amending the City Comprehensive Plan Future Land Use Map so that
42 the Comprehensive Plan designation for the property is “Outlying Mixed Use”.
43

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

46 hereto as Exhibit “B”, is the most appropriate comprehensive plan designation for the affected
47 property and that such comprehensive plan designation will promote, protect, and improve the
48 general health, safety, good order, appearance, convenience, and general welfare of the public and
49 will help accomplish the goals and objectives of the City Comprehensive Plan.
50

51 **Section 4.** The small-scale comprehensive plan amendment shall apply to the real property
52 described in Exhibit “A”.
53

54 **Section 5.** This ordinance shall become effective in accordance with Florida Statutes.
55

56 **Section 6.** If any Court of competent jurisdiction shall determine any portion or provision of
57 this ordinance unconstitutional or invalid, that portion shall be severed, and the remainder of the
58 ordinance shall remain in full force and effect and given its ordinary meaning.
59

60 **Section 7.** The City Commission hereby directs the Deputy Clerk to forward certified copies
61 of this adopted ordinance within seven (7) days of the effective date hereof, to the Clerk of Circuit
62 Court of Hendry County and the County Administrator for Hendry County.
63
64
65

66 **PASSED AND ADOPTED** in open session this ____ day _____, 2026.

67

68

69

THE CITY OF LABELLE, FLORIDA

70

71

By: _____

72

Julie C. Wilkins, Mayor

73

74

75

Attest: _____

Tijauna Warner, Deputy City Clerk

76

77

78

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

79

80

81

82

By: _____

83

Derek Rooney, City Attorney

84

85

86

Vote: AYE NAY

87

88

Mayor Wilkins _____ _____

89

Commissioner Vargas _____ _____

90

Commissioner Spratt _____ _____

91

Commissioner Holland _____ _____

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Commissioner Ratica _____ _____

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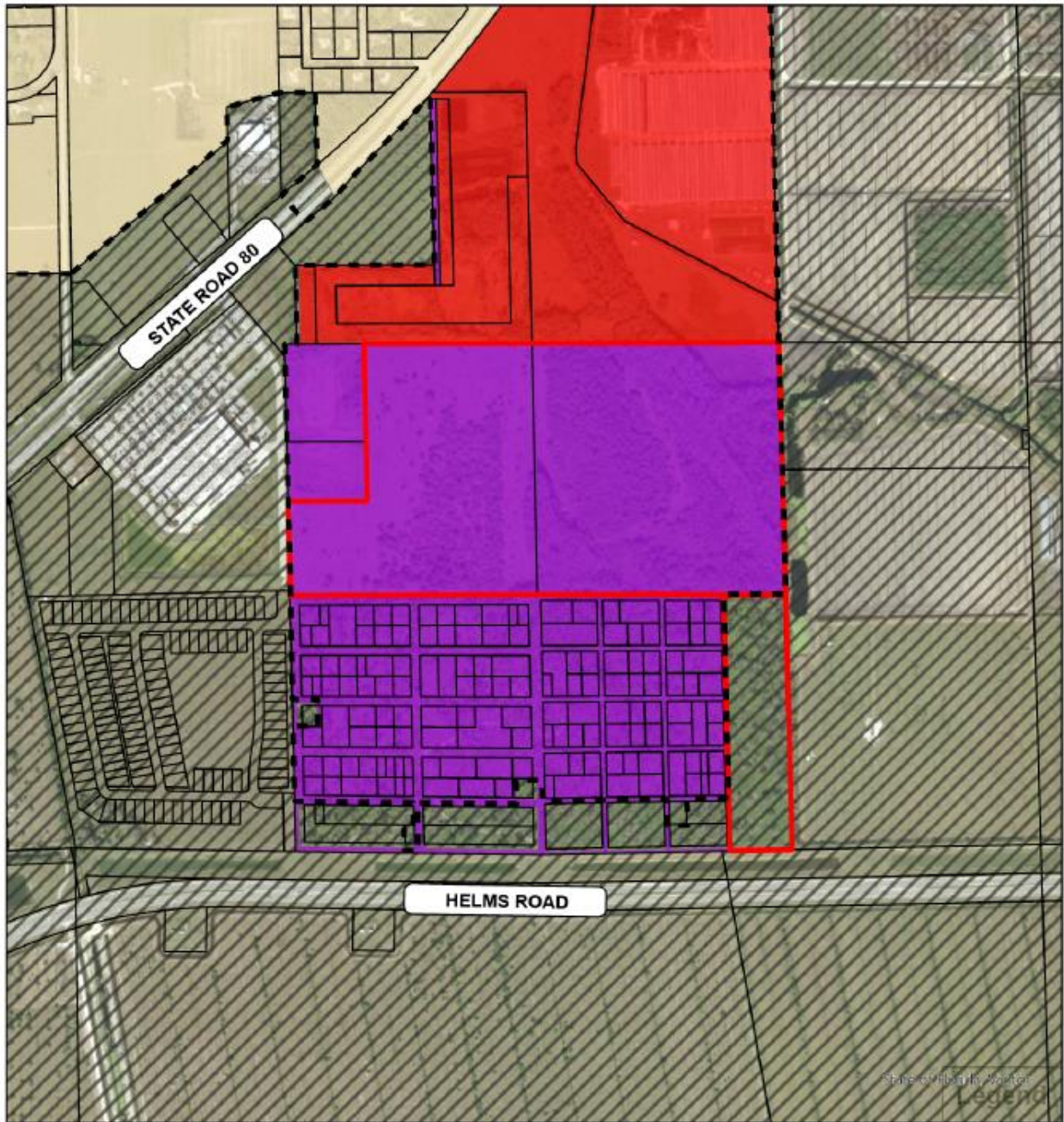
95

EXHIBIT A
LEGAL DESCRIPTION

96
97
98
99 PARCEL 1: The Northeast 1/4 of the Southwest 1/4 of Section 18, Township 43 South, Range 29
100 East, Hendry County, Florida; LESS & EXCEPT Beginning at the Northwest corner of the
101 Northeast 1/4 of the Southwest 1/4 run East 420 feet; thence South 833 feet; thence West 420 feet;
102 thence North to the Point of Beginning; and
103
104 PARCEL 2: Northwest 1/4 of the Southeast 1/4 of Section 18, Township 43 South, Range 29 East,
105 Hendry County, Florida; and
106
107 PARCEL 3: The East 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 18,
108 Township 43 South, Range 29 East, Hendry County, Florida.

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110

EXHIBIT B CURRENT FUTURE LAND USE MAP



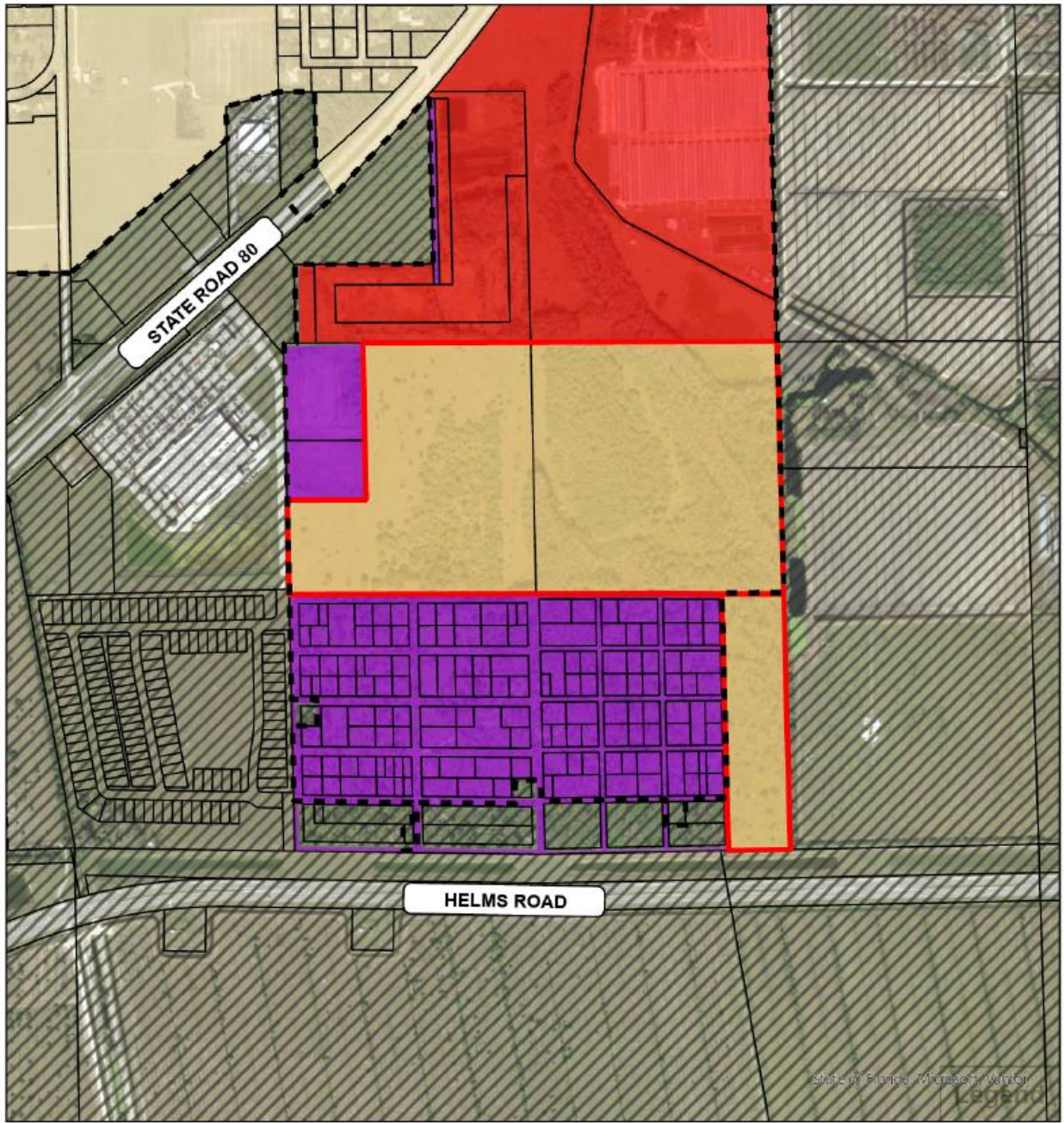
Legend

	City of LaBelle Municipal Boundary		Commercial
	Subject Property		LaBelle
	Parcels		Multi-Use
			Residential, Medium Density

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EXHIBIT C PROPOSED FUTURE LAND USE MAP



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