

CITY OF LABELLE



AGENDA

Regular Commission Meeting

Thursday, November 13, 2025, at 5:30 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

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

ADMINISTRATION:

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

Agenda

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

B. Approval of October Minutes:

October 09, 2025 City Commission Meeting Minutes

C. Approval of Staff Reports:

-HCSO- Lt. Allen Hudson

-Fire Department- Chief Brent Stevens

-Building Department- Mark Lynch

-Code Enforcement- Zane Mungillo

D. RESOLUTION 2025-20 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA; HENDRY COUNTY, FLORIDA; ADOPTING THE 2025 REVISED HENDRY COUNTY LOCAL MITIGATION STRATEGY AS A PLAN.

E. Holiday Greetings WAFC 2025

F. Property Disposition for Auction - Jeremiah Elio

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. Temporary Use & Special Events Application Smoke Under the Oaks

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

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

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

(Limited to 3 minutes per person)

10. City Related Business by Commissioners

11. Adjournment

Upcoming Meetings:

December 11, 2025 City Commission Comprehensive Plan Workshop

December 11, 2025 LPA & City Commission Meeting

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

City of Labelle Office Closures:

November 11, 2025 Veterans Day

November 27-28, 2025 Thanksgiving 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: 10/01/25 to 10/31/25
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
GEN FUND POOLED	GENERAL FUND POOLED CASH				
52463	10/02/25	TIJUA005 TIJUANA WARNER	432.21		9676
52464	10/02/25	VISA VISA	100.00		9677
52465	10/02/25	VISA VISA	151.34		9678
52466	10/02/25	VISA VISA	2,783.58		9679
52467	10/02/25	VISA VISA	429.55		9680
52468	10/02/25	VISA VISA	2,577.78		9681
52461	10/03/25	SOFDU ST OF FL. DISBURSEMENT UNIT	294.26		9674
52469	10/03/25	FRS FLORIDA RETIREMENT SYSTEM	25,134.81		9682
52470	10/06/25	BSA BRIDGE STREET AUTO PARTS, INC.	3,211.01		9684
52471	10/06/25	ECONO ECONO SIGNS LLC	742.84		9684
52472	10/06/25	GAAC GALLS, LLC	648.98		9684
52473	10/06/25	SHRED SHRED-IT USA	129.39		9684
52474	10/06/25	WLMINC WOLFF'S LAWN MACHINES INC	26,518.44		9684
52475	10/06/25	AAPE01 BERKOVITCH & BOUSKILA, PLLC	1,277.28		9687 Direct Deposit
52476	10/06/25	EVERG005 EVERGLADES EQUIPMENT GROUP	1,222.30		9687 Direct Deposit
52477	10/06/25	THEMA005 THE MAKER'S MOTIF INC.	635.00		9687 Direct Deposit
52478	10/06/25	LHM LABELLE HERITAGE MUSEUM, INC.	6,375.00		9689
52480	10/08/25	FLDEP007 BUSINESS & PROFESSIONAL REG	298.68		9691
52479	10/10/25	SOFDU ST OF FL. DISBURSEMENT UNIT	294.26		9690
52481	10/14/25	AFL AMERICAN FAMILY LIFE ASSR CO.	409.95		9692
52482	10/14/25	BCSI BUILDERS CHOICE SUPPLY INC	85.90		9692
52483	10/14/25	COLW2 CITY OF LABELLE WATER AND SANI	3,167.34		9692
52484	10/14/25	FACE FLORIDA ASSOC OF CODE ENF	170.00		9692
52485	10/14/25	FLC FLORIDA LEAGUE OF CITIES	968.00		9692
52486	10/14/25	FMPT2 FLORIDA MUNICIPAL PENSION TRST	2,385.68		9692
52487	10/14/25	FMPT2 FLORIDA MUNICIPAL PENSION TRST	16,555.80		9692
52488	10/14/25	FROGS005 FROGS AUTO REPAIR DBA	475.00		9692
52489	10/14/25	JCW JULIE CRAICY WILKINS	367.50		9692
52490	10/14/25	LCBOCC LEE COUNTY SOLID WASTE	64.73		9692
52491	10/14/25	PBBI PITNEY BOWES BANK INC	405.00		9692
52492	10/14/25	PHILLIPS PHILLIPS A/C & HEATING SERVICE	7,473.00		9692
52493	10/14/25	SPRATT SPRATT AND ASSOCIATES LLC	10,000.00		9692
52494	10/14/25	VAH VISION ACE HARDWARE-LABELLE	0.00	10/14/25 VOID	0
52495	10/14/25	VAH VISION ACE HARDWARE-LABELLE	534.25		9692
52496	10/14/25	WSC WINDMILL SPRINKLER CO., INC.	32.00		9692
52497	10/14/25	AESTF005 AEST FIRE & SAFETY	276.00		9695 Direct Deposit
52498	10/14/25	LDRC LABELLE DOWNTOWN	1,741.00		9695 Direct Deposit
52499	10/14/25	LILLI005 LILLIAN M DAVENPORT	213.60		9695 Direct Deposit
52500	10/14/25	PRM PUBLIC RISK MANAGEMENT	55,436.26		9695 Direct Deposit
52501	10/14/25	PROJE005 PROJECT GRAPHICS, INC.	4,978.52		9695 Direct Deposit
52502	10/14/25	SSW SHARON SANDERS WHITE	165.00		9695 Direct Deposit
52503	10/14/25	SUPPLYL SUPPLYLINE	944.49		9695 Direct Deposit
52505	10/15/25	AMACS AMAZON CAPITAL SERVICES	4,364.96		9699
52504	10/17/25	SOFDU ST OF FL. DISBURSEMENT UNIT	294.26		9697
92025	10/17/25	FDOR FLORIDA DEPT OF REVENUE	376.59		9700
92026	10/20/25	BSA BRIDGE STREET AUTO PARTS, INC.	4,608.75		9701
92027	10/20/25	C-000003 HARI DISCOUNT BEVERAGE	1,250.00		9701
92028	10/20/25	CARDI005 CARDIO PARTNERS INC	1,298.00		9701
92029	10/20/25	CHS CALOOSA HUMANE SOCIETY	160.00		9701

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
GEN FUND POOLED	GENERAL FUND POOLED CASH	Continued			
92030	10/20/25	COMCAST COMCAST	870.29		9701
92031	10/20/25	FACE FLORIDA ASSOC OF CODE ENF	85.00		9701
92032	10/20/25	HLRB HENDRY-LABELLE REC BOARD	57,593.75		9701
92033	10/20/25	HO HOMERO OLIVAREZ, JR	225.00		9701
92034	10/20/25	LISAA LISA AWBREY	165.20		9701
92035	10/20/25	LISAA LISA AWBREY	159.40		9701
92036	10/20/25	TMOBI005 T-MOBILE USA INC.	788.54		9701
92037	10/21/25	AES AIM ENGINEERING & SURVEYING	1,143.43		9703 Direct Deposit
92038	10/21/25	CAPG0005 C.A.P. GOVERNMENT, INC	960.00		9703 Direct Deposit
92039	10/21/25	CQL CAPTAINS QUICK LUBE	89.95		9703 Direct Deposit
92040	10/21/25	MUNES MUNICIPAL EMERGENCY SERVICES	12,359.59		9703 Direct Deposit
92041	10/21/25	OMNI OMNI TECHNOLOGIES ALLIANCE LLC	556.00		9703 Direct Deposit
92042	10/21/25	RVE RVE, INC. D/B/A RVI	7,675.00		9703 Direct Deposit
92043	10/21/25	SUPPLYL SUPPLYLINE	2,466.22		9703 Direct Deposit
92044	10/21/25	THEMA005 THE MAKER'S MOTIF INC.	2,219.00		9703 Direct Deposit
59	10/22/25	FBC FIRST BANK OF CLEWISTON	200.00		9714
92046	10/23/25	EVERG005 EVERGLADES EQUIPMENT GROUP	191,578.06		9706 Direct Deposit
92045	10/24/25	SOFDU ST OF FL. DISBURSEMENT UNIT	294.26		9705
92047	10/24/25	VISA VISA	14,433.17		9707
65	10/28/25	FBC FIRST BANK OF CLEWISTON	300.00		9716
26023	10/28/25	NP NEWS-PRESS	363.66		9715
92048	10/28/25	AFL AMERICAN FAMILY LIFE ASSR CO.	2,540.59		9708
92049	10/28/25	AMARINES A.MARINES ROAD SERV & TIRE INC	684.00		9708
92050	10/28/25	FACE FLORIDA ASSOC OF CODE ENF	25.00		9708
92051	10/28/25	FLOM FLORIDA LEAGUE OF MAYORS	350.00		9708
92052	10/28/25	FPL FLORIDA POWER & LIGHT	0.00	10/28/25 VOID	0
92053	10/28/25	FPL FLORIDA POWER & LIGHT	20,830.02		9708
92054	10/28/25	GLCC LABELLE CHAMBER OF COMMERCE	175.00		9708
92055	10/28/25	GRAYROB GrayRobinson Attorneys At Law	13,770.00		9708
92056	10/28/25	HCB0CC HENDRY CO BOARD COUNTY COMM	1,957.50		9708
92057	10/28/25	HLBI H.L. BENNETT & ASSOCIATES, INC	392.50		9708
92058	10/28/25	HRCH HENDRY REGIONAL CORP. HEALTH	20.00		9708
92059	10/28/25	ISBC IPITOMY SMARTER BUSINESS COMMU	73.15		9708
92060	10/28/25	SOUTH020 SOUTHWEST FLORIDA SPAY NEUTER	301.00		9708
92061	10/28/25	SWWF SOUTH WEST WELDING	800.00		9708
92062	10/28/25	THEPI005 THE PIN CENTER	1,300.00		9708
92063	10/28/25	WFA WHITES FURNITURE AND APPLIANCE	390.00		9708
92064	10/28/25	CHPC0005 CPH CONSULTING, LLC	113,849.59		9711 Direct Deposit
92065	10/28/25	CIVIC CIVICPLUS LLC	6,492.27		9711 Direct Deposit
92066	10/28/25	CULL CULLIGAN WATER	159.50		9711 Direct Deposit
92067	10/28/25	EDMUNDS EDMUNDS GOVTECH	2,000.00		9711 Direct Deposit
92068	10/28/25	INM INDEPENDENT NEWSMEDIA INC USA	202.73		9711 Direct Deposit
92069	10/28/25	JLRFI005 JLR FIRE INSPECTIONS LLC	3,166.00		9711 Direct Deposit
92070	10/28/25	KONE KONE INC	2,487.84		9711 Direct Deposit
92071	10/28/25	ORKINPC ORKIN, LLC	65.00		9711 Direct Deposit
92072	10/28/25	PRM5 PUBLIC RISK MANAGEMENT	88,181.75		9711 Direct Deposit
92073	10/28/25	TFSLLC TEN-8 FIRE & SAFETY, LLC	1,136.52		9711 Direct Deposit
92075	10/30/25	C-000004 JORGE L HERRERA ESCOBEDO	500.00		9717
92076	10/30/25	COLW CITY OF LABELLE, WATER & SANIT	6,311.20		9717
92077	10/30/25	YDALI005 YDALIA M ANZUALDA	425.00		9717
92074	10/31/25	SOFDU ST OF FL. DISBURSEMENT UNIT	127.34		9713

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
GEN FUND POOLED GENERAL FUND POOLED CASH					
Continued					
Checking Account Totals		Paid	Void	Amount Paid	Amount Void
	Checks:	69	2	252,019.41	0.00
	Direct Deposit:	29	0	503,677.90	0.00
	Total:	98	2	755,697.31	0.00
UTILITY DEPOSIT Water Revenue Deposit					
2644	10/06/25	U-000284 CHACON, NORMA	101.63		9685
2645	10/06/25	U-000285 VILLANUEVA, JONATHAN	17.44		9685
2646	10/14/25	U-000286 VILLA GOMEZ, RIGOBERTO	51.10		9693
2647	10/14/25	U-000287 COOPER, KELSEY NICOLE	44.18		9693
2648	10/14/25	U-000288 QUINONES MORALES, ORESTES	43.35		9693
2649	10/20/25	U-000289 TROONIN, NICHOLAS A JR & ANA M	106.78		9702
2650	10/28/25	U-000290 LOPEZ, LENIA VALDEZ	73.21		9709
Checking Account Totals		Paid	Void	Amount Paid	Amount Void
	Checks:	7	0	437.69	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	7	0	437.69	0.00
UTILITY POOLED UTILITY FUND POOLED CASH					
1148	10/03/25	FRS FLORIDA RETIREMENT SYSTEM	5,336.03		9683
1149	10/06/25	HCBOCC HENDRY CO BOARD COUNTY COMM	486.66		9686
1150	10/06/25	SHRED SHRED-IT USA	43.13		9686
1151	10/06/25	USAB USA BLUEBOOK	1,931.15		9688 Direct Deposit
1152	10/14/25	COLW2 CITY OF LABELLE WATER AND SANI	2,159.73		9694
1153	10/14/25	SPRATT SPRATT AND ASSOCIATES LLC	10,000.00		9694
1154	10/14/25	TRIPP005 TRIPP ELECTRIC MOTORS, INC.	3,447.52		9694
1155	10/14/25	VAH VISION ACE HARDWARE-LABELLE	333.65		9694
1156	10/14/25	WASTEC WASTE CONNECTIONS INC	95,254.89		9694
1157	10/14/25	WSC WINDMILL SPRINKLER CO., INC.	175.40		9694
1158	10/14/25	AAPE01 BERKOVITCH & BOUSKILA, PLLC	290.98		9696 Direct Deposit
1159	10/14/25	PRM PUBLIC RISK MANAGEMENT	9,940.77		9696 Direct Deposit
1160	10/14/25	WOODARD WOODARD & CURRAN INC	142,931.54		9696 Direct Deposit
1161	10/15/25	WOODARD WOODARD & CURRAN INC	619,375.00		9698 Direct Deposit
1162	10/21/25	BMI BADGER METER INC.	395.01		9704 Direct Deposit
1163	10/21/25	KGAUSE KATHARINA GAUSE	150.00		9704 Direct Deposit
1164	10/21/25	OMNI OMNI TECHNOLOGIES ALLIANCE LLC	139.00		9704 Direct Deposit
1165	10/28/25	FPL FLORIDA POWER & LIGHT	22,609.65		9710
1166	10/28/25	ISBC IPITOMY SMARTER BUSINESS COMMU	24.39		9710
1167	10/28/25	POL POSTMASTER - LABELLE, FL.	1,300.00		9710
1168	10/28/25	CULL CULLIGAN WATER	50.00		9712 Direct Deposit
1169	10/28/25	PRM5 PUBLIC RISK MANAGEMENT	74,452.25		9712 Direct Deposit
1170	10/28/25	PTLLC PROTECTED TRUST LLC	60.03		9712 Direct Deposit
1171	10/28/25	TETRA005 TETRA TECH, INC	23,184.60		9712 Direct Deposit
1172	10/28/25	WOODARD WOODARD & CURRAN INC	143,750.00		9712 Direct Deposit
Checking Account Totals		Paid	Void	Amount Paid	Amount Void
	Checks:	12	0	141,171.05	0.00
	Direct Deposit:	13	0	1,016,650.33	0.00
	Total:	25	0	1,157,821.38	0.00

Check #	Check Date	Vendor	Amount Paid		Reconciled/Void	Ref Num
Continued						
UTILITY POOLED	UTILITY FUND	POOLED CASH	Paid	Void	Amount Paid	Amount Void
Report Totals						
	Checks:		88	2	393,628.15	0.00
	Direct Deposit:		42	0	1,520,328.23	0.00
	Total:		130	2	1,913,956.38	0.00

Totals by Year-Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND	5-001	262,387.85	9.66-	6,153.41	268,531.60
WATER FUND	5-041	37,814.08	0.00	0.00	37,814.08
SEWER FUND	5-042	759,289.82	0.00	0.00	759,289.82
SANITATION OPERATION FUND	5-043	95,741.55	0.00	0.00	95,741.55
Year Total:		1,155,233.30	9.66-	6,153.41	1,161,377.05
GENERAL FUND	6-001	473,243.06	0.00	13,922.65	487,165.71
WATER FUND	6-041	163,636.14	0.00	0.00	163,636.14
SEWER FUND	6-042	101,339.79	0.00	0.00	101,339.79
Year Total:		738,218.99	0.00	13,922.65	752,141.64
WATER FUND	x-041	23.21	0.00	0.00	23.21
SEWER FUND	x-042	159.51	0.00	0.00	159.51
SANITATION OPERATION FUND	x-043	254.97	0.00	0.00	254.97
Year Total:		437.69	0.00	0.00	437.69
Total of All Funds:		1,893,889.98	9.66-	20,076.06	1,913,956.38

Totals by Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND	001	735,630.91	9.66-	20,076.06	755,697.31
WATER FUND	041	201,473.43	0.00	0.00	201,473.43
SEWER FUND	042	860,789.12	0.00	0.00	860,789.12
SANITATION OPERATION FUND	043	95,996.52	0.00	0.00	95,996.52
Total of All Funds:		1,893,889.98	9.66-	20,076.06	1,913,956.38

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND	5-001	262,387.85	0.00	0.00	0.00	262,387.85
WATER FUND	5-041	37,814.08	0.00	0.00	0.00	37,814.08
SEWER FUND	5-042	759,289.82	0.00	0.00	0.00	759,289.82
SANITATION OPERATION FUND	5-043	95,741.55	0.00	0.00	0.00	95,741.55
Year Total:		1,155,233.30	0.00	0.00	0.00	1,155,233.30
GENERAL FUND	6-001	473,243.06	0.00	0.00	0.00	473,243.06
WATER FUND	6-041	163,636.14	0.00	0.00	0.00	163,636.14
SEWER FUND	6-042	101,339.79	0.00	0.00	0.00	101,339.79
Year Total:		738,218.99	0.00	0.00	0.00	738,218.99
WATER FUND	x-041	23.21	0.00	0.00	0.00	23.21
SEWER FUND	x-042	159.51	0.00	0.00	0.00	159.51
SANITATION OPERATION FUND	x-043	254.97	0.00	0.00	0.00	254.97
Year Total:		437.69	0.00	0.00	0.00	437.69
Total of All Funds:		1,893,889.98	0.00	0.00	0.00	1,893,889.98

CITY OF LABELLE



MINUTES

Regular Commission Meeting

Thursday, October 09, 2025, at 5:30 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

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

ADMINISTRATION:

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

Minutes

1. Call to Order

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

2. Invocation and Pledge of Allegiance

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

3. 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

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

5. Presentations

A. Public Risk Management - Robbie Chartier

Robbie Chartier gave a brief presentation on Public Risk Management Property & Casualty.

B. World Risk Management - Michele Jones and Paul Hebert

Paul Hebert gave a brief presentation on Public Risk Management Health Trust.

Motion made by Vice Mayor Ratica to approve moving Public Hearing Item 8A: Ordinance 2025-02 and Item 8B: Ordinance 2025-07 to the top of the agenda, Seconded by Commissioner Spratt. 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

C. LaBelle Chamber of Commerce

Postponed to another date.

D. Comprehensive Plan Preliminary Assessment - Alexis Crespo, Vice President of Planning RVI Planning

Postponed to another date.

Regular Commission Meeting
October 09, 2025

- E. United Way of Lee, Hendry, and Glades - Lisa Sands Assistant Director for Hendry, Glades, and LaBelle United Way Resiliency Hub

Postponed to another date.

- F. Hendry County Economic Development Council - Keitha Daniels, Director

Postponed to another date.

8. Public Hearings and/or Ordinances

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

Derek Rooney read Ordinance 2025-02 title into the record and swore in everyone present to speak on this item.

Patty Kulak gave a brief explanation of Ordinance 2025-02.

Public Hearing Opened 5:56pm

No comments.

Public Hearing Closed 5:56pm

Motion made by Commissioner Vargas to approve Ordinance 2025-02, 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

- B. ORDINANCE 2025 - 07 (second reading) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING THE CITY OF LABELLE ZONING MAP FOR A 8.91+/--ACRE PROPERTY LOCATED AT THE NORTHEAST CORNER OF SOUTH CAPTAIN HENDRY DRIVE AND STATE ROAD 80, AMENDING THE ZONING DESIGNATION FROM BUSINESS (B-2) ZONING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT, PROVIDING FOR IDENTIFICATION OF THE SUBJECT PROPERTY; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Derek Rooney read Ordinance 2025-07 title into the record and swore in everyone present to speak on this item.

Margarete Tassone gave a brief explanation of Ordinance 2025-07.

Public Hearing Opened 6:09pm

Public comments were provided by the following: Estela Hernandez, Charlene Howard, Jennifer Curtis, James Holland, KC Lynn, Seth Waugh, Erin Melcher, Kelli Allen, and Kimberly Parrish, Jeff Berton, Susan Holland and Greg Miners opposing Ordinance 2025-07.

Public Hearing Closed 7:19pm

Regular Commission Meeting
October 09, 2025

Motion made by Commissioner Holland to deny Ordinance 2025-07, Seconded by Commissioner Spratt. Mayor Wilkins called for the question. A discussion ensued. Motion failed (2-3).

Voting Yea: Commissioner Spratt, Commissioner Holland

Voting Nay: Mayor Wilkins, Vice Mayor Ratica, Commissioner Vargas

Motion made by Commissioner Vargas to approve Ordinance 2025-07 with staff recommended conditions and six (6) directions: opaque gate, secondary access is not required unless called for by building plan, no migrant housing, second story and above no light, no parking in the rear of the hotel, wall not a fence, and construction access only from 80, Seconded by Vice Mayor Ratica. Mayor Wilkins called for the question. Motion passed (3-2).

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

Voting Nay: Commissioner Spratt, Commissioner Holland

7. Non-Public Hearing Items for Consideration

E. 9.11 Memorial Monument

Tawanda Green expressed concerns with the structure and order of the commission meeting.

Public comments were made by the following: Cindy Pearce, John Christy, Robert Tracy, Bethany Mudge, and Steven Lynn opposing the current location of the 9.11 Memorial Monument in Veteran's Park.

Public comments were made by the following: Charles Aguero and Letitia Aguero in support of the current location for the 9.11 Memorial Monument.

Motion made by Commissioner Spratt to rescind the vote allowing the 9.11 Memorial Monument to be placed in Veterans Park, Seconded by Commissioner Holland. 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

Meeting recessed 8:21pm

Meeting reconvened 8:30pm

9. Public Comment on Non-Agenda Items

(Limited to 3 minutes per person)

Enrique Delgado inquired about Las Palmas Trailer water usage and gave a brief explanation of his situation. A discussion ensued.

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 September Check Register

B. Approval of September Minutes:

Regular Commission Meeting
October 09, 2025

September 11, 2025 City Commission Meeting

September 18, 2025 Special Final Budget City Commission Meeting

C. Approval of Staff Reports:

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

- D. WWTP Emergency Purchase KB Pump and Electrical LLC
- E. Interlocal Agreement between Hendry County Sheriff Office and City of LaBelle Fire Department
- F. Proposal for Professional Engineering Services Zone B – 100% Redesign – City Standards and Roadway - Four Waters Engineering, Inc.
- G. FY2025-2026 Budget Amendment No. 1
- H. Protective Trust IT Services Agreement
- I. RESOLUTION 2025-19 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA; HENDRY COUNTY, FLORIDA; ESTABLISHING REVISED DOCKAGE FEES FOR THE CITY DOCK; PROVIDING FOR FINDINGS, ESTABLISHING NEW FLAT-RATE FEES FOR SLIP RENTALS BASED ON ELECTRICAL SERVICE LEVEL; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion made by Commissioner Spratt to approve Consent Agenda Items, 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

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. Interlocal Agreement between Hendry County and the City of LaBelle for Animal Control Services for Unincorporated East Hendry County

Motion made by Commissioner Spratt to approve the Interlocal Agreement between Hendry County and the City of LaBelle for Animal Control Services for Unincorporated East Hendry County, Seconded by Commissioner Vargas. 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

- B. Disaster Debris Removal and Disposal Services Piggyback

Motion made by Commissioner Spratt to approve Disaster Debris Removal and Disposal Services Hendry County RFQ 2025-22 Piggyback, Seconded by Vice Mayor Ratica. Mayor Wilkins called for the question. A discussion ensued. Motion passed unanimously.

Regular Commission Meeting
October 09, 2025

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

- C. Temporary Use Application (1682) - Hari's Discount Liquor

Motion made by Commissioner Vargas to approve the Temporary Use Application (1682) Hari's Discount Liquor, Seconded by Commissioner Spratt. Mayor Wilkins called for the question. A discussion ensued. Motion passed (3-2).

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

Voting Nay: Mayor Wilkins, Commissioner Holland

- D. Caloosa Humane Society Love Unleashed Gala

10. City Related Business by Commissioners

Mayor Julie advised city staff had two additions for the agenda:

- A. Increasing Purchase Order Threshold

Motion made by Vice Mayor Ratica to approve an increase in Purchase Order threshold from \$250 to \$500, Seconded by Commissioner Vargas. 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

- B. Finance Boom Mower/Slope Mower

Motion made by Commissioner Vargas to approve a Finance Loan for \$192,000 for 36 months to purchase a boom mower/slope mower, Seconded by Vice Mayor Ratica. 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

11. Adjournment

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

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

There being no further business to discuss, Mayor Wilkins adjourned the meeting at 9:00 PM.

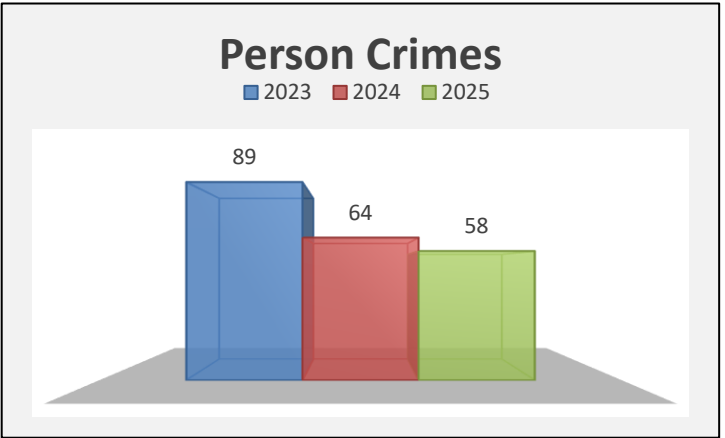
Julie C. Wilkins, Mayor

ATTEST: Tijauna Warner, MPA, MMC, City Clerk

Hendry County Sheriff's Office
City of LaBelle Crime Report for November 2025 Meeting
Dates: 10/01-10/27

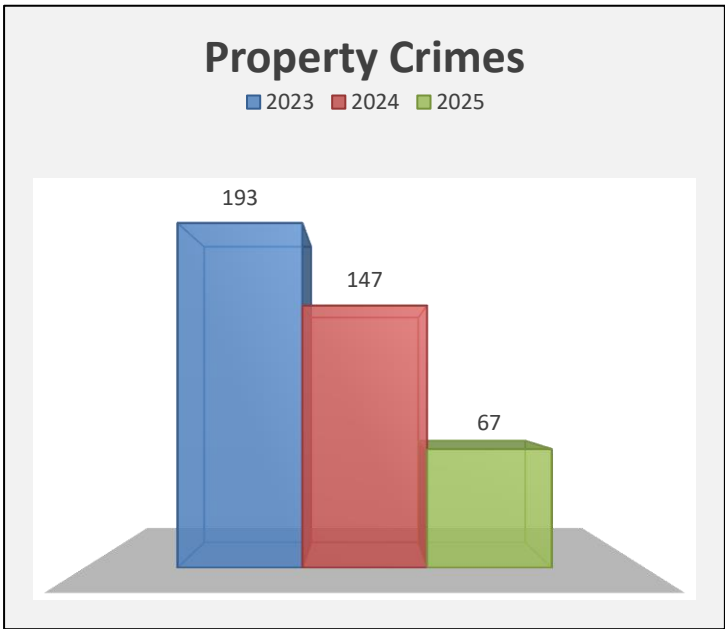
Person Crimes	Oct.	Sept.	Aug.	July
Homicide	0	0	0	0
Robbery	0	0	0	0
Sex Crime	1	2	2	1
Assault	0	0	2	0
Battery - Simple	0	3	4	1
Domestic	2	1	2	3
TOTAL	3	6	10	5

YTD 2025	YTD 2024	YTD 2023
0	0	0
0	2	1
10	11	16
10	4	12
16	26	32
22	21	28
58	64	89



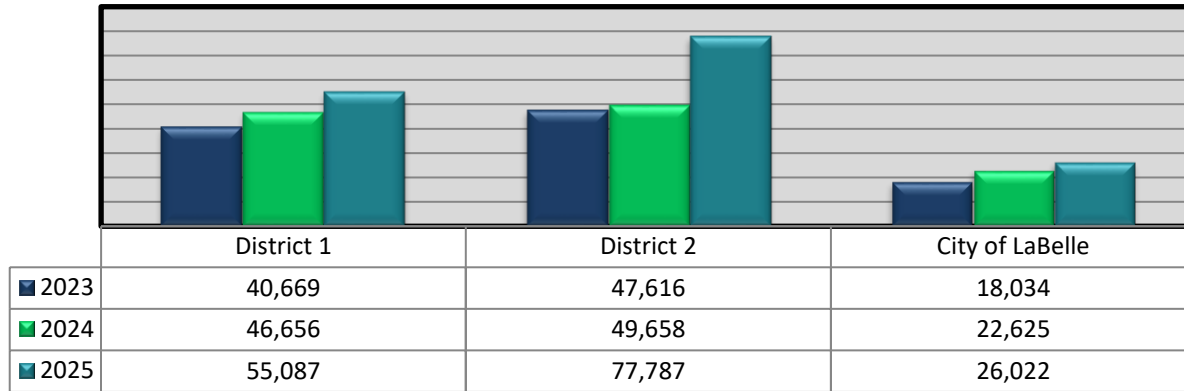
Property Crimes	Oct.	Sept.	Aug.	July
Stolen Vehicle	0	2	1	0
Theft				
- Construction	0	0	0	0
- Residential	1	2	1	3
- Retail	1	0	0	1
Burglary				
- Residential	0	1	0	1
- Business	1	0	0	0
- Vehicle	2	1	2	0
Criminal Mischief	0	0	0	2
TOTAL	5	6	4	7

YTD 2025	YTD 2024	YTD 2023
11	15	32
0	2	0
18	47	66
7	22	28
5	8	11
3	5	4
7	23	27
16	25	25
67	147	193

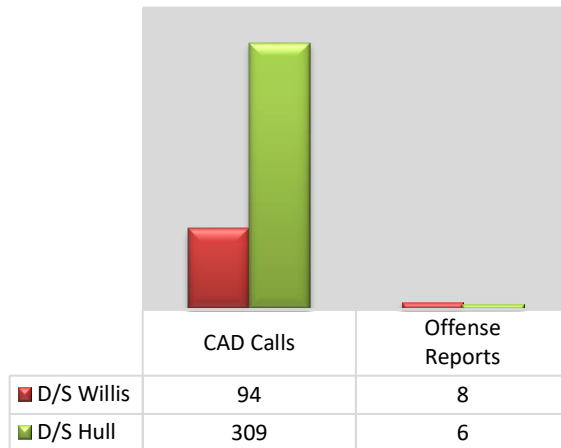


54.4% Decrease in Property Crimes

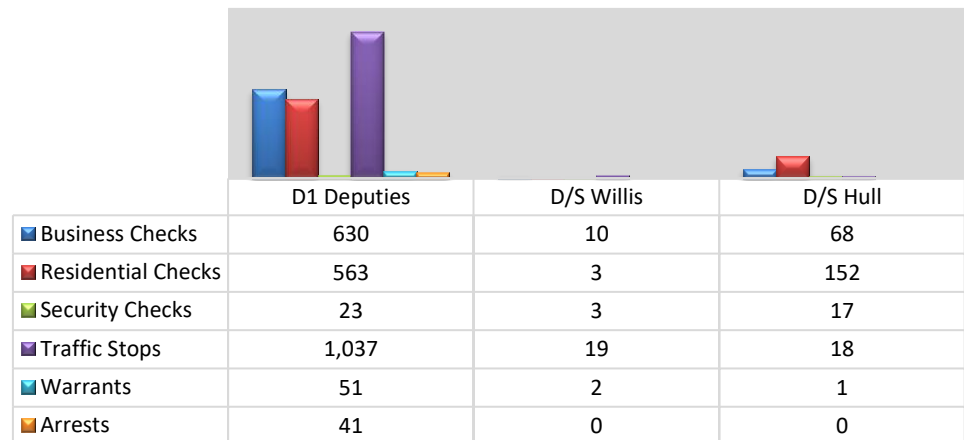
Year-to-Date Call Summary, by District



City Units



City of LaBelle





LABELLE FIRE DEPARTMENT

CHIEF BRENT R. STEVENS



863-675-1537



bstevens@citylabelle.com

jhubbard@citylabelle.com



280 S Main St LaBelle, FL 33935

Agenda Items

LaBelle Fire Department Response:

- August Calls- 73
- Public Relation Events-13

Engine Status

- All Engines are in working order.

Truck Repairs

- All trucks are in working order.

County Response

- LaBelle Fire Department has responded 73 times for mutual aid to outlining areas.

Station & Ladder

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

Thank You,

Chief Brent Stevens
LaBelle Fire Department
863-234-8639

Range: First to Last Issue Date Range: 10/01/25 to 10/31/25 **Indicates payment is in batch
NOTE: Too many Building Codes included in this report. The totals are correct, but please print to Excel to see the complete detail.

	Alteration Cost	New Volume	BP D2Y BUILDING MECHANICAL PLAN REVIEW	BP D2Z CONTRACTOR PL ROW PLANNING	TOTAL RSRC ELECTRICAL PL UA LT PLUMBING
Grand Totals:	774,985.00	0	PAID: 0.00 0.00 5,671.46 330.90 0.00	0.00 0.00 0.00 1,150.00	8,322.20 690.60 0.00 285.00
			PERMIT COUNT:	0 14 5 0	0 0 0 4

BP SURC2 - Bldg Code Admin & Inspect Brd		BP SURCH - FL Building Commission Surchar	
1. Number of permits issued at the minimum surcharge rate 7 x \$2	\$ 14.00	1. Number of permits issued at the minimum surcharge rate 12 x \$2	\$ 24.00
2. Permit fees collected at other than minimum surcharge	\$ 6,571.94	2. Permit fees collected at other than minimum surcharge	\$ 5,764.74
3. Surcharge amount due (1.5% of line 2 or line 2 x 1.5)	\$ 98.58	3. Surcharge amount due (1.0% of line 2 or line 2 x 0.010)	\$ 57.65
4. Total of Lines 1 & 3	\$ 112.58	4. Total of Lines 1 & 3	\$ 81.65
5. Less surcharge amount retained (10% of line 4 or line 4 x 0.10)	\$ 11.26	5. Less surcharge amount retained (10% of line 4 or line 4 x 0.10)	\$ 8.17
6. Surcharge amount due (line 4 less line 5)	\$ 101.32	6. Surcharge amount due (line 4 less line 5)	\$ 73.48

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

Range: PID: First to Last Range of Util Accounts: First to Last
 :
 :
 :
 Range of Codes: BUI to BUI Range of Years: First to 2027 Range of Periods: 1 to 12
 Range of Batch Ids: First to Last Range of Dates: 10/01/25 to 10/31/25
 Range of Reference #s: First to Last Range of Sections: First to Last Name to Print: Bill To
 Print Ref Num: N
 Payment Type Includes: Sp Charges: Y Prop Lien: N Sp Assmnt: Y Water: Y Sewer: Y
 Voucher Agency: Y Garbage: Y Invoice: Y
 Misc: Y
 Payment Method Includes: Cash: Y Check: Y Credit: Y Voucher: N VT: Y
 Range of Installment Due Dates: First to Last
 Print Only Miscellaneous w/Parcel Id: N Sort Miscellaneous Payments by Utility Account: N
 Print Only Miscellaneous w/Utility Id: N

		Principal						
Code Description	Count	Arrears/Other	Fiscal 2025	Fiscal 2026	Fiscal 2027	Interest	Total	
BUI BUILDING DEPT PYMTS	121	8,556.06	0.00	0.00	0.00	0.00	8,556.06	
Invoice Payments	121	8,556.06	0.00	0.00	0.00	0.00	8,556.06	
Payments Total:	121	8,556.06	0.00	0.00	0.00	0.00	8,556.06	
Cash O/S Total:	0	0.00	0.00	0.00	0.00	0.00	0.00	
NSF Reversals Total:	0	0.00	0.00	0.00	0.00	0.00	0.00	
Total:	121	8,556.06	0.00	0.00	0.00	0.00	8,556.06	

Total Cash: 0.00
 Total Check: 7,564.17
 Total Credit: 0.00
 Total V Term: 991.89

Hugo Vargas
Commissioner

Kevin Holland
Commissioner



Jackie Ratica
Commissioner

Bobbie Spratt
Commissioner

"The City of Oaks"

Julie C. Wilkins
Mayor

Code Enforcement Report

October 2025

10/01/2025 – 10/31/2025

During the month of October, Code Enforcement managed a total of 118 open cases, with 11 new cases opened and 3 cases closed. Staff issued 10 courtesy notices, one notice of violation, and one notice of hearing. A total of 46 violation inspections were conducted, and 11 citizen complaints were received and investigated. Legal activity included three court hearings, all resulting in orders imposing liens. In addition, eight lien searches were completed, with \$2,265.30 in lien payments and \$200 in citation payments received during the reporting period.

On the safety front, four meetings were held with Centegix to discuss and coordinate ongoing safety and response efforts. Responder and employee training on the Centegix system was conducted at four different locations, and panic button badges were issued to employees. A new door alarm was also installed at City Hall to alert staff when visitors enter the building.

In terms of emergency management, the City participated in cellular radio testing as part of its preparedness activities.

Finally, the City Dock recorded five reservations during the reporting period, generating total revenue of \$439.83. This amount reflects activity completed within the reporting period, though deposits are processed weekly and posted one week behind.

Zane Mungillo
Code Enforcement

RESOLUTION 2025 - 20

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA; HENDRY COUNTY, FLORIDA; ADOPTING THE 2025 REVISED HENDRY COUNTY LOCAL MITIGATION STRATEGY AS A PLAN.

WHEREAS, The City of LaBelle recognizes the many and various natural and man-made threats such as hurricanes, tornadoes, floods, fires, and chemical releases and faces potential damage to life, property, natural resources, and the local economy from such events; and

WHEREAS, the City Commission further recognizes its responsibility to provide for the safety and welfare of its citizens by planning for the mitigation of these potential threats; and

WHEREAS, the State of Florida Division of Emergency Management has provided guidance and funding to the city of LaBelle through Hendry County for the development of a hazard mitigation plan; and

WHEREAS, the Local Mitigation Strategy is designed to be a process-oriented document with review and revision policies that allow the Local Mitigation Strategy to be changed to meet new or changing conditions, including hazard event frequency, perceived local needs and funding opportunities;

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

Section 1. The 2025 Revised Hendry County Local Mitigation Strategy, having been fully coordinated with all supporting departments, agencies, and all participating municipal governments is adopted as the plan for pursuing hazard mitigation activities and initiatives.

Section 2. The City Commission of LaBelle does hereby authorize the Public Works Superintendent and/or Finance Director to:

2.1 Continue as an active member of the Local Mitigation Strategy Committee to implement goals and pursue potential funding opportunities for mitigation projects.

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

PASSED AND ADOPTED by the City Commission of the City of LaBelle, Florida, on this 13th day of November, 2025.

Julie C. Wilkins, Mayor

ATTEST:

Tijauna Warner, MPA, MMC, Deputy City Clerk

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

Derek Rooney, City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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



PURE
Country
WAFC
100.5 • 92.5 • 105.1

Your Friends at WAFC have a great way for you to send your best wishes to your customers this holiday season with a personal touch.

Thank your customers, invite new customers in, and acknowledge your staff for their hard work with our **Seasons Greetings Special**. We will air twenty (20) 30 second holiday greetings on WAFC for your business for only **\$300**. Your best wishes for a wonderful holiday season will run between December 1st and New Years Eve!

Our production department can write and produce the perfect message for you at **no additional charge**. Availability is limited so reserve your **Seasons Greeting Special Today!**

Buy More Than One!

Number of Greetings _____ X \$300 = _____

Signature: _____

ACQUISITION OR DISPOSITION OF PROPERTY REPORT

TO: City of LaBelle

Department: Maint. Streets.

DATE 10-27-25

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:	New Holland ^{slaps} man	Disposal Date:	
Year:		Traded	Sold
Make:		Amount Realized	
Model #	TS110	Transferred:	Junked TS110
SERIAL/VIN#		Reason	Auction.
Cost/Value \$			
Date Acquired			
G/L Account #			

LOCATION Where is this equipment actually kept.

Signature _____
Property Guardian

ACQUISITION OR DISPOSITION OF PROPERTY REPORT

TO: City of LaBelle

Department: Maint / Streets.

DATE 10-27-25

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>Maint. Dept.</u>	Disposal Date:	
Year:	<u>2010</u>	Traded:	Sold
Make:	<u>Ford F150</u>	Amount Realized:	
Model #:		Transferred:	Junked
SERIAL/VIN:	<u>1FTMF1EW4AFC2649</u>	Reason:	<u>Auction</u>
Cost/Value \$:			
Date Acquired:			
G/L Account #:			

LOCATION Where is this equipment actually kept.

Signature _____
Property Custodian

ACQUISITION OR DISPOSITION OF PROPERTY REPORT

TO: City of LaBelle

Department: Maint/water.

DATE 10-27-25

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:	Disposal Date:
Year: 2007	Traded: Sold:
Make: Ford	Amount Realized:
Model#: Explorer.	Transferred: Junked:
SERIAL/VIN: 1FMEU73E07UB04884	reason: Auction
Cost/Value \$:	
Date Acquired:	
G/L Account #:	

LOCATION Where is this equipment actually kept.

Signature _____
Property Guardian

ACQUISITION OR DISPOSITION OF PROPERTY REPORT

TO: City of LaBelle

Department: Maint / Street

DATE 10-27-25

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:	Utility Vehicle.	Additions:	Deletions
Description:	Dump Cart	Disposal Date:	
Year:		Traded	Sold
Make:	Toro	Amount Realized	
Model#	01218	Transferred:	Junked
SERIAL/VIN#	230000119	Reason	Auction.
Cost/Value \$	Workman.		
Date Acquired			
G/L Account #			

LOCATION Where is this equipment actually kept.

Signature _____
Property Custodian



TEMPORARY USE & SPECIAL EVENT APPLICATION

CITY OF LABELLE, FLORIDA

APPLICATION NUMBER: TU20 - (Assigned by City)

DATE RECEIVED: 10/31/2025

1. SPECIFIC LOCATION OF SUBJECT PROPERTY AFFECTED BY THIS APPLICATION:

Tax Parcel I. D. #: 2294301010 0003-0010

Site Address: 100 Park Ave

City: Labelle State: FL Zip Code: 33935

2. APPLICANT: Labelle Downtown Revitalization Corporation (Person or entity conducting the use or event)

Mailing Address: P.O. Box 1844

City: Labelle State: FL Zip Code: 33976

Work Phone Number: 863-714-5371 Home Phone Number: N/a

Fax number: N/a Email: downtownlabelle@gmail.com

3. PROPERTY OWNER: City of LaBelle

Mailing Address: P.O. Box 458

City: Labelle State: FL Zip Code: 33976

Work Phone Number: 863-675-2872 Home Phone Number: N/a

Email: Tiawarner@citylabelle.com

NOTE: The application must include all pertinent information (Name, address, phone numbers, etc.) for all owners of land affected by this application. If the space provided above is not sufficient to list all of the

owners then, the additional information must be provided on a separate sheet(s). If property is owned by the City of LaBelle, please list that as owner.

4. **APPLICANT'S REQUEST (Proposed Temporary Use/Event Information.):**

Smoke under the oaks Rib Fest
 Will any roads need to be closed down for the event? Yes, DeSoto, Lee, Park
 Will there be alcohol served at the event? By whom? yes by LDRC
Please note, use of alcohol will need to be approved by the City Commission
 How many people are expected to attend the event? 1500
 Event Date: 01/10/26 Requested Event Hours: 11am-4pm

5. **THE FOLLOWING ITEMS ARE REQUIRED TO COMPLETE THE APPLICATION AND MUST BE ATTACHED: (please provide all needed information when submitting)**

6. **Completed Temporary Use Application Form (must include the following)**

- ☒ **Affidavit of Ownership and Agent Authorization:** The name of all parties having interest in the subject property and certification that the applicant is authorized to sign the application as owner or authorized agent.
- ☒ **Area Location Map:** The location of the subject property indicated on a Map or an aerial photograph. This map shall reference known major streets and geographic features with sufficient clarity as to be recognizable by the general public.
- ☒ **Legible Site Plan:** Drawing demonstrating right-of-way to be vacated on 8-1/2" x 11" paper with legible text showing all data pertinent to the proposed vacation, including **at least** the following:
 - Date of drawing
 - Scale
 - North arrow
 - Location of proposed uses
 - Location of existing structures
 - Location of access point(s) from adjacent roadways
 - Location of Parking areas
- ☒ **Letters of No Objection:** Letters from the following agencies:
 - HCSO-Lt. Allen Hudson-ahudson@hendrysheriff.org/863-674-5606
 - Hendry County EMS-Amy Stafford-amy.stafford@hendryfla.net/863-675-5220
 - City of LaBelle Fire Dept.-Chief Brent Stevens-bstevens@citylabelle.com 863-675-1537

****Events with an expected attendance of 1,000+ people will require an Emergency Action Plan****

Application Fee: Check made payable to "City of LaBelle" with fee per adopted Fee Schedule.
 Fee Schedule available at citylabelle.com under the "Government" tab>"Forms and Applications"

APPLICANT SIGNATURE (Signed by person applying for permit)

Jerika Mungillo
 Applicant Name (Print)

Jerika Mungillo
 Applicant Signature



PARKING AVAILABLE AT FIRST BAPTIST CHURCH AND BARRON LIBRARY TOTAL OF
30 RIBS TEAMS/VENDORS WITHIN THE PARK BOUNDARIES





LaBelle Fire Department

Brent R Stevens

Fire Chief

280 S. Main Street LaBelle, Florida 33935

Station 863-675-1537

bstevens@citylabelle.com

October 27, 2025

To: City of LaBelle

From: Brent Stevens, Fire Chief

Re: LaBelle Downtown Revitalization

To Whom It May Concern,

This letter is to inform you that the LaBelle Fire Department does not have any objections to:

Smoke Under the Oaks Rib Fest

Saturday, January 10, 2026

4 am to 4 pm.

Attendance of Public 11:00 am - 4:00 pm Barron Park

5 hr. event. 11:00-16:00

1 inspection

Total \$620

The LaBelle Fire Department understands that the Smoke Under the Oaks event will have approximately 1500 in attendance. The organizer had determined, prior to the event, that the number of attendees had increased to over 1000 and had provided a comprehensive emergency action plan, which was accepted by the LaBelle Fire Department.

If you have any additional questions, please don't hesitate to contact me.

Fire Chief Brent R Stevens



STEVE WHIDDEN, SHERIFF

Prepared for:
Labelle Downtown Revitalization Corporation

Address:
8 Park Ave, LaBelle, FL 33935

Prepared by:
Lieutenant Allen Hudson
Hendry County Sheriff's Office

I am writing on behalf of the Hendry County Sheriff's Office to confirm our support for the upcoming "Smoke under the Oaks" event organized by the Labelle Downtown Revitalization Corporation.

Following a discussion with Jerika Mungillo, the Executive Director of the Labelle Downtown Revitalization Corporation, I am pleased to inform you that the Hendry County Sheriff's Office has no objections to the event. We are fully committed to ensuring its success. To guarantee the safety and smooth operation of the event, we will have our Agency's VIPs present, along with a Deputy from the City of Labelle to handle any calls for service that may arise.

The event is scheduled to commence on January 10, 2026, starting at 11:00 am and concluding at 4:00 pm. The cooking process will commence at approximately 4:00 am by the designated cooks. The event will take place at Barron Park in Labelle, including the surrounding roadways.

Should you have any questions or concerns regarding the event or its security arrangements, please do not hesitate to contact me at either of the numbers provided below. Thank you for your attention to this matter, and we look forward to a successful and enjoyable "Smoke under the Oaks" event.

Lieutenant Allen Hudson
West District Road Patrol Commander
ahudson@hendrysheriff.org
Office: 863-674-5606
Cell: 863-673-1984



Hendry County Public Safety

PO Box 1760

LaBelle, Florida 33975-1760

Phone (863) 674-5412

Fax (863) 612-0723

AMY STAFFORD
OPERATIONS CHIEF
AMY.STAFFORD@HENDRYFLA.NET

SHEILA SHELTRA
EMS COORDINATOR
SHEILA.SHELTRA@HENDRYFLA.NET

DR. T. WEBER, M.D.
MEDICAL DIRECTOR

October 29, 2025

To Whom it May Concern

I have been contacted by LaBelle Downtown Revitalization Corporation regarding Smoke Under the Oaks planned for January 10th, 2026 at Barron Park. Hendry County EMS has no objection to the event and this will not require special coverage. If you have any questions please feel free to contact me.

Sincerely,

Amy M. Stafford
Hendry County Public Safety
EMS/Fire Operations Chief
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CITY OF LABELLE, FLORIDA
Planning Staff Report
for
Mobile Food Vending Ordinance

TYPE OF CASE: Land Development Code Amendment

STAFF REVIEWER: Patty Kulak

DATE: November 14, 2025

APPLICANT: City of LaBelle City Commission

AGENT: City of LaBelle City Commission

REQUEST: Amend the City of LaBelle Land Development Code to amend the standards for mobile food vending

LOCATION: City-wide

PROPERTY SIZE: N/A

REVISIONS SINCE LPA:

The revised draft ordinance incorporates feedback from the City Commission and staff to clarify the permitting process and strengthen enforceability. The term “Conditional Accessory Use Authorization (CAUA)” was introduced to formally define the new administrative approval process for food trucks, replacing the previous Special Exception requirement. The ordinance now specifies eligible zoning districts, detailed submittal requirements, and clearer review and enforcement procedures under Chapter 162, Florida Statutes. Additional edits clarify that no separate municipal license is required for state-licensed mobile food dispensing vehicles, limit the number of food trucks to one per site, and reinforce location, spacing, and operational standards such as hours of operation, signage, trash removal, and prohibition of alcohol or amplified music. Collectively, these revisions simplify the process for applicants while maintaining oversight and consistency with the City’s land development regulations.

STAFF NARRATIVE:

The City of LaBelle City Commission requested that Staff prepare an ordinance providing amendments to the standards for mobile food vending, more commonly known as food trucks. The current regulations require a Special Exception to establish a food truck use on a property, unless the use is otherwise allowed by a Planned Unit Development zoning district.

A Special Exception requires a minimum application fee of \$1,500 and creates uncertainty for Applicants due to the public hearing process.

Food trucks continue to be a highly demanded use in the City and creates opportunities for restauranteurs to start a food-based business without the upfront capital costs of establishing a “brick and mortar” restaurant. Food trucks also provide the public with diversity of food options.

The amendment as proposed is intended to provide a predictable permitting process that would allow for mobile food vending on non-residentially zoned properties throughout the City, while establishing meaningful regulations to ensure the food trucks do not detract from the local character, public viewsheds and functionality of the subject property as well as abutting rights-of-ways.

The following are the key changes proposed via this amendment:

- Move mobile food vending standards from Chapter 11 of the Code of Ordinances to the Supplementary Regulations Section in Chapter 4 of Land Development Code, as the standards directly relate to land development.
- Establishes an administrative permitting process to allow mobile food vendors to locate on a specified subject site. The process includes required materials to evaluate the appropriateness of the request including site plan, hours of operation, insurance coverage, application fee (to be established by the City Commission) and demonstration that the required agency permits have been obtained, such as health department authorization.
- Establishes limitations on allowable locations based upon the official Zoning Map, access and circulation, adequate parking, and distance separation from other food trucks to avoid proliferation of the use, particularly along the SR 80 and SR 29 corridors, where the highest demand to locate food trucks exists.
- Prohibits food trucks on residentially-zoned property and the Downtown Business District, except Barron Park, where food trucks can operate in accordance with the approved/vested Special Exception approval. Additionally, leniency for food trucks at clubhouses within residential communities has been included. This is allowed in numerous master-planned communities in Southwest Florida, such as Babcock Ranch, and can contribute to community-building and “sense of place”.
- Establishes numerous operating standards to ensure the mobile food vending is functional, attractive and well-maintained. Standards address setbacks, on-site refuse/waste disposal, signage, hours of operation, and prohibition on alcohol consumption, outdoor seating areas and amplified music to avoid competition with “brick and mortar” restaurants, address compatibility, and preclude the need for additional longer-term parking.
- Establishes review criteria and process for addressing violations of these standards.

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 Mobile Food Vending Ordinance.

APPROVAL WITH MODIFICATION(S):

I make a motion to recommend approval of the proposed Mobile Food Vending Ordinance with the following changes:

- 1)

DENIAL:

I make a motion to recommend denial of the proposed Mobile Food Vending Ordinance.

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

- 1)

ORDINANCE
NUMBER 2025-03

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

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, Florida Statutes; and

WHEREAS, the City Commission desires to amend the regulations relating to the mobile vending in the City to allow for the expansion and incubation of local businesses, while ensuring protecting the character of the City and ensuring an attractive and functional built environment; and

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

WHEREAS, the proposed ordinance was properly advertised and has received public hearings before the Local Planning Agency on June 12, 2025, and before the City Commission on July 10, 2025 and August 14, 2025; 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 of Ordinances. Chapter 11, Licenses And Business Regulations, Article V - Street Vending, and the Land Development Code, Chapter

4, Article IV, Zoning, of the City of LaBelle is hereby amended as set forth in Exhibit A attached hereto.

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

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

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

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

PASSED AND DULY ADOPTED this ____ day of _____, 2025.

CITY COMMISSION OF THE CITY OF LABELLE,
FLORIDA

By: _____
Julie C. Wilkins, Mayor

ATTEST:

By: _____
Tijauna Warner, Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: _____
Derek Rooney, City Attorney

93	Vote:	AYE	NAY
94			
95	Mayor Wilkins	_____	_____
96	Commissioner Vargas	_____	_____
97	Commissioner Ratica	_____	_____
98	Commissioner Holland	_____	_____
99	Commissioner Spratt	_____	_____
100			

EXHIBIT A

THE LABELLE CODE

CHAPTER 11 - LICENSES AND BUSINESS REGULATIONS

ARTICLE V. STREET VENDING

Sec. 11-121. Purpose and intent.

The purpose of this article is to promote public interest and economic development opportunities for the City of LaBelle by providing for an active and attractive pedestrian environment while protecting the health, safety and welfare of its residents.

Vending operations as described in this article are not permitted on any publicly owned property including, but not limited to, sidewalks, rights of way or parks, except as provided for in section 11-124, Exemptions.

Sec. 11-122. Definitions.

Mobile vending cart. An accessory use, consisting of a portable stand and any related accessory appurtenances such as an awning, canopy, or seating, used for the retail sales of goods including, but not limited to, beverages, food, and flowers.

Mobile vending trailer. A mobile trailer operated by a vendor standing on or within the frame of the trailer.

Mobile vending vehicle. Same as above, only motorized.

Sidewalk vending. The peddling, vending, selling, displaying or offering for sale, any item of tangible personal property or other thing of value from a mobile vending cart, by a vendor, to persons on the public right of way, including sidewalks.

Street vending. The peddling, vending, selling, displaying or offering for sale, any item of tangible personal property or other thing of value from a mobile vending trailer or vehicle on the public rights of way, between the curblines, by a vendor, to persons on the sidewalk.

Vendor. Any person or entity that exhibits, displays, offers for sale or sells any food, beverages, goods, wares or merchandise from a mobile vending cart, mobile vending vehicle, or mobile vending trailer.

Sec. 11-123. Permits, application and insurance.

(a) *Special exception permit required.* It shall be unlawful for any person to engage in the business of vending without first obtaining a special exception approval by the city commission.

(1) A special exception issued under this section shall permit the applicant to conduct operations at the vendor site designated in the permit and only at this site.

(2) Every special exception shall be nonassignable and nontransferable.

(3) Proof of special exception approval shall be carried with the vendor when he/she is engaged in vending.

~~(4) If the vendor is engaged in the sale of food and beverage for human consumption, a certificate of health inspection shall also be properly and conspicuously displayed at all times during the operation of business.~~

~~(5) Expiration and renewal. The special exception shall require review and renewal by the city commission each year on the anniversary date of the issuance of the permit. Application for renewal must be received no later than the expiration date of the current permit. Any application received after that date shall be processed as a new application.~~

~~(b) Application. In addition to the criteria established in Appendix B, subsection 4-41(b), the special exception application must provide the following information:~~

~~(1) Name and description of the applicant;~~

~~(2) Contact information of the applicant;~~

~~(3) A brief description of the nature of the business and the goods to be sold;~~

~~(4) A certificate of health inspection, or other required inspection, if applicable;~~

~~(5) The proposed method of operation, length of time desired to do business, if a motorized vehicle is to be used, a description of such vehicle, including license number and other means of identification;~~

~~(6) The place where the goods are to be sold, to include the physical location of the vending vehicle;~~

~~(7) Proposed hours of operation; and~~

~~(8) Payment of application fees.~~

~~(c) Insurance.~~

~~(1) Prior to operation, vendors shall obtain any necessary licenses, permits and tax information from appropriate governmental agencies.~~

~~(2) Vendor applicants shall be required to maintain in full force and effect, comprehensive general liability insurance with liability limits of not less than five hundred thousand dollars (\$500,000.00) for the term of the permit.~~

~~(3) Vendors that are engaged in low-risk endeavors such as advertising or advocacy, involving no physical equipment, displays or distribution of ingestible/inhalable items, shall be permitted to sign a hold harmless agreement in lieu of meeting the insurance requirements above. The city attorney shall make a determination if the hold harmless agreement is sufficient based on information supplied by the applicant.~~

~~(4) Once the permit is issued, the applicant has an affirmative duty to maintain all applicable licenses and certifications and to notify the city in writing of any material change in the information provided by the applicant in the original application.~~

~~(5) The applicant shall immediately notify the city of a lapse in insurance coverage.~~

Sec. 11-124. Exemptions.

~~(a) The provisions of this article do not apply to the following:~~

~~(1) Goods, wares or merchandise temporarily deposited on the sidewalk in the ordinary course of delivery, shipment or transfer.~~

~~(2) The placing and maintenance of unattended stands or sales devices for the sale, display or offering for sale of newspapers, magazines, periodicals and paperbound books.~~

~~(3) Special events authorized by a temporary use permit by the city in accordance with section 4-83 of the Land Development Code.~~

~~(4) The distribution of free samples of goods, wares and merchandise by any individual from his person.~~

~~(b) *Claims of exemption.* Any person claiming to be legally exempt from the regulations set forth in this article shall demonstrate the statute or legal authority under which the exemption is claimed and shall provide to the city proof of qualification of such exemption.~~

~~Sec. 11-125. General restrictions.~~

~~(a) *Size restrictions.*~~

~~(1) *Mobile vending cart/handcart/pushcart.* Dimensions shall not exceed five (5) feet in width, nine (9) feet in length, seven (7) feet in height (exclusive of canopies or umbrellas), and must be able to be pushed by one (1) person.~~

~~(2) *Mobile vending trailer/stand/vehicle.* Dimensions shall not exceed sixteen (16) feet in length and eight (8) feet in height.~~

~~(b) *Location restrictions.* No vendor shall be permitted to operate in the following locations:~~

~~(1) Within an R (residential) zoning district;~~

~~(2) Within twenty (20) feet of any street intersection or pedestrian crosswalk;~~

~~(3) Within fifteen (15) feet of any driveway, loading zone or bus stop;~~

~~(4) Within fifteen (15) feet of a building entrance;~~

~~(5) On the median strip of a divided roadway;~~

~~(6) Against display windows of a fixed-location business;~~

~~(7) Any area within one hundred (100) feet of a hospital, college, elementary school, middle school or high school;~~

~~(8) Within twenty (20) feet of any fire hydrant or fire escape; or~~

~~(9) Within ten (10) feet of any parking space or access ramp designed for persons with disabilities.~~

~~(c) *Hours of operation.* Hours of operation shall be limited to between the hours of 6:00 a.m. to 9:00 p.m., unless otherwise restricted by special exception.~~

~~Sec. 11-126. Littering and trash removal.~~

~~(1) Vendors shall be responsible for keeping sidewalks within fifteen (15) feet of their stands clean of all trash generated by their vending operations.~~

- (2) ~~Vendors must take with them at the end of each day, all trash, litter, garbage, refuse and waste generated by their vending operations. No vendor may use any public receptacle or receptacle on private property without the express permission of the property owner.~~

~~Sec. 11-127. Prohibited conduct.~~

- (a) ~~No vendor shall:~~

- ~~(1) Unduly obstruct pedestrian or motor vehicle traffic flow, except for up to ten (10) minutes to load/unload vending stations and/or merchandise;~~
- ~~(2) Obstruct traffic signals or regulatory signs;~~
- ~~(3) Leave any stand unattended at any time;~~
- ~~(4) Connect to utility services without the express permission of the property owner;~~
- ~~(5) Provide off-cart signage; and~~
- ~~(6) [Make] excessive noise as described and enforced in chapter 12, article II, division I, of the Code of Ordinances.~~

- (b) ~~Vendors shall be limited to the display or sale of products or services as specified by their special exception approval.~~

~~Sec. 11-128. Suspension and revocation of permit.~~

- (a) ~~[Reasons for suspension or revocation.] In addition to the penalties punishable as set forth in the City of LaBelle Code of Ordinances, any permit issued under these regulations may be suspended or revoked for any of the following reasons:~~

- ~~(1) Fraud, misrepresentation, or knowingly making a false statement contained in the application, presented at the special exception public hearing, or presented in the course of carrying on the business of vending;~~
- ~~(2) Conducting the business of vending in any manner contrary to the conditions of the permit;~~
- ~~(3) Conducting the business of vending in such a manner as to create a public nuisance, cause a breach of the peace, constitute danger to public health, safety, welfare or morals, or interfere with the rights of property owners; or~~
- ~~(4) Cancellation of health department authorization for food or beverage vending.~~

~~The vendor's cart/trailer/vehicle may be impounded by code enforcement if the vendor is found to be operating without a permit.~~

- (b) ~~Notification of suspension or revocation. Code enforcement may conduct site checks to determine if vendors are in compliance with the Code. Upon inspection, vendors will be issued a site check notification letter which indicates specific violations. Vendors will be given five (5) working days to correct cited violations. If the violation is not corrected within the five (5) days, the permit may be revoked by code enforcement.~~

- (c) ~~Appeal process. A vendor may appeal the revocation to the city council within thirty (30) days. The city council's decision will be deemed final. An appeal of the city council's final decision may be filed in a court of competent jurisdiction as an appeal of a final order.~~

APPENDIX B - LAND DEVELOPMENT CODE

CHAPTER 4 - ZONING

ARTICLE V. - SUPPLEMENTARY DISTRICT REGULATIONS

Sec. 4-78 through Sec. 4-91. [NO CHANGES]

Sec. 4-92. Mobile Food Vending.

Sec. 4-92.1. Intent and applicability.

- (a) The City of LaBelle recognizes that the use of mobile food vending, commonly referred to as “food trucks”, is temporary and mobile in nature. These regulations are intended to define the appropriate locations and minimum required development standards for a site to be permitted for mobile food vendors. The standards established in these regulations are intended to allow mobile food vendors to operate while mitigating impacts to the site in which they operate and adjacent properties and rights-of-way. These regulations do not address mobile food carts, or mobile vendors that visit sites to temporarily vend for a period of minutes and not days or hours (i.e. ice cream trucks, construction or work site vendors). These vehicles are permitted by other agencies and cannot operate in the same manner as a mobile food vendor.
- (b) No mobile food vendor location is permitted without an approved administrative permit from the City. Such a permit may only address the location and operational standards relating to the location. Food vendors are required to provide evidence of all applicable inspections and permits with the City required by other governmental agencies, and which are not regulated through this Section.
- (c) Property owners that have a Special Exception approved by the City Commission for mobile food vending permitted before August 14 2025, may continue to have a mobile food vendor on that site for the duration authorized by the Special Exception resolution.
- (d) Exemptions. The provisions of this Section do not apply to the following:
 - i. Goods, wares or merchandise temporarily deposited on the sidewalk in the ordinary course of delivery, shipment or transfer.
 - ii. The placing and maintenance of unattended stands or sales devices for the sale, display or offering for sale of newspapers, magazines, periodicals and paperbound books.
 - iii. Special events authorized by a temporary use permit by the City in accordance with Section 4-83 of the Land Development Code.

Sec. 4-92.2. Definitions.

The following words, terms and phrases, when used in this subdivision, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Commissary means an approved facility that provides support services for specific required functions of a mobile food vendor, including, but not limited to, mobile food vehicles and mobile food carts. Any food establishment permitted or licensed by a regulatory agency, such as a catering operation, restaurant, grocery store or similar establishment or any otherwise approved facility by FDACS in which food, containers, or supplies are kept, handled, prepared, packaged or stored can be considered for approval as a commissary. When not required at the mobile food establishment, commissaries may provide a three (3) compartment sink for washing, rinsing and sanitization of equipment/utensils in addition to hand wash and rest room facilities. Services required of the commissary will be based on the food sold and the mobile food establishment type and capabilities. A private residence may not be used as a commissary (See Chapter 500, Florida Statutes).

Conditional Accessory Use Authorization or (CAUA) means an administratively approved location for a mobile food vendor under this Article.

Food stand means a temporary, non-motorized food unit with limited infrastructure, which serves food and/or beverage intended for immediate consumption and does not provide indoor seating.

Mobile food cart means any non-motorized mobile food unit with limited infrastructure, which serves food and/or beverages intended for immediate consumption. Mobile food carts may not exceed six (6) feet in length, three (3) feet in width (exclusive of wheels), or four (4) feet in height (exclusive of wheels and umbrellas), and must be able to be pushed by one (1) person.

Mobile food vehicle means a motorized mobile food unit commonly referred to as a food truck, which may be self-sufficient in terms of potable water, sanitary sewer and electric utilities, and generally consists of an enclosed truck, trailer or similar vehicle, where food may be stored, prepared, cooked, and/or served. An open bed truck, van or converted automobile is not considered a mobile food vehicle and is not eligible for a mobile food vending permit pursuant to this division. Dimensions shall not exceed sixteen (16) feet in length and eight (8) feet in height.

Mobile food vendor means any person or business selling foods other than fresh fruits or vegetables from a mobile food vehicle, mobile food cart or food stand.

Sec. 4-92.3. Conditional Accessory Use Authorization required.

(a) No mobile food vendor shall be permitted to operate within the City unless a Conditional Accessory Use Authorization (CAUA) has been obtained for the proposed location upon which the vendor will operate, and subject to the following:

- i. A CAUA issued under this section shall authorize the applicant to conduct operations at the vendor site designated in the CAUA, and only at this site.
- ii. Any vendor engaged in the sale of food and beverage for human consumption, a certificate of health inspection shall also be properly and conspicuously displayed at all times during the operation of business.
- iii. Nothing in this ordinance shall be construed as requiring a separate municipal license for a mobile food dispensing vehicle licensed by the Division of Hotels and Restaurants pursuant to §509.102, Florida Statutes.

(b) CAUA submittal requirements:

- 1) Completed application form provided by the City.

- 2) Signed authorization from the property owner or authorized representative.
- 3) Proof of insurance for the property, issued by an insurance company that is licensed to do business in the state.
- 4) Site plan, approved development order, or master concept plan with dimensions and infrastructure identified, including the proposed location of the mobile food vendor in relation to property lines. The plan must depict the location of all sidewalks, driveways/access points to the site, rights-of-way, parking areas, trash receptable placement, and entry location to the principal building(s) on the site.
- 5) If required parking spaces are to be utilized, the application must provide the times principal businesses use those spaces, and the proposed times the spaces would be used for mobile food vending.
- 6) A brief description of the nature of the business and the goods to be sold;
- 7) Operational Plan including days and hours of operation, method of power (generator only; no City utilities), and plan for daily removal of the vehicle and all equipment and;
- 8) Payment of application fees.

If a CAUA holder is found to operating inconsistent with the standards of this Article the City may enforce compliance through Chapter 162, Florida Statutes, or other lawful code enforcement procedures.

Sec. 4-92.4. General locational standards.

- (a) The following standards apply to the general location and siting of mobile food vending on a property:
 - i. Eligible sites must be zoned B-2, B-3, I-1A, I-2 or non-residential portions of a PUD zoning district.
 - ii. Locations must not interfere with vehicular access, multi-modal and pedestrian access such as sidewalks, and access ways.
 - iii. This use cannot be located in a required parking space or driveway, unless it is specifically demonstrated the parking or driveway is not used during the time and/or days the mobile food vendor location is permitted.
 - iv. This use must be located on property or within a development with completed infrastructure improvements, and not on a vacant lot or the site of an abandoned/permanently closed principal business.
 - v. All mobile food vendors shall be located in areas and in a manner that they do not create an adverse view or vista. More specifically, the food truck or anything associated with its operation shall block the view of signs or vehicular or multi-modal access ways.
 - vi. A mobile food vending permit cannot be approved on abutting property, or within 250 feet of another permitted location for mobile food vending, whichever is more stringent.

Sec. 4-92.5. Prohibited locations.

- (a) Mobile food vending is expressly prohibited on all parcels within a residential zoning district or parcels with existing residential uses, except as authorized under this Code pursuant to the special event or temporary use permit. Notwithstanding, mobile food vending may also be authorized at clubhouse or other portion of a residential

community separate from the residences with the authorization of the homeowners association.

- (b) Mobile food vending is prohibited within the Downtown Business District on the official Zoning Map, except as authorized in LDC Section 4-83 and under this Code pursuant to a special event or temporary use permit, or a Special Exception approved by the City Commission in accordance with LDC Section 3-21.

Sec. 4-92.6. General operational standards.

- (a) The following standards apply to the general operations of the mobile food vending use:
- i. No more than one (1) mobile food vendor can be permitted on a single site. For purposes of this specific requirement, a site includes an entire commercial development as delineated on the site construction permit, even if that development consists of more than one parcel.
 - ii. The mobile food vending vehicle must be removed from the site when not operational. In no case shall hours of operation exceed 7 a.m. to 10 p.m., Monday through Thursday, and 10 a.m. to 8 p.m. on Sundays.
 - iii. The mobile food vending vehicle, cart or stand must adhere to all principal structure setbacks of the underlying zoning district, and any overlay districts, where applicable.
 - iv. Advertising signs may be permitted upon the mobile food vending vehicle, cart or food stand, but there will not be additional signage installed in any other location, except for one (1) A-frame or sandwich board sign, limited to ten (10) square feet, and only displayed when the mobile food vendor is on-site.
 - v. The mobile food vending vehicle, cart or food stand must be removed at the end of permitted operating hours on a daily basis.
 - vi. Vendors shall be responsible for keeping sidewalks within fifteen (15) feet of their stands clean of all trash generated by their vending operations. Vendors must take with them at the end of each day, all trash, litter, garbage, refuse and waste generated by their vending operations. No vendor may use any public receptacle or receptacle on private property without the express permission of the property owner.
 - vii. No piped/amplified music is permitted from the mobile food vending vehicle, cart or food stand or associated speakers.
 - viii. No outdoor seating ancillary to the mobile food vending operation is permitted.
 - ix. Alcohol shall not be sold or consumed from a mobile food vendor.

Sec. 4-92.7. Review criteria.

- (a) The Planning and Zoning Official shall not issue an CAUA for mobile food vending unless the application demonstrates in addition to the general and locational standards that the following criteria are met:
- i. The use does not impact safe traffic ingress and egress to the site, and internal to the site, including pedestrian traffic.

- 416 ii. The use will not cause visual blight to the abutting properties and rights-of-
417 way.
- 418 iii. The use will be compatible with abutting properties.
- 419 iv. The use meets all operational, separation and locational criteria set forth
420 herein.
- 421 v. The location of the use and operations will not negatively impact public
422 health, safety or welfare.
- 423