

# CITY OF LABELLE



## AGENDA

**Local Planning Agency Meeting**  
Thursday, December 12, 2024, at 5:30 PM

LaBelle Commission Chambers  
481 West Hickpochee Ave  
LaBelle, FL 33975

### **CITY COMMISSION:**

Julie C. Wilkins., Mayor  
Daniel Akin, Commissioner  
Jackie Ratica, Commissioner  
Bobbie Spratt, Commissioner  
Hugo Vargas, Commissioner

### **ADMINISTRATION:**

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

## Agenda

1. **Call to Order**
2. **Invocation and Pledge of Allegiance**
3. **Roll Call**
4. **New Business**
  - A. **Direction of Review of South LaBelle Village Amendment**
5. **Adjournment**

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### Meeting Records Request

Any person requesting the appeal of a decision of the Planning Agency 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.

### 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)

1. Submittal rev date \_\_\_\_\_ C.C. \_\_\_\_\_


2. Legal Department: Date \_\_\_\_\_ Atty \_\_\_\_\_

3. Planning: date \_\_\_\_\_ Plnr \_\_\_\_\_



# COMPREHENSIVE PLAN AMENDMENT PETITION

Date Received: 10/10/2024		File No. CPA-200 - _____
Petitioner: L8, LLC c/o Scott Lyons		
Address: 15930 GLENISLE WAY FORT MYERS, FL 33912		
Telephone: (239) 340-0993	Fax: _____	Email: scott@tomahawkconstruction.com
Agent for Petitioner: Same as Applicant		
Address: Same as Applicant		
Telephone: _____	Fax: _____	Email: _____
Address/Location of Subject Property: East of SR 80; South of Helms Road; west of SR 29		
STRAP Number of Subject Property: Multiple - See Attached		
Legal Description: See Attached		
Total Property Acreage: 5,200 AC	Total Acreage of Amendment Request: 5,200 AC	Current Use of Property: Agriculture
Existing Future Land Use Designation: South LaBelle Community		
Requested Future Land Use Designation: South LaBelle Community		
Existing Zoning Designation: AG; PUD		

The applicant is of the opinion that the proposed land use designation would be appropriate for the above referenced property and finds that the request is consistent with the following Comprehensive Plan policies (identify the Comprehensive Plan policies and include an explanation as to how the request is consistent with these policies):	
Policies: See attached narrative	
Signature of Owner: 	Signature of Petitioner:
Printed Name Scott Lyons	Printed Name
Date: 10/9/2024	Date:
Signature of Equitable Owner (if applicable)(attach add'l. sheet if necessary):	
Printed Name	Date:

**NOTE: IF THE PETITIONER WISHES TO BE REPRESENTED BY AN AGENT, THE POWER OF ATTORNEY ON THE FOLLOWING PAGE MUST BE PROPERLY EXECUTED. IF DRAWINGS PREPARED BY AN ARCHITECTURAL, ENGINEERING OR OTHER FIRM ARE SUBMITTED, THE FIRM MUST EXECUTE THE ATTACHED PERMISSION TO REPRODUCE.**

**CONFIRMATION OF OWNERSHIP BY OWNER; AND  
AUTHORIZATION FOR AGENT OR PETITIONER (WHEN A DIFFERENT ENTITY)**

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of the record of property commonly known as South LaBelle Community and legally described in Exhibit A attached hereto.

The property described herein is the subject of a Comprehensive Plan Amendment. We hereby designate Scott Lyons as the legal representative of the property in the course of seeking approval of this application. This representative will remain the only entity to authorize development activity until such time as anew or amended authorization is delivered to the City.

  
Owner Signature

Scott Lyons  
Printed Name

L8, LLC  
Name of owner entity if a corporation, L.L.C., partnership, trust

Manager  
Representative capacity of person signing: President or Vice President of Corporation, Managing Member of L.L.C., General Partner, Trustee


\_\_\_\_\_  
Address of Owner

STATE OF FLORIDA )

COUNTY OF Lee )

Sworn to (or affirmed) and subscribed before me this 24<sup>th</sup> day of October, 2024, by Scott Lyons

(\_\_\_\_\_) capacity if applicable personally known to me or produced \_\_\_\_\_ as identification.

  
Notary Public  
Notary Public – State of Florida

My commission expires Feb. 10, 2026

Meagan M Sprague  
Name typed, stamped or printed



**AFFIDAVIT OF OWNERSHIP, DELEGATION OF AUTHORITY TO REPRESENT, LIMITED POWER OF ATTORNEY, AND AUTHORITY TO REPRODUCE**

I, Scott Lyons, the undersigned do hereby swear, affirm and certify that I am the fee simple title holder/owner or authorized representative of the fee simple title holder/owner of the real property described in Exhibit "A" attached hereto and incorporated herein, "the owner".

Further, I do hereby swear, affirm and certify that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief.

Further, I, Scott Lyons, as owner of the property herein, do hereby appoint N/A as my true and lawful attorney, for the limited purpose of executing this application and representing my interests with regard to this application in all: City of LaBelle staff meetings; correspondence; conversations; and, at all public meetings with regard thereto, as necessary to facilitate this application in my name, place and stead.

Further I, as owner of the real property described herein, do hereby grant the City of LaBelle permission to reproduce all or a portion of all plans, drawings, etc., submitted in connection with the foregoing petition.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

[Signature] Date: 10/24/24  
Signature of owner or authorized agent

Scott Lyons

Print or type name of person signing above

L8, LLC

Name of owner/agent entity if a corporation, L.L.C., partnership, or trust

Manager

Representative capacity of person signing Affidavit:  
President of Vice President of Corporation  
Managing Member of L.L.C.  
General Partner  
Trustee

STATE OF FLORIDA )

COUNTY OF Lee )

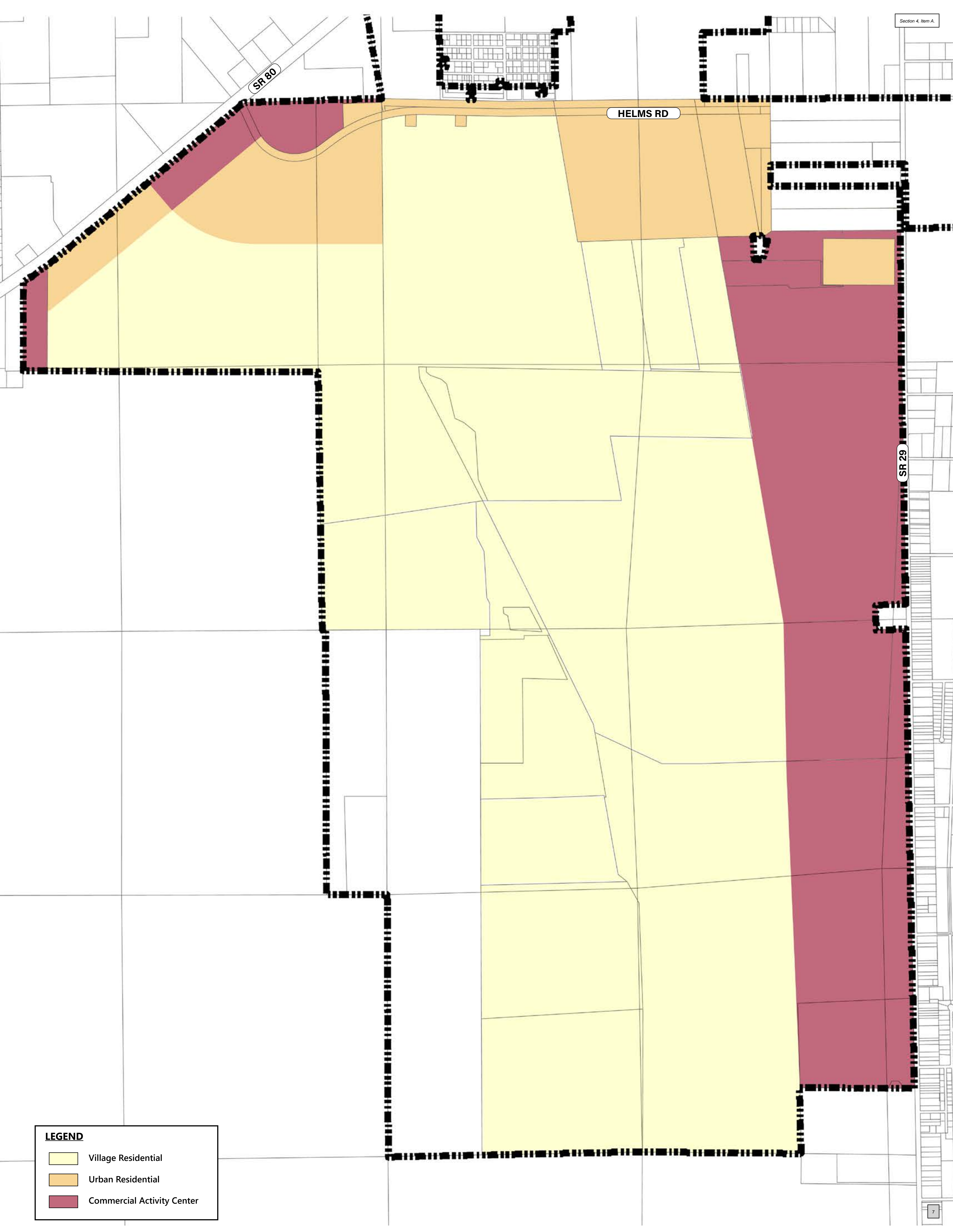
The foregoing instrument was acknowledged before me this 24th day of October, 2024, by Scott Lyons who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

[Signature]  
Notary Public  
Meagan M Sprague  
Print or type name  
My Commission Expires: Feb. 10, 2026



Signature \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_





**LEGEND**

- Village Residential
- Urban Residential
- Commercial Activity Center

Figure 1-1: South LaBelle Community Conceptual Land Use Map

