

CITY OF LABELLE



AGENDA

Regular Commission Meeting

Thursday, January 08, 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. Bridge Financing for Capital Improvement Grants
 - B. Drawbridge Painting - Clay Patterson Baird
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 December Check Register**
 - B. **Approval of Minutes:**
 - December 11, 2025 City Commission Comprehensive Plan Workshop
 - December 11, 2025 Local Planning Agency Meeting
 - December 11, 2025 City Commission Meeting
 - C. **Approval of Staff Reports:**
 - Fire Department- Chief Brent Stevens
 - Building- Mark Lynch
 - Code Enforcement- Zane Mungillo
 - D. RFQ/RFP 2025-01 Design-Build Services for the LaBelle Animal Control Shelter Phase One Shortlist
 - E. Recommendation of Award – ITB 2025-02 Helms Road Water Main Extension
 - F. RFQ 2024-03 CPH Change Order No. 3
 - G. RESOLUTION 2026-03 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, APPROVING THE CITY OF LABELLE'S PUBLIC RECORDS REQUEST POLICY AS SET FORTH IN EXHIBIT "A" HERETO; PROVIDING AN EFFECTIVE DATE.
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. Swamp Cabbage Special Use & Temporary Events Application
 - B. RESIDENCE AT GRAND OAKS TREE REMOVAL PERMIT
8. **Public Hearings and/or Ordinances**

- A.** RESOLUTION 2026-01 A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR A SPECIAL EXCEPTION TO ALLOW FOR A RELIGIOUS ASSEMBLY/CHURCH IN THE BUSINESS PROFESSIONAL (B-1) ZONING DISTRICT FOR THE SUBJECT PROPERTY LOCATED IMMEDIATELY NORTH OF JAYCEE LIONS DRIVE AND 600 FEET WEST OF S. MAIN STREET; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
- B.** RESOLUTION 2026-02 A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR A VARIANCE FROM THE RESIDENTIAL NEIGHBORHOOD URBAN (RNU) ZONING DISTRICT DEVELOPMENT REGULATIONS ESTABLISHED IN THE LAND DEVELOPMENT CODE SECTION 4-76(A) THAT REQUIRES AN ACCESSORY REAR SETBACK OF 5 FEET AND SIDE SETBACK OF 10 FEET; TO ALLOW FOR A 3-FOOT REAR YARD SETBACK AND A 5-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE AT THE SUBJECT PROPERTY LOCATED AT 950 W. LINCOLN AVENUE; IN THE CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

9. Public Comment on Non-Agenda Items

(Limited to 3 minutes per person)

10. City Related Business by Commissioners

11. Adjournment

Upcoming Meetings:

February 3, 2026 City Commission Comprehensive Plan Workshop Continuation

February 12, 2026 LPA & City Commission Meeting

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

City of Labelle Office Closures:

January 19, 2026 Martin Luther King Day

February 16, 2026 Presidents' 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

Regular Commission Meeting
January 08, 2026

request with five (5) days advance notice of any meeting, by contacting Deputy City Clerk Tijauna Warner at LaBelle City Hall, 481 W. Hickpochee Avenue, LaBelle, Florida. Phone No. 863-675-2872. Hearing Assistance: If hearing impaired, contact Florida Relay at 800-955-8771 (TDD) or 800-955-8770 (Voice), for assistance. (Reference: Florida Statute 286.26)



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

To: Honorable Mayor and City Commission

Prepared By: Lilly Davenport

Date of Meeting: January 8, 2026

Date Submitted: December 29, 2025

Title of Agenda Item: Bridge Financing for Capital Improvement Grants

Agenda Location: (Refer to Mayor)

Report in brief: Requesting Commission approval to engage financial professionals and bond counsel to procure bridge financing for grant-funded capital improvement projects.

Staff Comments: The City has multiple grant-funded water and sewer improvement projects underway. However, there are insufficient cash reserves available to pay for these projects, which often take 90-120 days to obtain grant reimbursement once submitted. Several projects are beginning construction, which will accelerate the pace of spending and further strain City resources. A revolving line of credit is recommended to bridge the gap between payment of project costs and eventual grant reimbursement. As of 12/29/2025, the outstanding receivable for the Utility funds is \$5.047M, which has put operating income at risk. Due to the relative complexity of the financing, and insufficient staff capacity, financial and legal professional support is needed. This will ensure that the City receives the best terms on financing and comply with existing loan and grant requirements.

Fiscal Impact: TBD – See attached engagement letter(s) for professional support. Actual cost will depend on the amount of financing needed. City staff are working with Woodard and Curran to determine the maximum credit line needed to ensure adequate liquidity over the life of the projects. A full projection of costs and financing needs will be available for the Commission meeting. The bulk of the professional fees will be paid at loan closing from loan proceeds.

Recommended Actions: Approve the engagement of financial professionals and bond counsel to procure bridge financing for grant-funded capital improvement projects.

NOTE: ARPA FUNDING RECEIVED IN FY2022 AND IS BEING USED TO PAY FOR ARPA PROJECTS. REMAINING PROJECTS SUBJECT TO GRANT REIMBURSEMENT.

UTILITY FUNDS

ACCOUNTS RECEIVABLE OTHER 041-115-1100

| Funder | Description | Beginning | Expenditures/Rev | Released from Def | Received/Applied | Ending AR |
|------------|---|---------------------|-------------------|-------------------|---------------------|-------------------|
| | | | Accrued | Rev | | |
| ARPA | ARPA_W&C Engineering/O&M Support of Misc. | - | 5,625.00 | (5,625.00) | | - |
| SAHFI | DW26039 - Drinking water Suppl Appr | 737,210.00 | 178,820.00 | | (737,210.00) | 178,820.00 |
| DEP | L0059_SR 80 WATER MAIN LOOP | 42,271.60 | 45,622.00 | | | 87,893.60 |
| DEP | DEP LPA0312 - Master Plans | 561,960.59 | - | | | 561,960.59 |
| DEP | LPA0555_Helms Rd Water Main/DW Improv (TetraTech) | | - | | | - |
| 041 | Water total | 1,341,442.19 | 230,067.00 | (5,625.00) | (737,210.00) | 828,674.19 |

ACCOUNTS RECEIVABLE OTHER 042-115-1100

| Funder | Description | Beginning | Expenditures/Rev | Released from Def | Received/Applied | Ending AR |
|------------|---|---------------------|---------------------|---------------------|--------------------|---------------------|
| | | | Accrued | Rev | | |
| ARPA | ARPA_W&C Engineering/O&M Support of Misc. | - | 5,625.00 | (5,625.00) | | - |
| ARPA | ARPA - RCM Water System Impr | - | 162,516.60 | (162,516.60) | | - |
| DEP | DEP LPA0312 - Master Plans | 154,588.28 | - | | | 154,588.28 |
| DEP | DEP LPA0313 - Emergency Upgrades | 2,072,017.14 | 821,800.28 | | | 2,893,817.42 |
| DEP | LPQ002 - Zone B | 102,598.75 | - | | | 102,598.75 |
| DEP | QG004_NEW WPCF Design | 600,000.00 | 117,000.00 | | | 717,000.00 |
| DEP | WG041 - WWTP Zones G, H, I | 261,340.00 | 11,086.00 | | (68,240.00) | 204,186.00 |
| SAHFI | WW26038 SAHFI CLEAN WATER/WASTEWATER | 29,000.00 | 117,000.00 | | | 146,000.00 |
| 042 | Sewer total | 3,219,544.17 | 1,235,027.88 | (168,141.60) | (68,240.00) | 4,218,190.45 |

| | | | | | | |
|----------------------|--|---------------------|---------------------|---------------------|---------------------|---------------------|
| UTILITY TOTAL | | 4,560,986.36 | 1,465,094.88 | (173,766.60) | (805,450.00) | 5,046,864.64 |
|----------------------|--|---------------------|---------------------|---------------------|---------------------|---------------------|



December 18, 2025

Lilly Davenport
Finance Director
City of LaBelle
481 West Hickpochee Avenue
LaBelle, FL 33935

Dear Ms. Davenport:



300 S. Orange Ave
Suite 1170
Orlando, FL 32801
407.648.2208

pfm.com

The purpose of this letter (this "Engagement Letter") is to confirm and memorialize our agreement that PFM Financial Advisors LLC ("PFM") will act as financial advisor to the City of LaBelle, Florida (the "Client" or the "City"), providing strategic consulting and assistance in the issuing of Series 2025 Utility System Loan or Line of Credit. PFM will provide services as applicable and set forth in **Exhibit A** to this Engagement Letter. Any material changes in or additions to the scope of services described in **Exhibit A** shall be promptly reflected in a written supplement or amendment to this Engagement Letter. Upon request of Client, PFM or an affiliate of PFM may agree to additional services to be provided by PFM or an affiliate of PFM, by a separate agreement between the Client and PFM or its respective affiliate.

MSRB Rule G-42 requires that municipal advisors make written disclosures to its Clients of all material conflicts of interest and certain legal or disciplinary events. Such disclosures are provided in PFM's Disclosure Statement delivered to Client together with this Engagement Letter.

PFM is a registered municipal advisor with the Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. If Client has designated PFM as its independent registered municipal advisor ("IRMA") for purposes of SEC Rule 15Ba1-1(d)(3)(vi) (the "IRMA exemption"), then services provided pursuant to such designation shall be the services described in **Exhibit A** hereto, subject to any limitations described thereon. PFM shall not be responsible for, or have any liability in connection with, verifying that PFM is independent from any other party seeking to rely on the IRMA exemption (as such independent status is required pursuant to the IRMA exemption, as interpreted from time to time by the SEC). Client acknowledges and agrees that any reference to PFM, its personnel and its role as IRMA, including in the written representation of Client required under SEC Rule 15Ba1-1(d)(3)(vi)(B) shall be subject to prior approval by PFM. Client further agrees not to represent that PFM is Client's IRMA with respect to any aspect of a municipal securities issuance or municipal financial product, outside of the scope of services without PFM's prior written consent.



For the services described in **Exhibit A**, PFM's professional fees will be paid as provided in **Exhibit B**. In addition to fees for services, PFM will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, and other ordinary cost and any actual extraordinary cost for graphics, printing, data processing and computer time which are incurred by PFM. Upon request of Client, documentation of such expenses will be provided.

This Engagement Letter shall be effective upon acceptance and shall remain in effect unless canceled in writing by either party upon thirty (30) days written notice to the other party. PFM shall not assign any interest in this Engagement Letter or subcontract any of the work performed under this Engagement Letter without the prior written consent of the Client; provided that upon notice to Client, PFM may assign this Engagement Letter or any interests hereunder to a municipal advisor entity registered with the SEC that directly or indirectly controls, is controlled by, or is under common control with, PFM.

All information, data, reports, and records ("Data") in the possession of the Client or any third party necessary for carrying out any services to be performed under this Engagement Letter shall be furnished to PFM and the Client shall, and shall cause its agent(s) to, cooperate with PFM in its conduct of reasonable due diligence in performing the services. To the extent Client requests that PFM provide advice with regard to any recommendation made by a third party, Client will provide to PFM written direction to do so as well as any Data it has received from such third party relating to its recommendation. Client acknowledges and agrees that while PFM is relying on the Data in connection with its provision of the services under this Engagement Letter, PFM makes no representation with respect to and shall not be responsible for the accuracy or completeness of such Data.

All notices given under this Engagement Letter will be in writing, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended, at the addresses on the first page of this Engagement Letter.

All materials, except functioning or dynamic financial models, prepared by PFM pursuant exclusively to this Engagement Letter will be the property of the Client. Subject to the preceding exception, upon termination of this Engagement Letter, PFM will deliver to the Client copies of any and all material pertaining to this Engagement Letter. PFM acknowledges the Authority's obligations under Art. 1, Section 24, Florida Constitution, and Chapter 119, Florida Statutes, as from time to time amended (together, the Public Records Laws), to release public records to members of the public upon request. PFM acknowledges that the Authority is required to comply with the Public Records Laws in the handling of the materials created under this agreement and that the Public Records Laws control over any contrary terms in this agreement. PFM shall comply with all requirements of Chapter 119, Florida Statutes, to the extent applicable to the records and documents associated with this agreement. In



accordance with Section 119.0701(3)(a), Florida Statutes (or successor statutes), a request to inspect or copy public records related to this agreement must be made directly to the Authority.

The following professional employees of PFM will provide the services set forth in this Engagement Letter: Jeremy Niedfeldt, Nicklas Rocca, Julie Santamaria and Jacquelyn Bickerton. Nicklas Rocca, Director in Orlando will serve as the primary PFM employee. PFM may, from time to time, supplement or otherwise amend team members. The Client has the right to request, for any reason, PFM to replace any member of the advisory staff. Should the Client make such a request, PFM will promptly suggest a substitute for approval by the Client.

PFM, its employees, officers and representatives at all times will be independent contractors and will not be deemed to be employees, agents, partners, servants and/or joint ventures of Client by virtue of this Engagement Letter or any actions or services rendered under this Engagement Letter.

This Engagement Letter and the Authorizing Document represents the entire agreement between Client and PFM.

Sincerely,

Jeremy Niedfeldt
Managing Director
PFM Financial Advisors LLC

Accepted by:
City of LaBelle

Authorized Signature

Name

Title

Date



EXHIBIT A
SCOPE OF SERVICES

New Money and Refunding Transactions

- Present current market conditions and financing alternatives to City staff.
- Prepare financing scenario(s) that meet the City's targeted parameters to provide estimated annual debt service payments.
- Present a plan of finance to staff and discuss benefits of various structures and offering types.
- Develop a financing timetable and prepare a working group distribution list.
- Assist the City with the procurement of other members of the financing team, to include underwriter(s) if a public bond offering is anticipated.
- Draft Bank Loan/Line of Credit request for proposals (RFP) for the selection of a bank provider and/or Underwriter RFP for a public bond offering.
- Review proposals and make a recommendation to staff on the approach that has the most favorable conditions at the lowest net borrowing cost.
- Assist with the review of financing documents, to include an authorizing resolution and loan agreement or official statement.
- Draft closing/wiring instructions memorandum.
- Assist with the review of closing documents.
- Attend City Council Meeting when financing approval is being requested.
- Attend pre-closing and coordinate closing.



EXHIBIT B
COMPENSATION FOR SERVICES

For the scope of services described in **Exhibit A**, PFM would propose a fee schedule based on financial modeling needs and work related to the issuance of debt. A retainer fee for municipal advice as the City's Independent Registered Municipal Advisor will be payable quarterly in the amount of \$1,500. For new money and refunding financings, proceeds from debt will be charged a fee of \$1.25/\$1,000 for the first \$25 million, \$1.00/\$1,000 for the next \$25 million and \$0.75/\$1,000 for amounts above \$50 million with a minimum fee of \$17,500 and a maximum fee of \$75,000 plus any out-of-pocket expenses, not to exceed \$1,000. If short term borrowing is used (bond anticipation note, revenue anticipation note, fixed or variable rate interim financing, line of credit, etc.), the financing fee will be 75% of the fees listed above.

All payments will be governed by the Local Government Prompt Payment Act, which provides that payments will be made not later than 45 days from receipt of proper invoice.

TALLAHASSEE
1500 Mahan Drive
Suite 1500
Tallahassee, Florida 32308
(850) 224-4070 Tel
(850) 224-4073 Fax



TAMPA
2502 Rocky Point Drive
Suite 1060
Tampa, Florida 33607
(813) 281-2222 Tel
(813) 281-0129 Fax

PLANTATION
8201 Peters Road
Suite 1000
Plantation, Florida 33324
(954) 315-0268 Tel

VIA ELECTRONIC MAIL

December 30, 2025

Lilly Davenport, Finance Director
City of LaBelle, Florida
481 West Hickpochee Avenue
LaBelle, Florida 33935

Dear Ms. Davenport:

This letter sets forth the proposed terms of the engagement of Nabors, Giblin & Nickerson, P.A. (the "Firm") to serve as bond counsel to the City of LaBelle, Florida (the "City") for the proposed issuance of a tax-exempt line of credit evidenced by a bond.

The scope of services which the Firm will provide and the basis upon which fees are charged therefor are as follows:

1. SCOPE OF SERVICES FOR LEGAL SERVICES AS BOND COUNSEL

- a. Consultation with City officials and staff concerning all legal questions relating to the incurrence of the debt;
- b. Attendance, upon request, at any meeting of the City Commissioners City or any meeting of staff;
- c. Preparation of all resolutions and other instruments authorizing and securing the debt;
- d. Analysis and resolution of tax problems associated with the financings;
- e. Preparation and review of all documentation required for bond sale and closing, including resolutions, certificates, opinions, etc., and including assistance developing a request for proposal for banks, if required;

- f. Delivery of an opinion at closing that interest on the bond is excluded from gross income for federal income tax purpose.

2. LEGAL FEES

For services in connection with the issuance of the bond as outlined in Section 1 above, we propose a fee as bond counsel of \$20,000.00, plus out-of-pocket expenses incurred. Out-of-pocket expenses will include, but not be limited to, photocopies at \$.20 per page, overnight mail and courier expenses, long distance telephone costs and other necessary expenses. Such costs will be billed at the actual cost to the Firm with no mark-up multiplier. Travel reimbursement requests will be submitted in accordance with the provisions of Section 112.061, Florida Statutes.

All fees for services in connection with the issuance of bonds as outlined in Section 1 above are contingent upon the successful closing of the issue. Please indicate the City's acceptance of the provisions of this engagement letter by execution as set forth below and return one copy of the executed acceptance to me for our file.

We look forward to working with the City on this transaction. If you have any questions, please call me.

Very truly yours,



Mark T. Mustian

The terms and conditions of the foregoing engagement letter of Nabors, Giblin & Nickerson, P.A., dated December 30, 2025, are hereby accepted.

CITY OF LABELLE, FLORIDA

Lilly Davenport
Finance Director of the City of LaBelle, Florida

Clay Patterson Baird is a multidisciplinary artist, designer, and architectural innovator with a strong foundation in fine art and modern design. He holds a **Master of Fine Arts degree from the University of Cincinnati**, where his work emphasized conceptual art, spatial design, and the intersection of art and architecture.

Baird is widely recognized for his visionary **Floating Island Museum** concept—an ambitious four-story cultural structure exploring art, environment, and urban space. In **2023**, the project received notable attention when **Mayor Arroyo and Planning Director Steve Covers** expressed interest in its potential realization, recognizing its cultural and architectural significance. Earlier, in **2022**, Baird formally presented his Floating Island concepts to **Design Art Books**, positioning the work within a broader dialogue of **art history and contemporary architectural theory**.

In addition to his fine art practice, Baird has extensive experience in **modern architecture and interior design** through **Baird Builders**, a fourth-generation, family-owned homebuilding company with over **55 years of history** in Clarksville, Indiana. His design work blends modern aesthetics with functional craftsmanship, reflecting both artistic innovation and construction expertise.

In **2005**, Baird designed and built a groundbreaking **modern “mini mansion”** by transforming a 1987 trailer at **Whisper Creek Resort**, demonstrating his ability to reimagine unconventional structures into refined modern living spaces.

Baird’s fine art achievements include having his paintings accepted into the **permanent collection of the Evansville Museum of Arts, History & Science**, where he received the **Bronstein Award**, further affirming his contribution to contemporary art.

Through his work, Clay Patterson Baird continues to bridge art, architecture, and design, creating bold concepts that challenge traditional boundaries and expand the possibilities of modern living and cultural expression.





Range of Checking Accts: First to Last Range of Check Dates: 12/01/25 to 12/31/25
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 | | | | |
| 181 | 12/02/25 | VISA VISA | 1,569.84 | | 9756 |
| 92178 | 12/02/25 | AMARINES A.MARINES ROAD SERV & TIRE INC | 240.00 | | 9751 |
| 92179 | 12/02/25 | BCSI BUILDERS CHOICE SUPPLY INC | 140.20 | | 9751 |
| 92180 | 12/02/25 | CENTLINK CENTURYLINK | 384.09 | | 9751 |
| 92181 | 12/02/25 | CLINK CENTURYLINK | 129.84 | | 9751 |
| 92182 | 12/02/25 | COMCAST COMCAST | 309.85 | | 9751 |
| 92183 | 12/02/25 | FPL FLORIDA POWER & LIGHT | 0.00 | 12/02/25 VOID | 0 |
| 92184 | 12/02/25 | FPL FLORIDA POWER & LIGHT | 19,737.67 | | 9751 |
| 92185 | 12/02/25 | HCBOCC HENDRY CO BOARD COUNTY COMM | 652.50 | | 9751 |
| 92186 | 12/02/25 | JCW JULIE CRAICY WILKINS | 75.00 | | 9751 |
| 92187 | 12/02/25 | LCBOCC LEE COUNTY SOLID WASTE | 57.36 | | 9751 |
| 92188 | 12/02/25 | SWCO SHERWIN WILLIAMS CO. | 140.22 | | 9751 |
| 92189 | 12/02/25 | TMOBI005 T-MOBILE USA INC. | 1,162.12 | | 9751 |
| 92190 | 12/03/25 | CAPG0005 C.A.P. GOVERNMENT, INC | 276.00 | | 9753 Direct Deposit |
| 92191 | 12/03/25 | CIVIC CIVICPLUS LLC | 1,047.38 | | 9753 Direct Deposit |
| 92192 | 12/03/25 | CQL CAPTAINS QUICK LUBE | 154.90 | | 9753 Direct Deposit |
| 92193 | 12/03/25 | LDRC LABELLE DOWNTOWN | 1,741.00 | | 9753 Direct Deposit |
| 92194 | 12/04/25 | FRS FLORIDA RETIREMENT SYSTEM | 26,706.97 | | 9757 |
| 201 | 12/05/25 | PC PETTY CASH | 400.00 | 12/17/25 VOID | 9759 (Reason: NEVER CASHED) |
| 92177 | 12/05/25 | SOFDU ST OF FL. DISBURSEMENT UNIT | 127.34 | | 9750 |
| 92195 | 12/05/25 | PC PETTY CASH | 400.00 | 12/17/25 VOID | 9760 (Reason: NEVER CASHED) |
| 92196 | 12/09/25 | AFL AMERICAN FAMILY LIFE ASSR CO. | 626.04 | | 9762 |
| 92197 | 12/09/25 | AMARINES A.MARINES ROAD SERV & TIRE INC | 20.00 | | 9762 |
| 92198 | 12/09/25 | BCSI BUILDERS CHOICE SUPPLY INC | 459.35 | | 9762 |
| 92199 | 12/09/25 | BESPO005 Bespoke Unlimited LLC DBA | 290.95 | | 9762 |
| 92200 | 12/09/25 | BROWEL BROWN'S WELDING LLC | 590.00 | | 9762 |
| 92201 | 12/09/25 | COMCAST COMCAST | 242.22 | | 9762 |
| 92202 | 12/09/25 | FMPT2 FLORIDA MUNICIPAL PENSION TRST | 21,405.84 | | 9762 |
| 92203 | 12/09/25 | FROGS005 FROGS AUTO REPAIR DBA | 1,045.95 | | 9762 |
| 92204 | 12/09/25 | GAFS GREAT AMERICA FINANCIAL SVCS | 574.53 | | 9762 |
| 92205 | 12/09/25 | GRAYROB GrayRobinson Attorneys At Law | 10,650.00 | | 9762 |
| 92206 | 12/09/25 | GULFC005 GULF COAST HUMANE SOCIETY | 818.50 | | 9762 |
| 92207 | 12/09/25 | HCCOC HENDRY COUNTY CLERK OF COURT | 40.00 | | 9762 |
| 92208 | 12/09/25 | HOMDEF HOMETEAM PEST DEFENSE INC | 234.30 | | 9762 |
| 92209 | 12/09/25 | ISBC IPITOMY SMARTER BUSINESS COMMU | 73.15 | | 9762 |
| 92210 | 12/09/25 | LCBOCC LEE COUNTY SOLID WASTE | 48.82 | | 9762 |
| 92211 | 12/09/25 | LEGALSH LEGAL SHIELD | 73.75 | | 9762 |
| 92212 | 12/09/25 | LNATL GLOBE LIFE | 446.88 | | 9762 |
| 92213 | 12/09/25 | NATIO010 NATIONAL RESCUE CONSULTANTS | 1,740.00 | | 9762 |
| 92214 | 12/09/25 | UNWAYLEE UNITED WAY OF LEE COUNTY | 26.00 | | 9762 |
| 92215 | 12/09/25 | WSC WINDMILL SPRINKLER CO., INC. | 326.92 | | 9762 |
| 92216 | 12/09/25 | AES AIM ENGINEERING & SURVEYING | 2,146.25 | | 9765 Direct Deposit |
| 92217 | 12/09/25 | CHPC0005 CPH CONSULTING, LLC | 12,100.00 | | 9765 Direct Deposit |
| 92218 | 12/09/25 | PRM PUBLIC RISK MANAGEMENT | 56,202.20 | | 9765 Direct Deposit |
| 92219 | 12/09/25 | PTLLC PROTECTED TRUST LLC | 3,572.56 | | 9765 Direct Deposit |
| 92220 | 12/09/25 | RVE RVE, INC. D/B/A RVI | 9,160.00 | | 9765 Direct Deposit |
| 92221 | 12/09/25 | THEMA005 THE MAKER'S MOTIF INC. | 782.80 | | 9765 Direct Deposit |
| 92222 | 12/12/25 | SOFDU ST OF FL. DISBURSEMENT UNIT | 127.34 | | 9767 |
| 92223 | 12/16/25 | AMARINES A.MARINES ROAD SERV & TIRE INC | 40.00 | | 9768 |

| Check # | Check Date | Vendor | Amount Paid | Reconciled/Void | Ref Num |
|--|------------|---|-------------|-----------------|---------------------|
| GEN FUND POOLED GENERAL FUND POOLED CASH | | | | | Continued |
| 92224 | 12/16/25 | CLINK CENTURYLINK | 448.30 | | 9768 |
| 92225 | 12/16/25 | COLW2 CITY OF LABELLE WATER AND SANI | 3,284.22 | | 9768 |
| 92226 | 12/16/25 | FROGS005 FROGS AUTO REPAIR DBA | 105.95 | | 9768 |
| 92227 | 12/16/25 | LIBRARY LABELLE FREE PUBLIC LIBRARY | 11,250.00 | | 9768 |
| 92228 | 12/16/25 | LISAA LISA AWBREY | 117.60 | | 9768 |
| 92229 | 12/16/25 | SHRED SHRED-IT USA | 469.46 | | 9768 |
| 92230 | 12/16/25 | TMOBI005 T-MOBILE USA INC. | 1,167.48 | | 9768 |
| 92231 | 12/16/25 | BPE BARRY'S POWER EQUIPMENT | 185.27 | | 9771 Direct Deposit |
| 92232 | 12/16/25 | CULL CULLIGAN WATER | 164.50 | | 9771 Direct Deposit |
| 92233 | 12/16/25 | FWEI FOUR WATERS ENGINEERING, INC | 12,460.00 | | 9771 Direct Deposit |
| 92234 | 12/16/25 | INM INDEPENDENT NEWSMEDIA INC USA | 186.82 | | 9771 Direct Deposit |
| 92235 | 12/16/25 | MUNES MUNICIPAL EMERGENCY SERVICES | 2,270.00 | | 9771 Direct Deposit |
| 92236 | 12/16/25 | PTLLC PROTECTED TRUST LLC | 3,602.66 | | 9771 Direct Deposit |
| 92237 | 12/16/25 | REDPY005 RED PYRAMID PRODUCTIONS | 300.00 | | 9771 Direct Deposit |
| 92238 | 12/16/25 | SSW SHARON SANDERS WHITE | 165.00 | | 9771 Direct Deposit |
| 92239 | 12/16/25 | THEMA005 THE MAKER'S MOTIF INC. | 524.35 | | 9771 Direct Deposit |
| 92241 | 12/16/25 | LHM LABELLE HERITAGE MUSEUM, INC. | 1,875.00 | | 9774 |
| 92240 | 12/19/25 | SOFDU ST OF FL. DISBURSEMENT UNIT | 127.34 | | 9773 |
| 92242 | 12/19/25 | AAP ADVANCE AUTO PARTS | 42.72 | | 9775 |
| 92243 | 12/19/25 | ABP ACCENT BUSINESS PRODUCTS | 127.22 | | 9775 |
| 92244 | 12/19/25 | AFL AMERICAN FAMILY LIFE ASSR CO. | 2,631.68 | | 9775 |
| 92245 | 12/19/25 | ALLSTATE AMERICAN HERITAGE LIFE INS CO | 2,368.43 | | 9775 |
| 92246 | 12/19/25 | ALLSTATE AMERICAN HERITAGE LIFE INS CO | 2,235.32 | | 9775 |
| 92247 | 12/19/25 | ALLSTATE AMERICAN HERITAGE LIFE INS CO | 534.00 | | 9775 |
| 92248 | 12/19/25 | ALLSTATE AMERICAN HERITAGE LIFE INS CO | 586.16 | | 9775 |
| 92249 | 12/19/25 | BCC BOARD OF COUNTY COMMISSIONERS | 519.85 | | 9775 |
| 92250 | 12/19/25 | BCSI BUILDERS CHOICE SUPPLY INC | 531.23 | | 9775 |
| 92251 | 12/19/25 | CATTLE HENDRY COUNTY CATTLEMENS ASSOC | 600.00 | | 9775 |
| 92252 | 12/19/25 | CLINK CENTURYLINK | 514.14 | | 9775 |
| 92253 | 12/19/25 | COMCAST COMCAST | 324.85 | | 9775 |
| 92254 | 12/19/25 | FIRE005 FIRE-DEX INC. | 13,828.25 | | 9775 |
| 92255 | 12/19/25 | FPL FLORIDA POWER & LIGHT | 1,357.03 | | 9775 |
| 92256 | 12/19/25 | GAAC GALLS, LLC | 33.95 | | 9775 |
| 92257 | 12/19/25 | HRCH HENDRY REGIONAL CORP. HEALTH | 40.00 | | 9775 |
| 92258 | 12/19/25 | JCW JULIE CRAICY WILKINS | 180.91 | | 9775 |
| 92259 | 12/19/25 | LRS LABELLE RANCH SUPPLY | 160.00 | | 9775 |
| 92260 | 12/19/25 | BSS BUSINESS SERVICES & SOLUTIONS | 118.00 | | 9778 Direct Deposit |
| 92261 | 12/19/25 | CQL CAPTAINS QUICK LUBE | 64.95 | | 9778 Direct Deposit |
| 92262 | 12/19/25 | DEXI DEX IMAGING LLC | 117.21 | | 9778 Direct Deposit |
| 92263 | 12/19/25 | GLMEDIA GLADES MEDIA COMPANY LLC | 1,084.00 | | 9778 Direct Deposit |
| 92264 | 12/19/25 | JLRFI005 JLR FIRE INSPECTIONS LLC | 3,166.00 | | 9778 Direct Deposit |
| 92265 | 12/19/25 | RVE RVE, INC. D/B/A RVI | 3,751.25 | | 9778 Direct Deposit |
| 92266 | 12/19/25 | SFSLLC SUMMIT FIRE & SECURITY LLC | 1,992.69 | | 9778 Direct Deposit |
| 92267 | 12/19/25 | SUPPLYL SUPPLYLINE | 3,995.96 | | 9778 Direct Deposit |
| 92268 | 12/19/25 | SURVI005 SURVIVAL ARMOR, INC. | 830.00 | | 9778 Direct Deposit |
| 92269 | 12/19/25 | TRISTAG TRIEST AG GROUP INC | 82.61 | | 9778 Direct Deposit |
| 92270 | 12/19/25 | USAB USA BLUEBOOK | 239.46 | | 9778 Direct Deposit |
| 92271 | 12/23/25 | SOFDU ST OF FL. DISBURSEMENT UNIT | 127.34 | | 9780 |
| 92273 | 12/29/25 | C-000008 IGLESIA CHRISTIANA RESTAURACIO | 100.00 | | 9782 |
| 92274 | 12/29/25 | C-000009 GRECIA M MARROQUIN | 500.00 | | 9782 |
| 92275 | 12/29/25 | VAH VISION ACE HARDWARE-LABELLE | 0.00 | 12/29/25 VOID | 0 |
| 92276 | 12/29/25 | VAH VISION ACE HARDWARE-LABELLE | 2,014.78 | | 9782 |

| Check # | Check Date | Vendor | Amount Paid | Reconciled/Void | Ref Num |
|-----------------|--------------------------|-----------------------------------|-------------|-----------------|---------|
| GEN FUND POOLED | GENERAL FUND POOLED CASH | Continued | | | |
| 92277 | 12/30/25 | AMACS AMAZON CAPITAL SERVICES | 0.00 | 12/30/25 VOID | 0 |
| 92278 | 12/30/25 | AMACS AMAZON CAPITAL SERVICES | 9,617.55 | | 9785 |
| 92272 | 12/31/25 | SOFDU ST OF FL. DISBURSEMENT UNIT | 127.34 | | 9781 |
| 92279 | 12/31/25 | VISA VISA | 12,288.94 | | 9786 |

| Checking Account Totals | Paid | Void | Amount Paid | Amount Void |
|-------------------------|------|------|-------------|-------------|
| Checks: | 70 | 5 | 161,570.58 | 800.00 |
| Direct Deposit: | 30 | 0 | 122,483.82 | 0.00 |
| Total: | 100 | 5 | 284,054.40 | 800.00 |

| UTILITY DEPOSIT | Water Revenue Deposit | | | |
|-----------------|-----------------------|-------------------------------------|--------|------|
| 2662 | 12/02/25 | U-000301 ALVARADO, JUAN MANUEL | 136.74 | 9752 |
| 2663 | 12/09/25 | U-000302 PEREZ HERNANDEZ, RIGOBERTO | 28.20 | 9763 |
| 2664 | 12/09/25 | U-000303 GRESHAM, FELICIA | 50.49 | 9763 |
| 2665 | 12/16/25 | U-000304 RIOS SOBALVARRO, ALBA V | 34.91 | 9769 |
| 2666 | 12/19/25 | U-000305 ADORNO, ERICA MEGAN | 16.50 | 9776 |

| Checking Account Totals | Paid | Void | Amount Paid | Amount Void |
|-------------------------|------|------|-------------|-------------|
| Checks: | 5 | 0 | 266.84 | 0.00 |
| Direct Deposit: | 0 | 0 | 0.00 | 0.00 |
| Total: | 5 | 0 | 266.84 | 0.00 |

| UTILITY POOLED | UTILITY FUND POOLED CASH | | | |
|----------------|--------------------------|---|------------|---------------------|
| 1205 | 12/02/25 | AMARINES A.MARINES ROAD SERV & TIRE INC | 20.00 | 9754 |
| 1206 | 12/02/25 | CENTLINK CENTURYLINK | 128.03 | 9754 |
| 1207 | 12/02/25 | FPL FLORIDA POWER & LIGHT | 21,983.93 | 9754 |
| 1208 | 12/02/25 | LUMEN LUMEN | 559.25 | 9754 |
| 1209 | 12/02/25 | POL POSTMASTER - LABELLE, FL. | 1,300.00 | 9754 |
| 1210 | 12/02/25 | TRIPP005 TRIPP ELECTRIC MOTORS, INC. | 12,000.00 | 9754 |
| 1211 | 12/03/25 | KBPI K&B PUMP & ELECTRICAL, LLC | 11,500.00 | 9755 Direct Deposit |
| 1212 | 12/04/25 | FRS FLORIDA RETIREMENT SYSTEM | 6,047.65 | 9758 |
| 1213 | 12/08/25 | WOODARD WOODARD & CURRAN INC | 446,465.00 | 9761 Direct Deposit |
| 1214 | 12/09/25 | ISBC IPITOMY SMARTER BUSINESS COMMU | 24.39 | 9764 |
| 1215 | 12/09/25 | JRFSI J RAMIREZ FAMILY SEPTIC INC | 885.00 | 9764 |
| 1216 | 12/09/25 | RCMUT005 RCM UTILITIES, LLC | 162,516.60 | 9764 |
| 1217 | 12/09/25 | WSC WINDMILL SPRINKLER CO., INC. | 117.07 | 9764 |
| 1218 | 12/09/25 | KBPI K&B PUMP & ELECTRICAL, LLC | 792.74 | 9766 Direct Deposit |
| 1219 | 12/09/25 | PRM PUBLIC RISK MANAGEMENT | 9,940.77 | 9766 Direct Deposit |
| 1220 | 12/09/25 | PTLLC PROTECTED TRUST LLC | 446.58 | 9766 Direct Deposit |
| 1221 | 12/09/25 | TETRA005 TETRA TECH, INC | 38,482.00 | 9766 Direct Deposit |
| 1222 | 12/09/25 | WOODARD WOODARD & CURRAN INC | 160,173.30 | 9766 Direct Deposit |
| 1223 | 12/16/25 | CLINK CENTURYLINK | 285.51 | 9770 |
| 1224 | 12/16/25 | COLW2 CITY OF LABELLE WATER AND SANI | 1,712.28 | 9770 |
| 1225 | 12/16/25 | SHRED SHRED-IT USA | 156.49 | 9770 |
| 1226 | 12/16/25 | WASTEC WASTE CONNECTIONS INC | 80,670.11 | 9770 |
| 1227 | 12/16/25 | WSC WINDMILL SPRINKLER CO., INC. | 195.91 | 9770 |
| 1228 | 12/16/25 | BMI BADGER METER INC. | 1,310.04 | 9772 Direct Deposit |
| 1229 | 12/16/25 | CULL CULLIGAN WATER | 50.00 | 9772 Direct Deposit |
| 1230 | 12/16/25 | PTLLC PROTECTED TRUST LLC | 450.34 | 9772 Direct Deposit |
| 1231 | 12/16/25 | THEMA005 THE MAKER'S MOTIF INC. | 862.40 | 9772 Direct Deposit |
| 1232 | 12/19/25 | ABP ACCENT BUSINESS PRODUCTS | 123.71 | 9777 |
| 1233 | 12/19/25 | CLINK CENTURYLINK | 285.51 | 9777 |

| Check # | Check Date | Vendor | Amount Paid | Reconciled/Void | Ref Num |
|----------------|--------------|--------------------------------------|-------------|-----------------|---------------------|
| UTILITY POOLED | UTILITY FUND | POOLED CASH | Continued | | |
| 1234 | 12/19/25 | CORE CORE & MAIN LP | 2,912.22 | | 9777 |
| 1235 | 12/19/25 | FPL FLORIDA POWER & LIGHT | 1,194.22 | | 9777 |
| 1236 | 12/19/25 | LUMEN LUMEN | 1,118.50 | | 9777 |
| 1237 | 12/19/25 | TRIPP005 TRIPP ELECTRIC MOTORS, INC. | 10,855.79 | | 9777 |
| 1238 | 12/19/25 | KGAUSE KATHARINA GAUSE | 150.00 | | 9779 Direct Deposit |
| 1239 | 12/19/25 | SFSLLC SUMMIT FIRE & SECURITY LLC | 498.16 | | 9779 Direct Deposit |
| 1240 | 12/19/25 | TETRA005 TETRA TECH, INC | 675.00 | | 9779 Direct Deposit |
| 1241 | 12/29/25 | VAH VISION ACE HARDWARE-LABELLE | 85.50 | | 9783 |
| 1242 | 12/29/25 | WILADA US WATER SERVICE CORP | 696,380.23 | | 9783 |
| 1243 | 12/29/25 | WOODARD WOODARD & CURRAN INC | 92,810.00 | | 9784 Direct Deposit |

| Checking Account Totals | Paid | Void | Amount Paid | Amount Void |
|-------------------------|------|------|--------------|-------------|
| Checks: | 24 | 0 | 1,001,557.90 | 0.00 |
| Direct Deposit: | 15 | 0 | 764,606.33 | 0.00 |
| Total: | 39 | 0 | 1,766,164.23 | 0.00 |

| Report Totals | Paid | Void | Amount Paid | Amount Void |
|-----------------|------|------|--------------|-------------|
| Checks: | 99 | 5 | 1,163,395.32 | 800.00 |
| Direct Deposit: | 45 | 0 | 887,090.15 | 0.00 |
| Total: | 144 | 5 | 2,050,485.47 | 800.00 |

| Totals by Year-Fund | | | | | |
|---------------------------|-------------|--------------|---------------|-----------|--------------|
| Fund Description | Fund | Expend Total | Revenue Total | G/L Total | Total |
| GENERAL FUND | 5-001 | 300.00 | 0.00 | 0.00 | 300.00 |
| WATER FUND | 5-041 | 488,690.52 | 0.00 | 0.00 | 488,690.52 |
| SEWER FUND | 5-042 | 33,285.52 | 0.00 | 0.00 | 33,285.52 |
| | Year Total: | 522,276.04 | 0.00 | 0.00 | 522,276.04 |
| GENERAL FUND | 6-001 | 258,716.47 | 0.00 | 25,037.93 | 283,754.40 |
| WATER FUND | 6-041 | 166,651.81 | 0.00 | 0.00 | 166,651.81 |
| SEWER FUND | 6-042 | 996,866.27 | 0.00 | 0.00 | 996,866.27 |
| SANITATION OPERATION FUND | 6-043 | 80,670.11 | 0.00 | 0.00 | 80,670.11 |
| | Year Total: | 1,502,904.66 | 0.00 | 25,037.93 | 1,527,942.59 |
| WATER FUND | x-041 | 15.57 | 0.00 | 0.00 | 15.57 |
| SEWER FUND | x-042 | 71.66 | 0.00 | 0.00 | 71.66 |
| SANITATION OPERATION FUND | x-043 | 179.61 | 0.00 | 0.00 | 179.61 |
| | Year Total: | 266.84 | 0.00 | 0.00 | 266.84 |
| Total of All Funds: | | 2,025,447.54 | 0.00 | 25,037.93 | 2,050,485.47 |

| Totals by Fund | | | | | |
|---------------------------|------|--------------|---------------|-----------|--------------|
| Fund Description | Fund | Expend Total | Revenue Total | G/L Total | Total |
| GENERAL FUND | 001 | 259,016.47 | 0.00 | 25,037.93 | 284,054.40 |
| WATER FUND | 041 | 655,357.90 | 0.00 | 0.00 | 655,357.90 |
| SEWER FUND | 042 | 1,030,223.45 | 0.00 | 0.00 | 1,030,223.45 |
| SANITATION OPERATION FUND | 043 | 80,849.72 | 0.00 | 0.00 | 80,849.72 |
| Total of All Funds: | | 2,025,447.54 | 0.00 | 25,037.93 | 2,050,485.47 |

| Fund Description | Fund | Current | Prior Rcvd | Prior Open | Paid Prior | Fund Total |
|---------------------------|-------|--------------|------------|------------|------------|--------------|
| GENERAL FUND | 5-001 | 300.00 | 0.00 | 0.00 | 0.00 | 300.00 |
| WATER FUND | 5-041 | 488,690.52 | 0.00 | 0.00 | 0.00 | 488,690.52 |
| SEWER FUND | 5-042 | 33,285.52 | 0.00 | 0.00 | 0.00 | 33,285.52 |
| Year Total: | | 522,276.04 | 0.00 | 0.00 | 0.00 | 522,276.04 |
| GENERAL FUND | 6-001 | 258,716.47 | 0.00 | 0.00 | 0.00 | 258,716.47 |
| WATER FUND | 6-041 | 166,651.81 | 0.00 | 0.00 | 0.00 | 166,651.81 |
| SEWER FUND | 6-042 | 996,866.27 | 0.00 | 0.00 | 0.00 | 996,866.27 |
| SANITATION OPERATION FUND | 6-043 | 80,670.11 | 0.00 | 0.00 | 0.00 | 80,670.11 |
| Year Total: | | 1,502,904.66 | 0.00 | 0.00 | 0.00 | 1,502,904.66 |
| WATER FUND | x-041 | 15.57 | 0.00 | 0.00 | 0.00 | 15.57 |
| SEWER FUND | x-042 | 71.66 | 0.00 | 0.00 | 0.00 | 71.66 |
| SANITATION OPERATION FUND | x-043 | 179.61 | 0.00 | 0.00 | 0.00 | 179.61 |
| Year Total: | | 266.84 | 0.00 | 0.00 | 0.00 | 266.84 |
| Total of All Funds: | | 2,025,447.54 | 0.00 | 0.00 | 0.00 | 2,025,447.54 |

CITY OF LABELLE



MINUTES

City Commission Comprehensive Plan Workshop

Thursday, December 11, 2025, 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 4:01 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

Commissioner Hugo led the invocation, Vice Mayor Ratica led the Pledge of Allegiance.

4. New Business

A. Comprehensive Plan Update

Alexis Crespo provided an overview of the Comprehensive Plan update process, including an evaluation of existing conditions, changes in state law since the City's last major update in 2010, and recommended next steps. The Comprehensive Plan was described as the City's long-range planning document guiding growth, land use, infrastructure, and development over a minimum 20-year planning horizon.

Alexis reviewed recent state legislation, including Senate Bill 180, which limits local governments from adopting more restrictive comprehensive plan or land development regulations following recent hurricanes. City Attorney Derek Rooney explained that the law prohibits increased development standards or new regulatory processes until at least October 2027, with the possibility of extension.

Alexis recommended expediting state-required, non-restrictive amendments to bring the City into compliance, completing those amendments by spring or summer 2026, and continuing work on recommended policy changes, with adoption deferred until legally permissible.

Commissioners and consultants discussed challenges created by inconsistencies between zoning classifications and the Future Land Use Map, particularly where zoning allows multifamily development but future land use limits density to three units per acre.

Key discussion points included:

- Concerns about unintended multifamily development in established neighborhoods
- Historical changes that consolidated residential categories

Potential solutions, including:

- Re-establishing low-, medium-, and high-density residential categories
- Allowing vested rights for properties zoned R-2 or R-3
- Clarifying density calculations and mixed-use standards

Commissioners expressed opposition to widespread increases in density and emphasized caution in locating multifamily housing.

Alexis noted that infill development has been a primary challenge and suggested focusing higher-density development in areas such as South LaBelle Village, where infrastructure and coordinated planning can be more effectively managed. The importance of protecting neighborhood character was emphasized throughout the discussion.

Commissioners discussed the need for improved long-term planning for parks and open space, noting the success of green space planning in Port LaBelle. Potential future strategies include enhanced open space requirements and incentives or bonus density programs tied to the preservation of green space.

Rhea Hunter presented recommended updates to the Economic Development Element, noting that it is not required by state law and provides flexibility for policy direction. Key points included shifting the focus from tourism-only language to a broader economic development strategy, supporting job creation so residents can live and work locally, aligning incentives with target industries (including healthcare), and incorporating findings from the City's prior Economic Development and Resiliency Plan.

Commissioners discussed the need for formalized incentives to attract employers while balancing fiscal responsibility.

Rhea reviewed housing-related state law changes, including requirements to compensate developers if affordable housing is mandated. Discussion emphasized a preference for incentives rather than mandates, concerns about affordability definitions based on regional Area Median Income, a strong interest in protecting neighborhood character, and opposition to allowing accessory dwelling units (ADUs) within the City.

Infrastructure capacity and funding challenges were discussed at length. City Attorney Rooney explained limitations on requiring developers to fund existing infrastructure deficiencies and emphasized the importance of long-range capital planning. Commissioners noted public concerns regarding infrastructure keeping pace with growth.

Rhea outlined ongoing coordination with Hendry County, including joint planning discussions to address annexation patterns, service areas, and future growth boundaries.

City Commission Comprehensive Plan Workshop
December 11, 2025

Mayor Wilkins called for a three (3) minute break at 5:04pm.

5. Adjournment

Mayor Wilkins adjourned the workshop at 5:07 PM.

Julie C. Wilkins, Mayor

ATTEST: Tijauna Warner, MPA, MMC, Deputy City Clerk

CITY OF LABELLE



MINUTES

Local Planning Agency Meeting
Thursday, December 11, 2025, at 5:30 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

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

ADMINISTRATION:

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

Minutes

1. Call to Order

The meeting was called to order by Mayor Wilkins at 5:34 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 2025-08 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.

Patty gave a brief description and explanation of Ordinance 2025-08.

Justin Ebrite presented Ordinance 2025-08 on behalf of the applicant.

Public Hearing Opened 5:58pm

Public Hearing Closed 5:59pm

Motion made by Commissioner Vargas to approve Ordinance 2025-08 with recommendations from staff, 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

- B. ORDINANCE 2025-09 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.

Local Planning Agency Meeting
December 11, 2025

Patty gave a brief description and explanation of Ordinance 2025-09.

Public Hearing Opened 6:13pm

Public Hearing Closed 6:14pm

Motion made by Commissioner Vargas to approve Ordinance 2025-09 with recommendation of having a neighborhood information meeting of their own before they resubmit, Seconded by Commissioner Holland. Mayor Wilkins called for the question. A discussion ensued. Motion passed 4-1.

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

Commissioner Holland

Voting Nay: Mayor Wilkins

5. Adjournment

There being no further business to discuss, Mayor Wilkins adjourned the meeting at 6:14 PM.

Julie C. Wilkins, Mayor

ATTEST: Tijauna Warner, MPA, MMC, City Clerk

CITY OF LABELLE



MINUTES

Regular Commission Meeting

Thursday, December 11, 2025, at 5:30 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

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

ADMINISTRATION:

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

Minutes

1. Call to Order

The meeting was called to order by Mayor Wilkins at 6:15 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. Additions of Emergency Basis From Mayor, Deletions and Approval of Agenda Items

*Mayor Wilkins added Swamp Stomp 5k to the agenda.
Mellisa Music presented information on Swamp Stomp 5k and applying for FDOT road closure.*

Motion made by Commissioner Spratt to approve Swamp Stomp 5K Special Events Application and resolution pending the submittal of all documents, 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

Mayor Wilkins added Swamp Cabbage Parade to the agenda.
Motion made by Vice Mayor Ratica to approve Swamp Cabbage Parade Special Events Application and resolution pending parade route the same as last year, 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. Presentations

A. SunnyGrove Landscaping Inc. Thank You Letter

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 November Check Register

Regular Commission Meeting
December 11, 2025

B. Approval of Minutes:

November 13, 2025 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. K&B Pump & Electrical Emergency Purchase Ratification

E. LaBelle Fire Department Vehicle Purchase - 2026 Chevrolet Tahoe (Hardy Chevrolet)

F. RCM Utilities Description of Work

Motion made by Commissioner Vargas to approve Consent Agenda Items pulling 6C: HCSO, Fire Department, and Code Enforcement, 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

Commissioner Vargas expressed his concerns with speeding in the City of LaBelle to Hendry County Sheriff's Office, Code Enforcement report structure, and Fire Department vehicle purchase. A discussion ensued.

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. TREE REMOVAL PERMIT_RESIDENCE @ GRAND OAKS_#1511

Commissioners consented to a continuance until January for the Tree Removal Grande Oaks.

8. Public Hearings and/or Ordinances

None.

9. Public Comment on Non-Agenda Items

(Limited to 3 minutes per person)

None.

10. City Related Business by Commissioners

Commissioner Holland requested a discussion and vote on taking credit card payment for utilities deposits.

Motion made by Commissioner Spratt to approve credit cards and debit cards payments for deposits in person, over the phone and online, Seconded by Vice Mayor Ratica. Mayor

Regular Commission Meeting
December 11, 2025

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 Mayor Wilkins 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 7:18 PM.

Julie C. Wilkins, Mayor

ATTEST: Tijauna Warner, MPA, MMC, City Clerk



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:

- December Calls- 71
- Public Relation Events-3

Engine Status

- All Engines are in working order.

Truck Repairs

- All trucks are in working order.

County Response

- LaBelle Fire Department has responded 83 times for mutual aid to outlying 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: 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: 12/01/25 to 12/31/25
 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: N Check: Y Credit: Y Voucher: N VT: Y
 Range of Installment Due Dates: First to Last
 Print Only Miscellaneous w/Parcel Id: N Sort Miscellaneous Payments by Utility Account: N
 Print Only Miscellaneous w/Utility Id: N

| Code Description | Count | Arrears/Other | Principal | | | Interest | Total |
|-------------------------|-------|---------------|-------------|-------------|-------------|----------|-----------|
| | | | Fiscal 2025 | Fiscal 2026 | Fiscal 2027 | | |
| BUI BUILDING DEPT PYMTS | 86 | 13,867.89 | 0.00 | 0.00 | 0.00 | 0.00 | 13,867.89 |
| Invoice Payments | 86 | 13,867.89 | 0.00 | 0.00 | 0.00 | 0.00 | 13,867.89 |
| Payments Total: | 86 | 13,867.89 | 0.00 | 0.00 | 0.00 | 0.00 | 13,867.89 |
| 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: | 86 | 13,867.89 | 0.00 | 0.00 | 0.00 | 0.00 | 13,867.89 |

Total Check: 13,073.85
 Total Credit: 0.00
 Total V Term: 794.04

Range: First to Last Issue Date Range: 12/01/25 to 12/31/25

**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 ELECTRICAL PL UA LT PLUMBING |
|---------------|-----------------|------------|---|--|---|
| Grand Totals: | 3,032,414.80 | 0 | PAID: 0.00 0.00 20,046.24 756.70 0.00 | 0.00 0.00 0.00 0.00 | 23,374.22 1,482.91 0.00 489.00 |
| | | | PERMIT COUNT: | 0 21 4 0 | 0 11 0 7 |

| BP SURC2 - Bldg Code Admin & Inspect Brd | | BP SURCH - FL Building Commission Surchar | |
|--|--------------|--|--------------|
| 1. Number of permits issued at the minimum surcharge rate 15 x \$2 | \$ 30.00 | 1. Number of permits issued at the minimum surcharge rate 15 x \$2 | \$ 30.00 |
| 2. Permit fees collected at other than minimum surcharge | \$ 21,574.01 | 2. Permit fees collected at other than minimum surcharge | \$ 21,574.01 |
| 3. Surcharge amount due (1.5% of line 2 or line 2 x 1.5) | \$ 323.61 | 3. Surcharge amount due (1.0% of line 2 or line 2 x 0.010) | \$ 215.74 |
| 4. Total of Lines 1 & 3 | \$ 353.61 | 4. Total of Lines 1 & 3 | \$ 245.74 |
| 5. Less surcharge amount retained (10% of line 4 or line 4 x 0.10) | \$ 35.36 | 5. Less surcharge amount retained (10% of line 4 or line 4 x 0.10) | \$ 24.57 |
| 6. Surcharge amount due (line 4 less line 5) | \$ 318.25 | 6. Surcharge amount due (line 4 less line 5) | \$ 221.17 |

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

Monthly Staff Report

Department: Code Enforcement

Reporting Period: December 2025

Code Enforcement Activity

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

- **Total Open Cases at Month End:** 122
- **New Cases Opened:** 27
- **Cases Closed:** 17

Enforcement actions taken during the month included:

- **Courtesy Notices Issued:** 11
- **Notices of Compliance Issued:** 3
- **Notices of Violation / Notices of Hearing (NOV/NOH):** 8
- **Properties Posted with Legal Information:** 4

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

Inspections & Enforcement Activity

Inspection activity remained steady during the reporting period.

- **Total Site Inspections Conducted:** 123

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 Cases

The following reflects the current distribution of all **open code enforcement cases citywide**, not solely those initiated during the reporting period:

| Violation Type | Total Cases | Description |
|-------------------------|--------------------|--|
| Public Nuisance | 71 | Includes inoperable vehicles, parking of accessory vehicles, junk, and debris |
| Permits Required | 13 | Cases requiring building, zoning, or other permits |
| Zoning Violations | 10 | Violations related to land use, setbacks, or zoning codes |
| 811 Sunshine Violations | 5 | Violations related to 811 utility marking requirements |
| Other | 23 | Includes roofing, drainage, occupational licensing, tree protection, unlawful utility connections, unsafe structures, and other miscellaneous violations |

Note: “Public Nuisance” combines Nuisance Violations, Storage Prohibited, and Motor Vehicle Violations for clarity.

City Dock Activity

- **Total Revenue Collected:** \$1,624.66 (reflects monies deposited during the reporting period)
- **Total Reservations:** 21
- **Grant Application:** Staff collaborated with the LDRC to apply for a grant to fund repairs to the dock.

Dock operations continue to be monitored for revenue, reservation efficiency, maintenance, and future improvements.

Safety & Emergency Management

Safety and emergency management activities during the reporting period included:

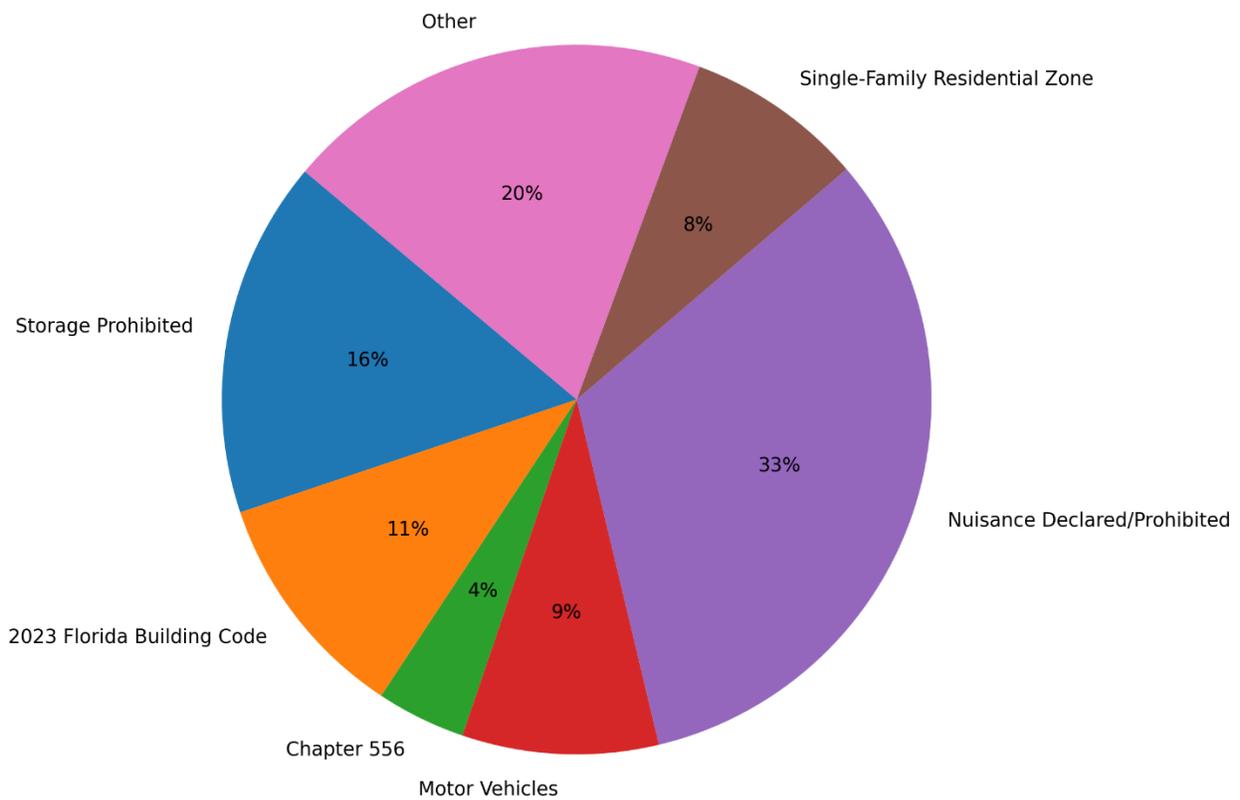
- **Camera Installations:** Four cameras were installed at Barron Park and Captain Hendy House.
- **Testing:** Cameras are currently being tested for functionality and coverage.

These measures are part of ongoing efforts to enhance public safety and emergency response capabilities.

Summary

Overall enforcement activity and city operations remained consistent during the reporting period. Staff continue to manage an active caseload, monitor safety measures, and oversee dock operations while prioritizing compliance, public safety, and timely resolution of violations. Open cases and operational activities are actively monitored, with follow-up and escalation occurring as warranted.

Violation Types Distribution (Grouped ≤ 3 into Other)



Hugo Vargas
Commissioner



Section 6, Item D.

Jackie Ratica
Vice Mayor

Kevin Holland
Commissioner

Bobbie Spratt
Commissioner

“The City of Oaks”

Julie C. Wilkins
Mayor

RFQ/RFP 2025-01 Design-Build Services for the LaBelle Animal Control Shelter Phase One Shortlist

The City of LaBelle has completed Phase One of the evaluation process for RFQ/RFP 2025-01. Phase One consisted of a qualifications-based review conducted in accordance with the criteria outlined in the solicitation.

The Evaluation Committee reviewed and scored all responsive submittals on December 19, 2025 at 10:00am. The Phase One Bid Tabulation Sheet summarizing the individual scores and rankings is attached for your reference.

Based on the results of the evaluation and the close scoring among the firms, staff recommend that **all four (4) responding firms be advanced to Phase Two** of the RFQ/RFP process. Advancing all four firms will allow the City to further evaluate each proposer through additional criteria, presentations, and/or interviews as outlined in the solicitation, ensuring the most comprehensive and competitive selection process.

The City of LaBelle City Commission approves proceeding with Phase Two of RFQ/RFP No. 2025-01 with all four firms at the January 8, 2026 City Commission Meeting.

Julie C. Wilkins, Mayor

Date

RFQ/RFP 2025-01 Phase Bid Tabulation

Heatherwood Construction

| Criteria | ML JR DM | | | |
|--|--|---------------|---------------|---------------|
| | Total Points | Points Scored | Points Scored | Points Scored |
| Team qualifications and organization | 25 | 25 | 25 | 25 |
| Relevant project experience | 25 | 25 | 25 | 25 |
| Technical competence and resources | 20 | 18 | 17 | 20 |
| Schedule and capacity to perform | 20 | 20 | 17 | 20 |
| Minority and Disabled Veteran Business | 5 | 5 | 5 | 5 |
| References | 5 | 5 | 3 | 5 |
| Total | 100 | 98 | 92 | 100 |
| | | | | Total |
| | | | | 290 |

RFQ/RFP 2025-01 Phase Bid Tabulation

Rycon Constrction

| Criteria | ML | | JR | | DM | |
|--|--------------|---------------|---------------|---------------|---------------|------------|
| | Total Points | Points Scored | Points Scored | Points Scored | Points Scored | |
| Team qualifications and organization | 25 | 25 | 25 | 25 | 25 | |
| Relevant project experience | 25 | 25 | 25 | 25 | 20 | |
| Technical competence and resources | 20 | 20 | 20 | 20 | 20 | |
| Schedule and capacity to perform | 20 | 20 | 20 | 20 | 20 | |
| Minority and Disabled Veteran Business | 5 | 5 | 5 | 5 | 5 | |
| References | 5 | 0 | 5 | 5 | 4 | Total |
| Total | 100 | 95 | 100 | 100 | 94 | 289 |

RFQ/RFP 2025-01 Phase Bid Tabulation

Waypoint Contracting

| Criteria | <div style="display: flex; justify-content: space-around; font-size: small;"> ML JR DM </div> | | | |
|--|--|---------------|---------------|---------------|
| | Total Points | Points Scored | Points Scored | Points Scored |
| Team qualifications and organization | 25 | 20 | 25 | 25 |
| Relevant project experience | 25 | 15 | 23 | 20 |
| Technical competence and resources | 20 | 20 | 20 | 20 |
| Schedule and capacity to perform | 20 | 20 | 18 | 20 |
| Minority and Disabled Veteran Business | 5 | 5 | 5 | 5 |
| References | 5 | 3 | 5 | 4 |
| Total | 100 | 83 | 96 | 94 |

| | |
|--------------|------------|
| Total | 273 |
|--------------|------------|

RFQ/RFP 2025-01 Phase Bid Tabulation

Tadeos Engineering

| Criteria | ML | | JR | | DM | | |
|--|--------------|---------------|---------------|---------------|---------------|---------------|------------|
| | Total Points | Points Scored | |
| Team qualifications and organization | 25 | 20 | 25 | 25 | 20 | 20 | |
| Relevant project experience | 25 | 20 | 25 | 25 | 15 | 15 | |
| Technical competence and resources | 20 | 15 | 18 | 18 | 20 | 20 | |
| Schedule and capacity to perform | 20 | 20 | 20 | 20 | 15 | 15 | |
| Minority and Disabled Veteran Business | 5 | 5 | 5 | 5 | 5 | 5 | |
| References | 5 | 3 | 5 | 5 | 4 | 4 | |
| Total | 100 | 83 | 98 | 98 | 79 | 79 | |
| | | | | | | Total | 260 |

MEMO

To: City of LaBelle

Cc: Tia Warner, Deputy City Clerk

From: Danny Nelson, P.E. 

Date: December 29, 2025

Subject: Recommendation of Award – ITB 2025-02
Helms Road Water Main Extension

The purpose of this memorandum is to summarize the bids received and make a recommendation of award for ITB 2025-02 “Helms Road Water Main Extension” The bid package includes the total base bid price which is comprised of the 12” PVC Watermain Extension along Helms Road between S.R. 80 and S.R. 29.

ITB 2025-02 was issued on October 29, 2025, and was advertised for a total of 48 days. On December 16, 2025, thirteen (13) bids were timely received at the City of LaBelle’s office, opened, and read aloud.

The Engineers Opinion of Probable Construction Cost (EOPCC) was \$ 2,730,064.00. The price of each bid is summarized in the table below:

| Contractor | Total Bid Cost |
|---------------------------------------|-----------------|
| Accurate Drilling Systems, Inc. | \$ 2,165,900.00 |
| Cacique Utilities, LLC | \$ 2,269,290.00 |
| Crisdel Group, Inc. | \$ 2,487,756.80 |
| Guymann Construction | \$ 2,593,571.05 |
| Metro Equipment Service, Inc. | \$ 2,596,876.00 |
| Go Underground Utilities | \$ 2,601,343.00 |
| Southern Underground Industries | \$ 2,606,188.40 |
| CMG Pipelines, Inc. | \$ 2,760,396.00 |
| EZ Contracting | \$ 2,763,365.00 |
| Sisson Contracting, Inc. | \$ 2,819,504.81 |
| Andrew Sitework, LLC | \$ 2,860,679.40 |
| Cathcart Construction, LLC | \$ 3,496,915.00 |
| Rapid Response Disaster Services, LLC | \$ 4,963,381.00 |

Each of the three (3) lowest bids were reviewed for conformity to the bid requirements. The table below summarizes the findings of the bid packages reviewed.

| Required Items | Accurate Drilling Systems, LLC | Cacique Utilities, LLC | Crisdel Group, LLC |
|---|--------------------------------|------------------------|--------------------|
| Bid Package in sealed envelope marked with Title of Bid, Bid Number, Name & Address of Bidder | ✓ | ✓ | ✓ |
| Complete Proposal on form provided | ✓ | ✓ | ✓ |
| Complete Unit Price Proposal | ✓ | ✓ | ✓ |
| Complete Similar Project Experience | ✓ | ✓ | ✓ |
| Include Certified Check or Bid Bond 5% or more of total bid price | ✓ | ✓ | ✓ |
| Acknowledge issued addenda on page 2 of Proposal Form | ✓ | ✓ | ✓ |
| Letter or statement from Bidder’s surety company it will execute and deliver a 100% Performance and Payment Bond | ✓ | ✓ | ✓ |
| Furnish evidence they have ability & experience, have sufficient capital and plant, and minimum 3-years of experience | ✓ | ✓ | ✓ |
| Complete Bidder’s Acknowledgment Form | ✓ | ✓ | ✓ |
| Complete Addendum Acknowledgment Form | ✓ | ✓ | ✓ |
| Complete Drug Free Workplace Certification | ✓ | ✓ | ✓ |
| Complete Public Entity Crimes Form | ✓ | ✓ | ✓ |
| Complete Immigration Certification Form | ✓ | ✓ | ✓ |

As shown above, each of the three (3) lowest bidders were responsive and provided all the required documents.

Accurate Drilling Systems (ADS) was the lowest, responsive bidder. Tetra Tech, Inc. reached out to ADS’ references and has received three (3) responses from Collier County, Citrus County, and Lee County, who all said ADS was reliable, all projects with them have gone smoothly, and they recommend the company for our project.

Tetra Tech, Inc. believes the low bid submitted by ADS to be competitively priced and reasonable and therefore recommends ADS as the contractor for the Helms Road Water Main Extension project.

END OF MEMORANDUM



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

To: Honorable Mayor and City Commission
Prepared By: Fire Chief Brent Stevens
Date of Meeting: 1/8/2025
Date Submitted: 12/29/2025
Title of Agenda Item: Change Order-Station Hardening
Agenda Location: Consent Agenda Item

Report in brief:

This change order will allow CPH to create the invitation to bid documents & also oversee the construction process until project completion.

Staff Comments: Request Board approval.

Fiscal Impact: 2025 - 2026

Has the request been budgeted? Yes No
If yes, expected cost and account name. Grant funded
If no, amount needed and proposed account:

Recommended Actions: Review and Approve

Extra Work Authorization (EWA)

EWA#: 3

Section 6, Item F.



CPH Project #: 2400751
 Project Name: Labelle FS Hardening/Addition
 Client: Mr./Ms.: Chief Brent Stevens
City of Labelle Fire Chief
290 S. Main Street
LaBelle, FL 33935

Base Contract Date: 11/27/2024
 Base Contract Fee Amount: \$354,000.00
 Current Contract Date: 12/16/2025
 Current Contract Fee Amount: \$372,270.00
 Proposed Fee for Extra Work: \$51,200.00
 Contract Fee Amount with this EWA: \$423,470.00
 (Does not included the construction observation services)

All terms and conditions of the BASE CONTRACT, with all approved amendments to date, shall be applicable to this Extra Work Authorization, except that Professional Services hourly rates are updated to reflect periodic adjustments to CPH's published rate, if so marked below. Approval of this Extra Work Authorization will amend the scope of services, and professional fees.

The following: Increased Scope of Service Additional Service, is proposed for Client's approval:

SCOPE DESCRIPTION

PROPOSED FEE ADJUSTMENT
(IF ANY)

1. **Preperation of Bid Documents for ITB:** Additional effort to write and edit front end documents to develop an ITB for advertising for bids. Documents will include "Invitations for Bidding"(Section 00100) Instructions to Bidders (Section 00200), and all other required Division 1 Sections. There are a total of 40 Division 1 Section that will potentially be used.

\$4,400.00

2. **Construction Administration through Final Completion:** Additional scope for the Construction Administration Phase through Substantial Completion and Final Completion. CPH is estimating 274 days (9 months) to achieve Substantial Completion and 28 additional days to achieve Final Completion for all three (3) Phases. Included in the Construction Administration scope are the following tasks

1. Kick-off meeting with the Contractor.
2. Ten (10) Site Visit/meetings at the months end to verify and athorize the monthly pay application.
3. One (1) Site Visit to verify Substantial Completion and develop a Punch List.
4. Ten (10) vertual mid-month construction meetings with the contractor.
5. Respond to up to 25 RFIs from the contractor.
6. Review of up to Forty (40) Shop Drawings and product submittals from the contractor.
7. Review up to four (4) substitution requests from the contractor.
8. Review and recommendations for up to ten (10) Change Order requests from the contractor.

\$46,800.00

TOTAL EWA #3 = \$51,200.00

Revised Professional Service Rates are Attached.

Proposed by:

Approved:

Brandan DeCaro
 CPH Project Manager

Brandan DeCaro 12/18/25
 (Signature) Date

Client

Signature



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

To: Honorable Mayor and City Commission
*Prepared By: Tijauna Warner, Deputy City Clerk
*Date of Meeting: January 8, 2026
*Date Submitted: December 30, 2025
*Title of Agenda Item: Resolution 2026 - 03 Establishing Public Records Request Policy
*Agenda Location: Consent Agenda Item

***Report in brief:** The purpose of this resolution is to recommend the establishment 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, there is no formalized policy outlining the procedures for submitting and fulfilling public records requests. The absence of such a policy may lead to inconsistencies in handling requests and may hinder efficient access to public records.

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 - 03

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, APPROVING 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, establishing 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 PAHOKEE, 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 establishment 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 8th day of January 8, 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:**

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 three (3) working days; 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 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: _____



TEMPORARY USE & SPECIAL EVENT APPLICATION

CITY OF LABELLE, FLORIDA

APPLICATION NUMBER: TU20 - (Assigned by City)

DATE RECEIVED: 12-08-2025

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

Tax Parcel I. D. #: Barron Park

Site Address: 1559 DeSoto Ave

City: LABELLE FL State: FL Zip Code: 33935

2. APPLICANT: Swamp Cabbage Festival INC (Person or entity conducting the use or event)

Mailing Address: Park Ave

City: LABELLE FL State: FL Zip Code: 33935

Work Phone Number: 863 675 2995 Home Phone Number:

Fax number: Email: swampcabbagefestival.org@gmail.com

3. PROPERTY OWNER: City of LABELLE

Mailing Address: 481 W Hickpochee AV

City: LABELLE FL State: FL Zip Code: 33935

Work Phone Number: 863 675 2872 Home Phone Number:

Email:

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.):

60th Annual Festival Event
Will any roads need to be closed down for the event? De Soto / Park / Lee (Portions)

Will there be alcohol served at the event? By whom? Yes

Please note, use of alcohol will need to be approved by the City Commission

How many people are expected to attend the event? 25K (+)

Event Date: week of Feb 16 - Feb 23, 2020 Requested Event Hours: All Day / Night
main event weekend 21 & 22

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)

MA 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)

Jason Daniels
Applicant Name (Print)


Applicant Signature

ATTENTION

This application must be completed (please type or legibly print) and resubmitted, with all requirements herein, to **City Hall attn: the Superintendent of Public Works, or the Deputy Clerk**. This application must be *filled out completely* and must be signed by the owner or his designated agent. If the applicant is different than the owner of the subject property, then an agent affidavit in a form approved by the City is required from the owner of the property that is requesting the vacation. The agent affidavit must be completely filled out and submitted with this application. If the property is in multiple-ownership, then all of the owners or their designated agent(s) must sign this application. All owners of property that will be affected by this application must either sign this application or fill out an agent affidavit.

This application will be reviewed by City staff for completeness and their approval. The applicant is fully responsible for researching and knowing any and all laws, which may be applicable and affect the outcome of the any decision on the application request. The City assumes no responsibility or liability relating to the failure to research and know all applicable laws including, but not limited to, state, federal and city laws, codes, land development regulations or the adopted comprehensive plan.

*Applicant is responsible for obtaining the appropriate insurance for the event. Contact your service provider or go to <https://gatherguard.com/>

*Indoor events with an attendance of 50 people or more will require crowd management by the Sheriff's Dept. or Fire Dept. in accordance with F.S.



LaBelle Fire Department

Brent R Stevens

Fire Chief

280 South Main Street LaBelle, Florida 33935

Station 863-675-1537

bstevens@citylabelle.com

October 28, 2025

To: City of LaBelle

From: Brent R Stevens, Fire Chief

Re: Swamp Cabbage Festival

To Whom It May Concern,

This letter is to inform you that the LaBelle Fire Department does not have any objections to the Swamp Cabbage Festival starting Friday, February 20nd 2026 to Sunday, February 22nd 2026, using the location of South Main Street from the Barron Library North to Desoto Ave, the wharf area all the way to under the bridge on Desoto Ave, all of Park Ave East to Lee Street and all streets South of Park Ave to exclude Bridge Street but during the Swamp Cabbage Festival Parade for their annual event.

The LaBelle Fire Department understands that the event will have more than 1,000 people in attendance, and the Swamp Cabbage Festival has provided an initial full emergency action plan, with updates to follow.

Furthermore, A specific hazard has been identified as an increased risk of fire at this event, or there is an increased risk of fire due to the cooking of food using propane, charcoal/wood, and oil.

1.
 - a. In certain high-risk cases, on-site Fire Department Personnel may be required. This judgment will be made by the Fire Chief.
 - b. Stand-by and inspection are required.
 - Saturday, February 21st, from 10 am to 5 pm (7 hours @ \$104 per hour) 2 firefighters
 - Sunday February 22nd from 9 am to 4 pm (7 hours @ \$104 per hour) 2 firefighters
 - Event inspection (\$100 per inspection)
 - Total: \$1,556.00
2. All event and cooking staff will be instructed on the safe use of Portable Fire Extinguishers.
3. The use of open flame for grilling is permitted under the Fire Code when the following conditions are met:
 - a. Must have a valid fire extinguisher, 2A:10BC and a class K if cooking with oils or grease is present.



LaBelle Fire Department

Brent R Stevens

Fire Chief

280 South Main Street LaBelle, Florida 33935

Station 863-675-1537

bstevens@citylabelle.com

- b. Each vendor is allowed 1 LP tank per cooking device and only one spare LP tank regardless of the number of cooking devices. All LP tanks are to be secured in an approved manner (tied, strapped, chained, etc.).
- 4. Should an incident occur that requires the Fire Department, 911 will be utilized to request this resource. The caller should have the following information available to the 911 operator:
 - a. Name
 - b. Phone Number
 - c. Location of Emergency
 - d. Type of Emergency
 - e. How many patients are involved in the Emergency?
 - f. Access Availability to the Emergency

All items must be inspected by the Fire Chief or their designee prior to the start of the event.

Please refer to the Emergency Action Plan for the event for further information.

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

Chief Brent R. Stevens
LaBelle Fire Department
Office 863-675-1537
bstevens@citylabelle.com





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. J. TENNYSON, M.D
MEDICAL DIRECTOR

05/19/2025

To Whom it May Concern:

Please accept this letter of no objection for Swamp Cabbage Festival February 20-22, 2026. This festival will be covered with additional units but for no charge to the committee. If you have any questions please feel free to contact me at the information below.

Sincerely,

Amy M. Stafford
Hendry County Public Safety
EMS/Fire Operations Chief
(863)674-5412(Office)
amy.stafford@hendryfla.net

Sheriff Hendry County

STEVE WHIDDEN, SHERIFF

Prepared for:
Swamp Cabbage Committee

Address:
8 Park Avenue
LaBelle, FL. 33935.

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

This document is intended to serve as confirmation of the fact that the Hendry County Sheriff's Office has no objections to the upcoming Swamp Cabbage event.

Hendry County Sheriff's Office will respond to all calls for service as needed and check on the event throughout.

I did speak with Mrs. Shellie Lowe in reference to this event and assured her the Sheriff's Office will supply adequate Law enforcement services during all events. A detail contract between the Sheriff's Office and the committee will be finalized to have law enforcement presence on site.

The event starts on 02-21-2026 and ends on 02-22-2026. The location of the event is Barron Park 1559 Desoto Avenue in Labelle Florida 33935. I will be attending the meetings leading up to this event and will be supplied a copy of the site map in case of any emergencies.

You are welcome to call me at either number below if you have and questions and or concerns.

Thank you.



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

SPECIAL EVENT

EMERGENCY ACTION PLAN (EAP)

I. GENERAL

This is the Emergency Action plan for the Swamp Cabbage Festival held on the last full weekend in February each year. This year 2026 will be held February 20,21,& 22 The festival is held at Barron Park on Lee St and Desoto Ave.

The parade is staged along Main St., Bronco Ct. Frasier St., Park Ave., Oklahoma Ave., Hampton Ave. and Curry St. The parade route starts at the foot of the bridge on N SR 29 and continues South, across SR 80, towards Cowboy Way.

The Fishing Tournament is located along the Caloosahatchee River, beginning and ending at the LaBelle Boat Ramp.

II. PURPOSE PROCESS

- A. This emergency action plan predetermines actions to take before and during the "Swamp Cabbage Festival" (hereinafter referred to as the event) in response to an emergency or otherwise hazardous condition. These actions will be taken by organizers, management, personnel, and attendees. These actions represent those required prior to the event in preparation for those required during an emergency.
- B. Flexibility must be exercised when implementing this plan because of the wide variety of potential hazards that exist for this event. These hazards include, but are not limited to, Fire, Medical Emergencies, Severe Weather, or situations where Law Enforcement is required.

I. ASSUMPTIONS

The possibility of an occurrence of an emergency is present at this event. The types of emergencies possible are various and could require the response of Fire & Rescue, Emergency Medical Services, and Police.

II. BASIC PLAN

A. EAP Event Representative

1. The EAP event representative will be identified as the point of contact for all communications regarding the event.
 - a. PRIMARY CONTACT: **Shellie Hunter or Heath Daniels**
 - b. TELEPHONE NUMBER: 863-675-2995

B. Emergency Notification

1. In the event of an emergency, notification of the emergency will be through the use of 911. The caller should have the following information available to the 911 operator:
 - a. location of the emergency
 - b. nature of emergency
 - c. contact person with callback number.

C. Severe Weather

1. Weather Forecasts and current conditions will be monitored through National Weather Service 's Forecast Office web site at www.weather.gov
2. Before the event – if severe weather is predicted prior to the event, the EAP event representative will evaluate the conditions and determine if the event will remain scheduled. The EAP event representative or his/her designee will be identified as such and will be responsible to monitor the weather conditions before and during the event.
3. During the event – If severe weather occurs during the event, the EAP event representative or his/her designee will make notification to those attending the event that a hazardous weather condition exist and direct them to shelter
4. There are very limited provisions for sheltering participants in the events of severe weather.
5. This event will follow the 30-30 Rule for lightning. If lightning is observed and thunder is heard within 30 seconds, the event will be delayed until 30 minutes have passed since thunder was last heard.
 - a. **In the event of severe weather, the City of LaBelle or designee has the authority, above and beyond the EAP event representative, to delay and/or cancel an event**

D. Fire

1. A specific Hazard has been identified as an increased risk of fire at this event, or there is an increased risk of fire due to the cooking of food using propane, charcoal/wood and oil.
 - a. In certain high-risk cases, on-site Fire Department Personnel may be required. This judgment will be made by the Fire Chief.

- b. No stand-by is required as long as all cooking units have the appropriate cooking hood systems and these systems have been certified by a qualified extinguishment company.
2. All event and cooking staff will be instructed on the safe use of Portable Fire Extinguishers.
3. The use of open flame for grilling is permitted under the Fire Code when the following conditions are met:
 - a) Must have a valid fire extinguisher, 2A10BC or class K.
 - b) Each space is allowed 1 LP tank per cooking device and only one spare LP tank regardless of the number of cooking devices. All LP tanks are to be secured in an approved manner (tied, strapped, chained, etc.).
4. Should an incident occur that requires the Fire Department, 911 will be utilized to request this resource. The caller should have the following information available to the 911 operator:
 - a. location of the emergency
 - b. nature of emergency
 - c. contact person with callback number.
5. **These items are to be inspected by the Fire Chief or designee prior to the start of the event.**

E. Medical Emergencies

1. As with any outdoor event, there is potential for injury to the participants. The types of injuries are various and include those that are heat related as well as traumatic injuries.
2. Should an incident occur that requires Emergency Medical Services, the on-site event representative will contact 911 to request an ambulance. The caller should have the following information available to the on-site EMS officer or 911:
 - a. location of the emergency
 - b. nature of emergency
 - c. contact person with callback number.

F. Law Enforcement

3. There will not be any on site law enforcement. Should an incident occur that requires Law Enforcement, the on-site EAP event representative will contact 911 to request this resource. The caller should have the following information available to the on-site RPD officer or 911:
 - a. location of the emergency
 - b. nature of emergency
 - c. contact person with callback number

G. Emergency Vehicle Access

1. Access for emergency vehicles will be maintained at all times.

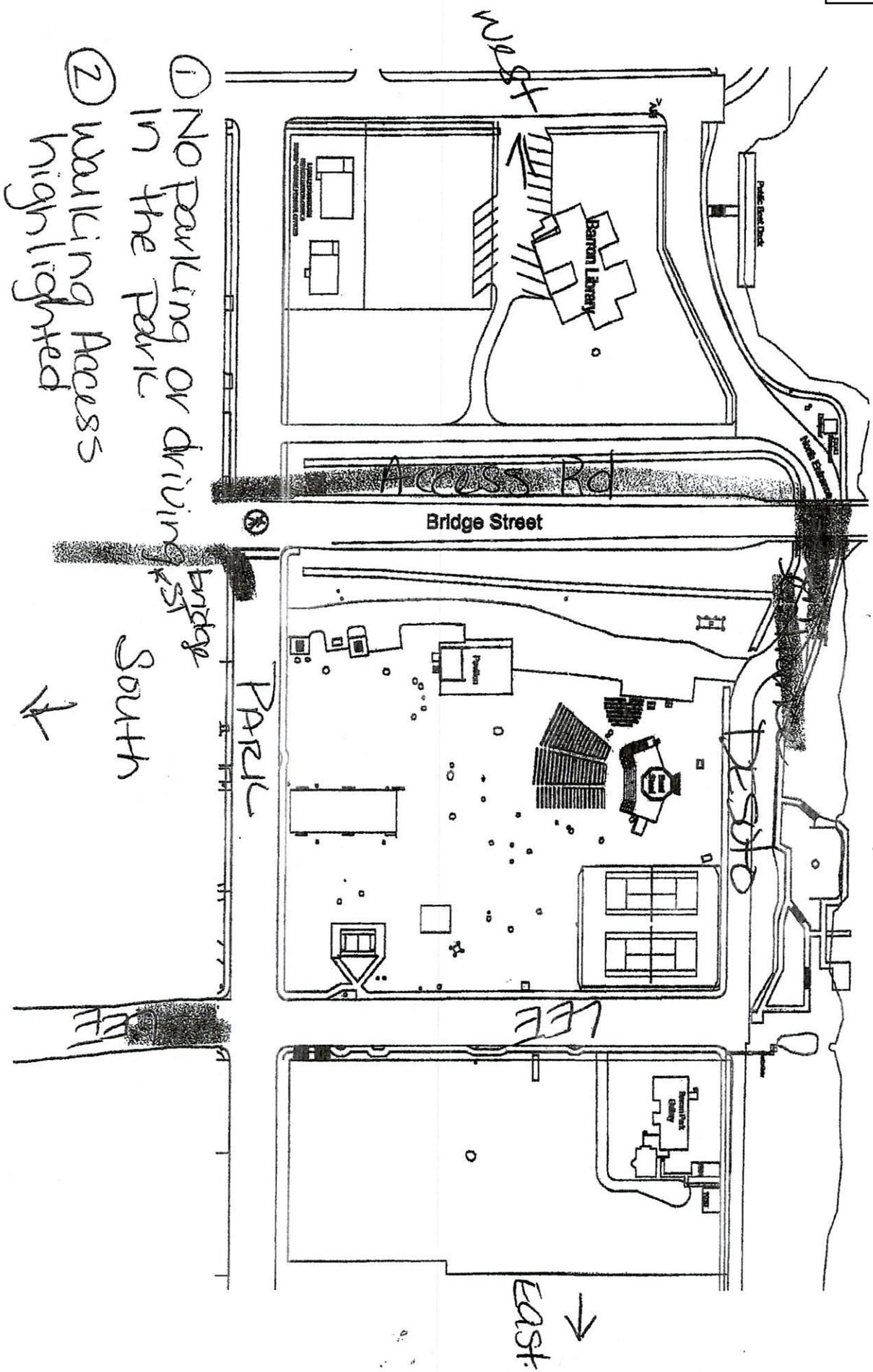
- a. There will be an access lane provided on both Lee St and Desoto Ave for emergency response.
 - b. Vendor trailers will be positioned so the one lane on the south end of Lee St is open and one lane on the west end of Desoto Ave is open.
 - c. Both of these lanes will be blocked off using movable barriers with a sign stating "No Parking – Fire Lane"
2. Fire lanes and fire hydrants will not be obstructed
 3. Participants and spectators will be directed to park in approved areas and not obstruct protective features, sidewalks, or public thoroughways.
 4. Parking for vendor and staff vehicles will be Barron Park, Lee St, Desoto Ave, Park Ave, and Barron Library.
 5. Parking for attendee vehicles will be Barron Park, Lee St, Desoto Ave, Park Ave, and Barron Library.
 6. **These access points are to be inspected by the Fire Chief or designee prior to the start of the event.**

V. Contact Information

| | | |
|--------------------------|------------------------------------|--------------|
| Event Organizer | Shellie Hunter | 863-675-2995 |
| EAP Event Representative | SAA | SAA |
| General Emergency | Hendry County Sheriff's Department | 911 |

VI. Event Area Map (attached next page)

9/27/23, 10:27 AM



- ① NO parking or driving in the park
- ② walking Access highlighted

<https://drive.google.com/drive/folders/1COwGv17QzmkKwub1PESH7ODwO4hg5TtML>



CITY OF LABELLE, FLORIDA
Staff Report
for
Residence at Grand Oaks Tree Removal Permit

TYPE OF CASE: Tree Removal Permit Requiring City Commission Approval

STAFF REVIEWER: Patty Kulak

DATE: January 8, 2026

APPLICANT: Dan-Nico Properties

AGENT: Justyna Gale, Forward Planning & Design

REQUEST: Removal of three (3) significant oak trees from the subject property located at 2250 S. South Road 29 to support development of a multi-family residential community, with on-site mitigation in accordance with LDC Section 4-80

LOCATION: 2250 S. South Road 29

PROPERTY SIZE: 26.26+/-acres

STAFF NARRATIVE:

The applicant has submitted a request for approval to remove three (3) significant oak trees associated with the approved Residences at Grande Oaks Planned Unit Development, which was approved on September 11, 2025. The subject property consists of approximately 26.26 acres located at 2250 South State Road 29 and is currently undeveloped. The approved development program includes multi-family residential units, a clubhouse, and a retail component.

Based on the submitted tree survey and supporting documentation, a total of sixteen (16) significant oak trees have been identified on the site. Of these, the applicant proposes the removal of three (3) interior oak trees identified as Tree Nos. 30000 (36-inch DBH), 30019 (34-inch DBH), and 30031 (32-inch DBH), totaling 120 inches in diameter at breast height (DBH). The remaining thirteen (13) significant oak trees are proposed to remain and are to be protected during construction activities.

The applicant indicates that the site plan has been revised to minimize impacts to significant trees. However, the three trees proposed for removal are located internally within the site and are identified as conflicting with the approved site layout due to their positioning, changes in site elevation, and potential impacts to internal vehicular

circulation. The revised layout preserves the largest oak tree on the property, which measures approximately 48 inches in DBH, along with other significant oaks shown on the Existing and Proposed Conditions exhibits.

In accordance with the City’s tree mitigation requirements, removal of the three significant oak trees requires mitigation equivalent to 120 inches of DBH. The LDC provisions relating to the protection of significant oaks trees allow for the removal of oaks, subject to the following replanting requirements in LDC Section 4-80.16.5:

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

The applicant proposes to install thirty-five (35) replacement trees, each measuring approximately 4 inches in DBH and 10 feet in height, for a total mitigation value of 140 inches. The proposed mitigation exceeds the minimum requirement by 20 inches. Replacement trees are proposed within the northern and southern portions of the site, including areas where landscape buffers are not otherwise required by the Land Development Code.

The request has been submitted as a public hearing tree removal application in accordance with City procedures. The application materials include a completed tree removal application, narrative and mitigation statement, certified boundary and tree survey, and Existing and Proposed Conditions exhibits. These materials have been provided for City Commission review and consideration in determining whether the proposed tree removal and mitigation are consistent with applicable City standards and policies.

Staff finds the request is consistent with the LDC, subject to replanting on-site a total of 140 inches of live oak trees meeting the minimum planting specifications outlined LDC Section 4-80.16.5.6.

SUGGESTED MOTION(S)

APPROVAL:

I make a motion to approve the proposed tree removal permit, subject to replanting of 46 inches of live oaks trees on-site, meeting the minimum size specifications of the Land Development Code.

DENIAL:

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

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

- 1) Why?

EXHIBIT A
SIGNIFICANT OAK TREE SURVEY



Tree Removal Application (A)

Section 7, Item B.



DATE RECEIVED: _____
 APPLICATION # _____
 CUSTOMER # _____
 INVOICE #: _____
 SUPERINTENDANT APPROVED: Y / N
 COMMISSION APPROVAL DATE: _____

Please select one:

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

1. APPLICANT: Dan-Nico Properties

(As Shown on Deed or Articles of Incorporation)

Name of Person Applying: Justyna Gale, Forward Planning & Design
 Mailing Address: 19046 Bruce B. Downs Boulevard, #308
 City: Tampa State: Florida Zip: 33647
 Email: Justyna@fwdplanning.com Phone: (352) 514-6158

2. PROPERTY OWNER (IF DIFFERENT FROM APPLICANT-YOU MUST LIST ALL OWNERS- PROVIDE A SEPARATE SHEET IF NECESSARY):

Owners Name: Dan-Nico Properties
 Mailing Address: 424 NE 2nd Street
 City: Boca Raton State: Florida Zip: 33432
 Email: BHerbert@galloherbert.com Phone: (954)461-6625

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

Address/Location: 2250 S State Road 29
 City: Labelle State: Florida Zip: 33935
 Tax Parcel I. D. #: 1 29 43 20 A00 0002.0200

4. SUMMARY OF APPLICANT’S REQUEST:

The removal of three (3) significant oak trees is requested as a result of their internal positioning on the PUD Project site, variations in elevation, and potential impacts on vehicular circulation. Landscape buffers along the northern and southern property lines will be provided to mitigate the impact on the 3 significant oaks. The proposal includes installing 35 trees at 4" DBH and 10' in height, resulting in 140" of mitigation, which exceeds the required 120" by 20". Please see attached Proposed Tree Mitigation Plan for tree replacement mitigation.

5. PLEASE PROVIDE THE FOLLOWING ITEMS TO:

MWills@citylabelle.com and KimBarselou@citylabelle.com or City Hall, 481 West Hickpochee Avenue, LaBelle, FL 33975

- A. Completed Tree Removal Application Form**
- B. Affidavit of Ownership (Notarized)**
- C. Agent Authorization (Notarized):** The name of all parties having interest in the subject property and certification that the applicant is authorized to sign the application as owner or authorized agent.
- D. Proof of Ownership:** A copy of the tax bill or a printout from the Property Appraisers office is required with a legal description.
- E. Narrative & Mitigation Statement:** Written narrative explaining the existing conditions (number, location, species and size of existing significant oak trees); why the significant oak trees prevent reasonable development of the property; what alternatives have been considered by the applicant; description of method of tree removal or relocation (where applicable); and description of mitigation plan (number, location, species and size of oak trees proposed for planting), and details of off-site mitigation planting location (where applicable).
- F. Existing Conditions Exhibit/Drawing:** Drawing demonstrating the property boundary and location and type of significant oak tree(s) proposed for removal on 8 ½" x 11" paper (minimum size) with legible text showing all data pertinent to the application including the following:
1. Date of drawing
 2. Scale
 3. North arrow
 4. Name of person or firm preparing the plan
 5. Property boundary
 6. Trees proposed for removal, size and name of species
 7. Existing physical improvements including but not limited to existing building, access points, driveways, parking areas, easements (utility, drainage, electric).
- G. Proposed Conditions Exhibit/Drawing:** Drawing demonstrating the property boundary and location and type of proposed mitigation tree planting on 8 ½" x 11" paper (minimum size) with legible text showing all data pertinent to the proposed mitigation, including at least the following:
1. Date of drawing
 2. Scale
 3. North arrow
 4. Name of person or firm preparing the plan
 5. Property boundary
 6. Trees proposed for removal, size and name of species
 7. Existing physical improvements including but not limited to existing building, access points, driveways, parking areas, easements (utility, drainage, electric).

N/A **H. Verification Letters (where applicable):** Letter from a certified arborist, licensed landscape architect in the State of Florida, or other suitable expert verifying health of trees (only required where removal is requested due to failing health of the tree) AND/OR letter from certified engineer in the State of Florida verifying the tree proposed for removal is causing structural damage to existing structures (only required where applicable).

X **I. Certified Boundary and Tree Survey:** Required for commercial public hearing applications. May be required for single family public hearing applications.

 J. Additional Data: Any additional data, materials or information deemed necessary by the Superintendent of Public Works or the city commission to make a determination. If additional documents are required, they shall become a part of this permit.

X **K. Application Fee:** Check made payable to “City of LaBelle”. See the fee schedule on our website. [City of LaBelle](http://www.cityoflabelle.com)

ATTENTION:

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

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

Other Permits: Copies of all necessary state and federal permits must be submitted prior to the commencement of construction work on the site. The City of LaBelle is not responsible for determining applicable State and Federal permits.

PUBLIC HEARING APPLICATION – CITY COMMISSION ACTION:

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

AFFIDAVIT OF OWNERSHIP (B)

Section 7, Item B.

I, BRIAN P. HERBERT certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any site plans, 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.

[Signature] 3/12/25
Signature of Authorized Agent Date

BRIAN P. HERBERT, MANAGER
Print or Type Name of Person Signing Above

DAN-NICO PROPERTIES, LLC
Name of Owner/Agent Entity if a Corporation, L.L.C., Partnership, or Trust

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

STATE OF Florida COUNTY OF Broward

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 3/12/25 by Brian P. Herbert,
Date Name of Person Providing Oath or Affirmation

who is personally known to me or who has produced _____
as identification. Type of Identification

NOTARY PUBLIC STAMP/SEAL:



[Signature]
Signature of Notary Public
HEATHER CHABOT
Printed Name of Notary Public
6-26-27
Commission Expires

AGENT AUTHORIZATION (C)

The undersigned to hereby swear or affirm that they are the fee simple title holders and owners of the record of property commonly known as RESIDENCES AT GRAND OAKS and legally described in Exhibit "D" attached hereto.

We hereby designate Robert Haught and Justyna Gale, Forward Planning & Design 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 a new or amended authorization is delivered to the City of LaBelle.

[Signature] 3/12/25
 Signature of Authorized Agent Date
BRIAN P. HERBERT, MANAGER
 Print or Type Name of Person Signing Above
DAN. NILO PROPERTIES, LLC
 Name of Owner/Agent Entity if a Corporation, L.L.C., Partnership, or Trust
MANAGER
 Representative Capacity of Person signing Affidavit: President or Vice President of Corporation, Managing Member of L.L.C., General Partner or Trustee

STATE OF Florida COUNTY OF Broward

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 3/12/25 by Brian P. Herbert
Date Name of Person Providing Oath or Affirmation

who is personally known to me or who has produced _____ Type of Identification
as identification.

NOTARY PUBLIC STAMP/SEAL:



[Signature]
 Signature of Notary Public
HEATHER CHABOT
 Printed Name of Notary Public
6-26-27
 Commission Expires

Residences at Grande Oaks PUD
Significant Oak Tree Removal Narrative

The proposed request is for a Significant Oak Tree Removal on the Residences at Grande Oaks PUD (approved September 11, 2025) The project site is approximately 26.26 acres located at 2250 State Road 29. The site is currently undeveloped. The Owner plans to develop a mixed-use project with multi-family apartments (232 units) clubhouse and retail (10,000 sq. ft).

The Project site contains 16 Significant notable oak trees. The Owner requests the removal of (3) three of the interior trees. The remaining 13 significant oaks will remain and be protected during construction.

The project site has been redesign to reduce the number of significant Oaks to be removed. However, the removal of three (3) oak trees has been requested as a result of their internal positioning on the site, variations in elevation, and potential impacts on vehicular circulation. The site’s redesign incorporated the preservation of the largest tree on the property, a 48-inch oak.

The following trees are proposed for removal. The numbers are shown in the attached Existing and Proposed Condition exhibits.

| TREE # | SPECIES | DBH |
|--------------|---------|-------------|
| 30000 | Oak | 36” |
| 30019 | Oak | 34” |
| 30031 | Oak | 32” |
| Total | | 120” |

Mitigation for the Removal of Significant Oaks

| | |
|----------------------------|----------|
| TREES REMOVED | 3 trees |
| TREES REPLACED | 35 trees |
| REQUIRED MITIGATION | 120” |
| PROVIDED MITIGATION | 140 “ |

Landscape buffers along the northern and southern property lines will be provided to mitigate the impact on significant oaks. According to the Land Development Code, landscape buffers are not mandated for the northern and southern property boundaries. However, the owner will provide tree replacement within these areas. The proposal includes installing 35 trees at 4" DBH and 10' in height, resulting in 140" of mitigation, which exceeds the required 120" by 20". Please see attached Proposed Tree Mitigation Plan for tree replacement.



CITY OF LABELLE, FLORIDA

**Planning Staff Report
For
140 Jaycee-Lions Drive Special Exception**

TYPE OF CASE: Special Exception

STAFF REVIEWER: Patty Kulak

DATE: January 8, 2026

APPLICANT: Lequia, LLC

AGENT: Javier Figueroa

REQUEST: Allow for a religious assembly/church in the B-1 zoning district for the 1+/- acre property located at 140 Jaycee-Lions Drive.

LOCATION: 140 Jaycee-Lions Drive

PROPERTY SIZE: 1.112+/-acres

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

Existing Future Land Use Designation: Commercial

Existing Zoning: B-1 (Business Professional)

Land Use: Commercial (Clubhouse)

SURROUNDING LAND USE:

- North:** FLU – Residential
Zoning – Light Industrial (I-1 A)
Land Use – RV Park
- South:** FLU – Outlying Mixed Use
Zoning - PUD
Land Use – Residential – Apartment Complex
- East:** FLU – Commercial
Zoning – Business Professional (B-1)
Land Use – Municipal DMV
- West:** FLU – Commercial

Zoning – Business Professional (B-1)
Land Use – Club/Lodge

STAFF NARRATIVE:

Lequia, LLC (“Applicant”) is requesting approval of a Special Exception to allow for a religious facility/church to be located on the 1.112±-acre subject property located at 140 Jaycee Lions Drive within the Business Professional (B-1) zoning district. The church proposes to occupy an existing commercial building currently utilized as an events hall, totaling approximately 4,481 square feet. The proposed use will allow the Applicant to continue utilizing the existing structure for religious assembly purposes consistent with the standards and review criteria for Special Exceptions under the City of LaBelle Land Development Code.

BACKGROUND/EXISTING CONDITIONS:

The subject property is within the Commercial future land use designation and is zoned Commercial. The property was developed in 1975 with a 4,481 SF building used for different commercial uses and most recently an event hall. Access to the site is from Jaycee-Lions Drive via a paved driveway approximately 630 feet to the west of S. Main Street and a secondary unpaved driveway 150’ west of the paved entrance. There is an existing paved parking lot immediately west of the building and additional unimproved/grass parking and open space on the remainder of the site.

To the north of the subject property is an unimproved right-of-way. To the south of Jaycee-Lions Drive is multi-residential housing known as Pollywog Creek Commons. To the east of the site is unimproved right-of-way and a parcel owned by the City of the LaBelle (former Department of Motor Vehicles). To the west of the site is the Moose Lodge.

SPECIAL EXCEPTION REQUEST:

The Applicant is requesting approval of a Special Exception to allow a religious facility/church to occupy the existing commercial building.

The proposed hours of operation are Tuesdays and Thursdays from 7:00 p.m. to 9:00 p.m., and Sundays from 1:00 p.m. to 3:00 p.m. No daycare services or K-12 school uses are proposed as part of this request.

No site improvements are proposed other than interior modifications necessary to repurpose the existing commercial space for church use. Due to the absence of any proposed horizontal or exterior improvements, Staff is recommending a Site Construction Permit be required to evaluate on-site parking and landscaping and appropriate alternatives. In addition a Certificate of Occupancy and Business Tax License will be required to ensure the building and any improvements are reviewed by the Building Official and Fire Inspector.

COMPREHENSIVE PLAN COMPLIANCE:

The Subject Property’s underlying future land use designation is “Commercial” per City of Labelle Future Land Use Map.

Policy 1.3.4 of the City’s Comprehensive Plan states *“The Commercial Land Use Category applies predominantly to lands located along the street frontages of State Roads 80 and 29 South. This*

land use category accommodates commercial, retail and office uses that are more auto oriented due to scale and typology, while respecting the pedestrian and alternative transportation modes through land development code design standards.

The Commercial future land use category allows for a variety of non-residential uses. While churches are not expressly listed, this use exists in the Commercial category elsewhere in the City and is not inconsistent with the intent of this category to accommodate a range of commercial uses along the City's main thoroughfare, and direct more intensive, traffic generating uses to the arterial roadway network.

SPECIAL EXCEPTION REVIEW CRITERIA:

The following is Staff's analysis of the Applicant's request in relation to LDC Section 4-41(5), which sets forth the review criteria for special exceptions.

- a. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;***

The site has two (2) points of ingress/egress from Jaycee-Lions Drive. No proposed modifications to access were noted in the application materials. The access will allow for multiple points of ingress/egress from a paved, city-maintained roadway. Due to the limitation on hours of operation and prohibition on school and daycare uses, the use is not anticipated to negatively impact automotive or pedestrian safety.

- b. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;***

Off-street parking for the proposed use will be required to comply with the Land Development Code. The existing parking area is currently unstriped paved and unpaved/gravel spaces and will be reviewed in detail during the Site Construction permitting process. At that time, parking layout, circulation, and alternative surfaces will be evaluated to ensure compliance with LDC standards and intent.

- c. Refuse and service areas, with particular reference to the items preceding;***

Refuse service is provided by City of LaBelle waste services.

- d. Utilities, with reference to locations, availability, and compatibility;***

The site is served by City of LaBelle for both potable water and sanitary sewer services.

- e. Screening and buffering with reference to type, dimensions, and character;***

Screening and buffering will be required to comply with the Land Development Code and will be reviewed at the time of Site Construction permitting, or allow for an alternative betterment plan. There are several trees long the Jaycee-Lions Drive and western property line to meet the street tree standards. No buffers are required where B-1 uses

abut other B-1 uses, which is the case on the western property line abutting the Moose Lodge.

f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

All signs will comply with the LDC sign code Signs will be required to obtain a building permit.

g. Required yards and other open space;

Required yards and open space currently comply with the the Land Development Code based upon the location of the existing building. If the building is proposed for expansion or redevelopment in the future, a new special exception will be required, along with a site construction permit and building permit.

h. General compatibility with adjacent properties and other property in the district.

The proposed special exception is compatible with adjacent properties and other properties within the immediate rea, as it involves the reuse of existing commercial space as a church with limited hours of operation. The Applicant is not proposing high traffic generating uses that are commonly accessory to church uses, such as schools or daycares. Compatibility with surrounding uses will be further ensured through compliance with all applicable Land Development Code requirements at the time of Site Construction and Building Permitting.

CONCLUSION

Based on the information provided by the Applicant and the analysis above, the proposed Special Exception to allow a religious facility within an existing commercial building is consistent with the intent of the City’s Land Development Code subject to the below conditions of approval. The request involves the reuse of vacant commercial space, proposes limited hours of operation, and does not include building expansion or significant alteration. The site has adequate access and is served by the public roadway network and municipal services, including water, sewer and solid waste disposal. Compliance with all applicable site development, parking, landscaping, buffering, and building code requirements will be required at the time of Site Construction and Building Permitting. Subject to these considerations and any conditions imposed by the approval body, Staff finds the request appropriate for consideration.

STAFF RECOMMENDATION

Staff recommends APPROVAL subject to the following conditions:

1. The special exception is limited to 140 Jaycee-Lions Drive described in Exhibit ‘A’.
2. Hours of operation for church services is limited to Sundays from 7 AM to 9 PM and Tuesdays and Thursdays from 5 PM to 9 PM.
3. Daycare and school uses ancillary to the church are not permitted. If these

uses are proposed a new special exception will be required.

4. No expansion of the existing building footprint is permitted via this special exception. If improvements are proposed, other than interior remodeling activities, a new special exception will be required.
5. No outdoor piped/amplified music or speaker system is permitted, except as permitted by LDC Section 4-83.
6. All signs must comply with the LDC and receive a building permit prior to installation.
7. A site construction permit and building inspection by the Building Official and Fire Inspector is required prior to issuance of a certificate of occupancy and/or business tax license.
8. Required parking spaces may be constructed of alternative materials including crushed shell or gravel, subject to review and approval at the time of site construction permit review.
9. Existing vegetation may be utilized to meet required streetscape landscaping requirements.

SUGGESTED MOTION(S):

APPROVAL:

I make a motion to approve the 140 Jaycee-Lions Drive Church Special Exception.

APPROVAL WITH CONDITIONS:

I make a motion to approve the 140 Jaycee-Lions Drive Church Special Exception, with the following condition(s):

1) as outlined in the staff report;

OR

2) as outlined in the staff report and amended as follows;

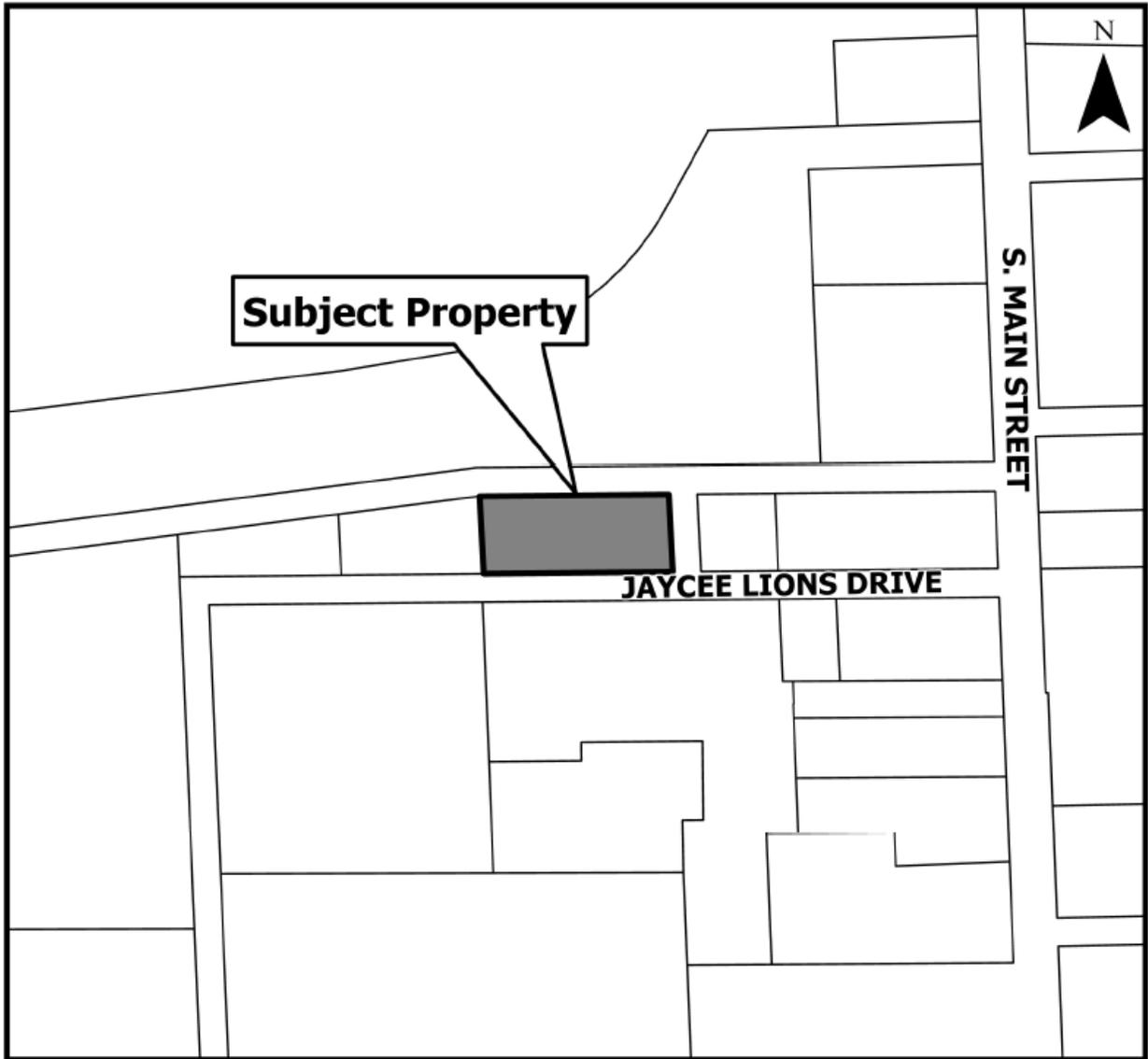
OR

3) with the following conditions:

DENIAL:

I make a motion to deny the 140 Jaycee-Lions Drive Church Special Exception. The request does not meet the Special Exception criteria:

LOCATION MAP



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

**CITY OF LABELLE
RESOLUTION 2026-01
140 JAYCEE-LIONS DRIVE CHURCH SPECIAL EXCEPTION**

A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR A SPECIAL EXCEPTION TO ALLOW FOR A RELIGIOUS ASSEMBLY/CHURCH IN THE BUSINESS PROFESSIONAL (B-1) ZONING DSITRICT FOR THE SUBJECT PROPERTY LOCATED IMMEDIATELY NORTH OF JAYCEE LIONS DRIVE AND 600 FEET WEST OF S. MAIN STREET; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Lequia, LLC C/O Javier Figueroa, the Applicant, has filed a Special Exception application to allow for a religious assembly/church in the B-1 zoning district for the 1+/-acre property located at 140 Jaycee-Lions Drive.

WHEREAS, a duly advertised public hearing was held on January 8, 2026 before the City of LaBelle City Commission; and,

WHEREAS, the City Commission for the City of LaBelle has determined that the requested special exception will further the goals and objectives of the City of LaBelle Comprehensive Plan and Land Development Code; and,

WHEREAS, the City Commission for the City of LaBelle has determined that the requested special exception meets the criteria for approval in accordance with Chapter 4, of the Land Development Code; and,

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

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

Section 2. The above-mentioned request is hereby granted to allow for a special exception for a religious assembly/church, located in the Business Professional zoning district for the subject property at 140 Jaycee-Lions Drive, City of LaBelle, Florida, subject to the following conditions:

1. The special exception is limited to 140 Jaycee-Lions Drive described in Exhibit 'A'.
2. Hours of operation for church services is limited to Sundays from 7 AM to 9 PM and Tuesdays and Thursdays from 5 PM to 9 PM.
3. Daycare and school uses ancillary to the church are not permitted. If these uses are proposed a new special exception will be required.
4. No expansion of the existing building footprint is permitted via this special exception. If improvements are proposed, other than interior remodeling activities, a new special exception will be required.

- 45 5. No outdoor piped/amplified music or speaker system is permitted, except as
46 permitted by LDC Section 4-83.
- 47 6. All signs must comply with the LDC and receive a building permit prior to
48 installation.
- 49 7. A site construction permit and building inspection by the Building Official and Fire
50 Inspector is required prior to issuance of a certificate of occupancy and/or business
51 tax license.
- 52 8. Required parking spaces may be constructed of alternative materials including
53 crushed shell or gravel, subject to review and approval at the time of site
54 construction permit review.
- 55 9. Existing vegetation may be utilized to meet required streetscape landscaping
56 requirements.
57

58
59 **Section 3. Severability.** In the event that any portion of this resolution is for any reason held
60 invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a
61 separate, distinct and independent provision, and such holding shall not affect the validity of the
62 remaining portions of this resolution.

63
64 **Section 4. Effective Date.** This Resolution shall become effective immediately upon its
65 adoption.
66

67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98

PASSED AND ADOPTED in regular session this _____ day of _____,
2026.

THE CITY OF LABELLE, FLORIDA

By: _____
Julie C. Wilkins, Mayor

Attest: _____
Tijauna 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 | _____ | _____ |

EXHIBIT A
LEGAL DESCRIPTION

99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140

PARCEL 1:

SITUATE, LYING AND BEING IN HENDRY COUNTY, FLORIDA, TO WIT: A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 29 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST COMER OF SAID SECTION 8, THENCE NORTH 89 DEGREES 54 MINUTES 00 SECONDS WEST, ALONG SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 623.13 FEET; THENCE NORTH 01 DEGREES 59 MINUTES 00 SECONDS WEST, A DISTANCE OF 1665.95 FEET TO THE SOUTH RIGHT OF WAY LINE OF A STATE DEPARTMENT OF TRANSPORTATION DRAINAGE DITCH AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 132.00 FEET; THENCE SOUTH 01 DEGREES 59 MINUTES 00 SECONDS EAST, A DISTANCE OF 135.66 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 132.00 FEET; THENCE NORTH 01 DEGREES 59 MINUTES 00 SECONDS WEST, A DISTANCE OF 135.66 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 29 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST COMER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 54 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 623.31 FEET; THENCE NORTH 01 DEGREES 59 MINUTES 00 SECONDS WEST, A DISTANCE OF 1665.95 FEET TO THE SOUTH RIGHT OF WAY LINE OF A FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE DITCH; THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 202.81 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 83 DEGREES 10 MINUTES 20 SECONDS WEST, A DISTANCE OF 97.49 FEET; THENCE SOUTH 01 DEGREES 59 MINUTES 00 SECONDS EAST, A DISTANCE OF 124.26 FEET TO THE NORTH RIGHT OF WAY LINE OF JAYCEE/LIONS DRIVE; THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET; THENCE NORTH 01 DEGREES 59 MINUTES 00 SECONDS WEST, A DISTANCE OF 135.66 FEET TO THE POINT OF BEGINNING. LESS THE WESTERLY 100.00 FEET THEREOF.



CITY OF LABELLE, FLORIDA

**Planning Staff Report
950 W. Lincoln Avenue
Variance**

TYPE OF CASE: Variance

STAFF REVIEWER: Patty Kulak

DATE: January 8, 2026

APPLICANT: Lockheart Marie Est. C/O Vivian Holland

AGENT: Diane Brown

REQUEST: Variance from side and rear yard setbacks applicable to accessory structures in the Residential Neighborhood Urban (RNU) zoning district, to allow a minimum rear yard setback of 3 feet and a minimum side yard setback of 5 feet on the subject property located at 950 W. Lincoln Avenue, whereas the Land Development Code requires a minimum 5-foot rear setback and a 10-foot side setback for accessory structures pursuant to Section 4-76(a).

LOCATION: 950 W. Lincoln Avenue

PROPERTY SIZE: 0.259+/-acres

FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:

Existing Future Land Use Designation: Residential
Existing Zoning: Residential Neighborhood Urban (RNU)
Land Use: Single-Family Residential

SURROUNDING LAND USE:

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

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

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

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

STAFF NARRATIVE:

The property owners of 950 W. Lincoln Avenue are requesting a variance from the Residential Neighborhood Urban (RNU) zoning district development standards in Section 4-76(a) of the City of LaBelle Land Development Code to allow reduced setbacks for an accessory shed structure. The request seeks approval of a 3-foot rear yard setback, where a minimum of 5 feet is required; and a 5-foot side yard setback where a minimum of 10 feet is required.

The subject property contains an existing single-family residence and is developed with standard residential improvements, including an existing driveway providing access from Lincoln Avenue. The lot configuration and placement of the principal structure limit the available area within the rear yard that can accommodate an accessory structure while meeting all required setbacks. All abutting properties are vacant/undeveloped.

As depicted on the submitted site plan, the proposed accessory shed is proposed in the rear portion of the property and positioned to minimize impacts to existing on-site improvements, trees and future development on adjacent properties. The site plan demonstrates that, while the structure encroaches into the required side and rear setbacks, it remains outside of any public rights-of-way and does not interfere with access, utilities, or drainage patterns.

Accessory structures are permitted within the RNU zoning district, subject to compliance with applicable development standards. The requested variance represents a minimal deviation from the code requirements and is intended to allow reasonable use of the property given the existing site constraints.

The variance request was reviewed by applicable City Departments as part of the review process. No additional conditions or technical concerns were identified through staff review. Approval of the variance would not be injurious to the surrounding neighborhood nor detrimental to the public welfare.

If approved, the applicant will be required to obtain all applicable building permits from the City of LaBelle Building Department prior to construction.

VARIANCE REVIEW CRITERIA:

The following is Staff’s analysis of the Applicant’s request in relation to LDC Section 3-22, which sets forth the review criteria for special exceptions.

- a. Unique or peculiar conditions or circumstances exist, which relate to the location, size, and characteristics of the land or structure involved, and are not generally applicable to other lands or structures in the same district.

The unique condition is the limited lot depth and placement of the existing primary structure. This restricts the buildable area for accessory structures on the property. The residence was constructed in 1973, prior to the Applicant's purchase of the property. Additionally, this location allows for the preservation of the existing vegetation and trees which serves as a buffer should the neighboring properties become developed in the future.

- b. The strict and literal enforcement of the zoning section of the land development regulations would create an undue hardship as distinguished from a mere inconvenience on the property owners. Physical handicaps or disability of the applicant and other considerations may be considered where relevant to the request.

Strict application of the required rear and side setbacks limits the placement options for an accessory structure on the subject property due to the existing placement of the primary residence toward the front of the lot. While a compliant location for a shed may be possible elsewhere on the property, the requested variance would allow the accessory structure to be located in a manner that better aligns with existing site conditions and minimizes functional constraints within the rear yard.

- c. The granting of a variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood, or otherwise detrimental to the public welfare.

Based on the proposed conditions, the variance will not be injurious to the surrounding neighborhood. The applicant provided a site drawing showing the location of the shed to be within property lines. The adjacent parcels to the north and east are vacant, and the proposed placement will not negatively affect public health, safety, or welfare.

- d. The condition giving rise to the requested variance has not been created by any person presently having an interest in the property and the conditions cannot reasonably be corrected or avoided by the applicant.

The condition giving rise to the requested variance is due to the existing placement of the primary structure, which was not created by the current property owner. The applicant is requesting approval of the shed at the proposed location due to the limited buildable area. Should the Commission approve the variance request, the applicant must then obtain applicable permits for the accessory structure and adhere to any additional requirements during the building process to ensure compliance with all local and state regulations.

- e. The requested variance is the minimum modification of the regulation at issue that will afford relief.

The drawing supplied by the Applicant demonstrates that the proposed variance represents the minimum relief needed to allow the placement of the accessory structure on the property in their proposed location.

- f. The variance granted will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures, or required improvements under similar conditions.

Due to the existing configuration of the subject property, the requested variance will not confer special privileges. Property owners are able to apply for similar relief from setbacks and development regulations based on the merits of their specific request.

STAFF RECOMMENDATION

Staff recommends APPROVAL subject to the following conditions:

1. The variance request applies to the subject property described in Exhibit "A".
2. The accessory structure, limited to 400 SF, shall be sited as shown on Exhibit "B".
3. The minimum setbacks for the proposed accessory structure shall be approximately 5 feet measured to the western side property line and 3 feet measured to the rear property line, whereas the remaining setbacks exceed the minimum requirements of the Land Development Code as demonstrated on the approved site plan.
4. All other standards for residential accessory structures on the property must comply with LDC Section 4-60 and 4-76(a).
5. The accessory structure must be enclosed on three (3) sides. Decorative lattice may be used to meet this requirement.
6. A building permit must be obtained prior to construction.

SUGGESTED MOTION(S):

APPROVAL:

I make a motion to approve the 950 W. Lincoln Avenue Variance.

APPROVAL WITH CONDITIONS:

I make a motion to approve the 950 W. Lincoln Avenue Variance, with the following condition(s):

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

DENIAL:

I make a motion to deny 950 W. Lincoln Avenue Variance. The request does not meet the Variance criteria:

EXHIBIT A

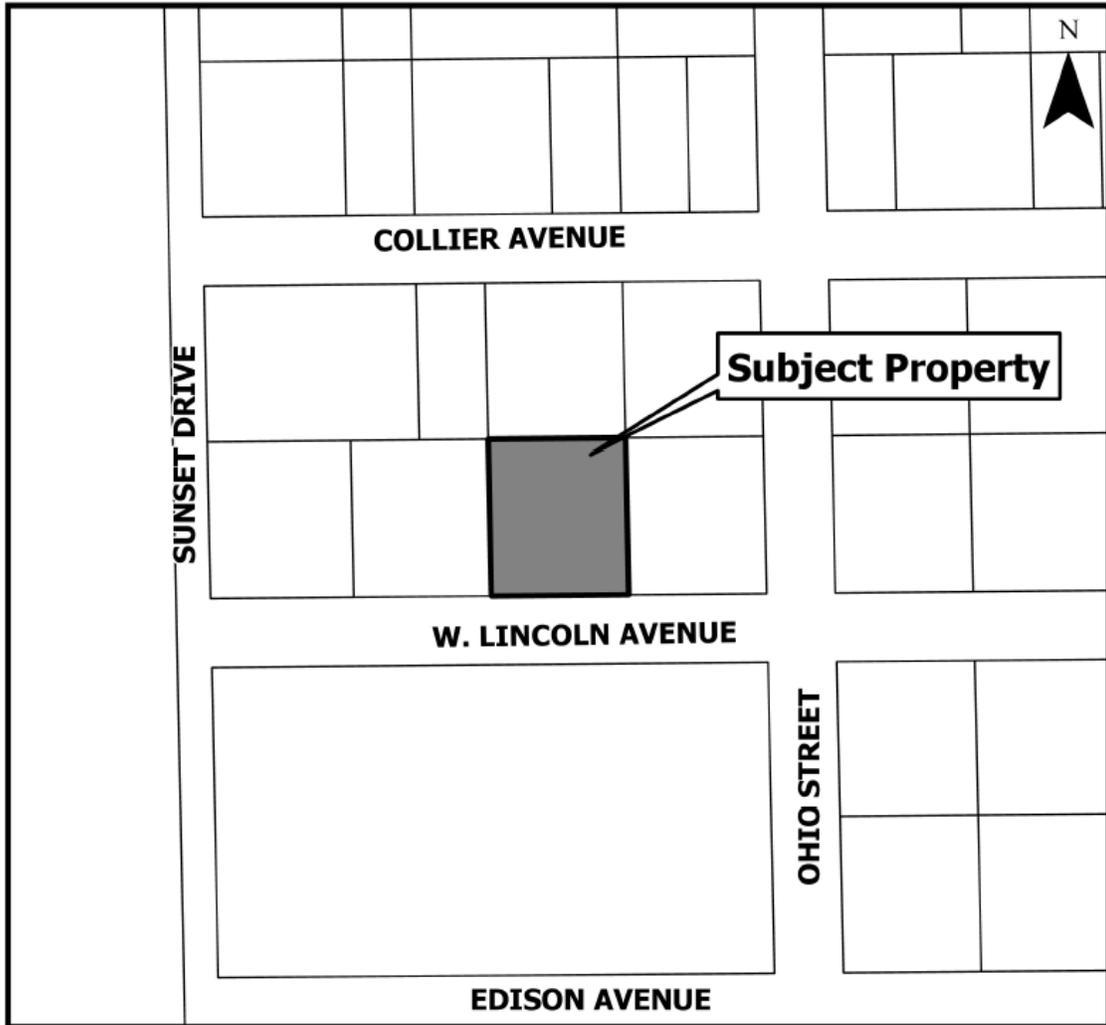


EXHIBIT B – SITE PLAN



**CITY OF LABELLE
RESOLUTION 2026-02
950 W. LINCOLN AVENUE VARIANCE**

A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR A VARIANCE FROM THE RESIDENTIAL NEIGHBORHOOD URBAN (RNU) ZONING DISTRICT DEVELOPMENT REGULATIONS ESTABLISHED IN THE LAND DEVELOPMENT CODE SECTION 4-76(A) THAT REQUIRES AN ACCESSORY REAR SETBACK OF 5 FEET AND SIDE SETBACK OF 10 FEET; ; TO ALLOW FOR A 3-FOOT REAR YARD SETBACK AND A 5-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE AT THE SUBJECT PROPERTY LOCATED AT 950 W. LINCOLN AVENUE; IN THE CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Lockheart Marie Est. C/O Vivian Holland, the Applicant, has filed a Variance application to allow reduced side and rear yard accessory setbacks on the subject property located at 950 W. Lincoln Avenue; and,

WHEREAS, a duly advertised public hearing was held on January 8, 2026 before the City of LaBelle City Commission; and,

WHEREAS, the City Commission for the City of LaBelle has determined that the requested variance will further the goals and objectives of the City of LaBelle Comprehensive Plan and Land Development Code; and,

WHEREAS, the City Commission for the City of LaBelle has determined that the requested Variance meet the criteria for approval in accordance with Chapter 4, of the Land Development Code; and,

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

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

Section 2. The above-mentioned request is hereby granted to allow for a variance for reduced rear and side yard setbacks for an accessory structure, located within the rear yard of the subject property at 950 W. Lincoln Avenue, City of LaBelle, Florida, subject to the following conditions:

1. The variance request applies to the subject property described in Exhibit “A”.
2. The accessory structure, limited to 400 SF, shall be sited as shown on Exhibit “B”.
3. The minimum setbacks for the proposed accessory structure shall be approximately 5 feet measured to the western side property line and 3 feet measured to the rear property line, whereas the remaining setbacks exceed the minimum requirements of the Land Development Code as demonstrated on the approved site plan.

- 45 4. All other standards for residential accessory structures on the property must comply
- 46 with LDC Section 4-60 and 4-76(a).
- 47 5. The accessory structure must be enclosed on three (3) sides. Decorative lattice may
- 48 be used to meet this requirement.
- 49 6. A building permit must be obtained prior to construction.
- 50

51 **Section 3. Severability.** In the event that any portion of this resolution is for any reason held
52 invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a
53 separate, distinct and independent provision, and such holding shall not affect the validity of the
54 remaining portions of this resolution.

55
56 **Section 4. Effective Date.** This Resolution shall become effective immediately upon its
57 adoption.
58

59
60 **PASSED AND ADOPTED** in regular session this _____ day of _____,
61 2026.

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

THE CITY OF LABELLE, FLORIDA

By: _____
Julie C. Wilkins, Mayor

Attest: _____
Tijauna 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 | _____ | _____ |

90
91
92
93
94
95
96
97
98
99
100
101

**EXHIBIT A
LEGAL DESCRIPTION**

LOTS 35 AND 36, BLOCK D, SUNSET PARK, AS PER PLAT BOOK 2, PAGE 1 OF THE
PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.

102
103

EXHIBIT B



104
105
106