



CITY OF LABELLE, FLORIDA
Staff Report
277 East Hickpochee Ave
Tree Removal Permit

TYPE OF CASE: Tree Removal Permit Requiring City Commission Approval

STAFF REVIEWER: Patty Kulak

DATE: August 13 2026

APPLICANT: N Lee ST Holding LLC

REQUEST: Removal of 16 significant live oak trees totaling 399 inches DBH from the subject property located at 100 N. Main Street to support future commercial development, with on-site mitigation and payment-in-lieu in accordance with LDC Section 4-80.

LOCATION: 100 N. Lee Street

PROPERTY SIZE: 1.09+/- acres

STAFF NARRATIVE:

The applicant is proposing a future development on the subject property located at 100 N. Main Street, and has submitted a request for a tree removal permit to remove seven 11 significant Live Oak trees totaling 399 inches Diameter at Breast Height (DBH). The identified trees are dispersed throughout the parcel and conflict with the future development plans.

The Land Development Code provisions regarding the protection of significant oak trees allow for removal, subject to replanting requirements as specified 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.”

Three trees totaling 67 inches are exempt from needing mitigation per 4-80.16.4 which does not require mitigation for the removal of trees that are weakened by disease, age, storm, fire, or other injury. To offset the loss of the remaining healthy trees, the applicant proposes partial on-site mitigation through the planting of 19 Live Oak trees, totaling 152 inches towards the required mitigation. Each replacement tree will meet the minimum specifications outlined in LDC Section 4-80. The remaining 180 inches of required

mitigation will be satisfied through a payment in-lieu, resulting in a total mitigation fee of \$27,000.00.

The Land Development Code provisions regarding the required mitigation of significant oak trees, subject to payment-in-lieu as specified in LDC Section 4-80.16.5:

“The mitigation fee is hereby established at one hundred fifty dollars (\$150.00) per inch of significant oak tree removed, measured DBH.”

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, tree survey overlayed on the site plan, and a mitigation statement. 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 consistent with the Land Development Code, subject to the replanting of 19 Live Oak trees on-site and the payment in-lieu fee totaling \$27,000.00, meeting the specifications outlined in LDC Section 4-80, and ensuring a minimum total mitigation or payment totaling the value of 180 inches of DBH.

SUGGESTED MOTION(S)

APPROVAL:

I make a motion to approve the Tree Removal Permit for the Heritage Oaks Professional Center, subject to compliance with the approved mitigation plan, including installation of nineteen (19) mitigation Live Oak trees and payment-in-lieu for the remaining 225 DBH inches of required mitigation in accordance with Section 4-80.16.5 of the City of LaBelle Land Development Code.

DENIAL:

I make a motion to deny the Tree Removal Permit because the request does not satisfy the approval criteria contained in Section 4-80.16.4.2 of the City of LaBelle Land Development Code.

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

1) Why?

EXHIBIT A TREE REMOVAL IDENTIFICATION

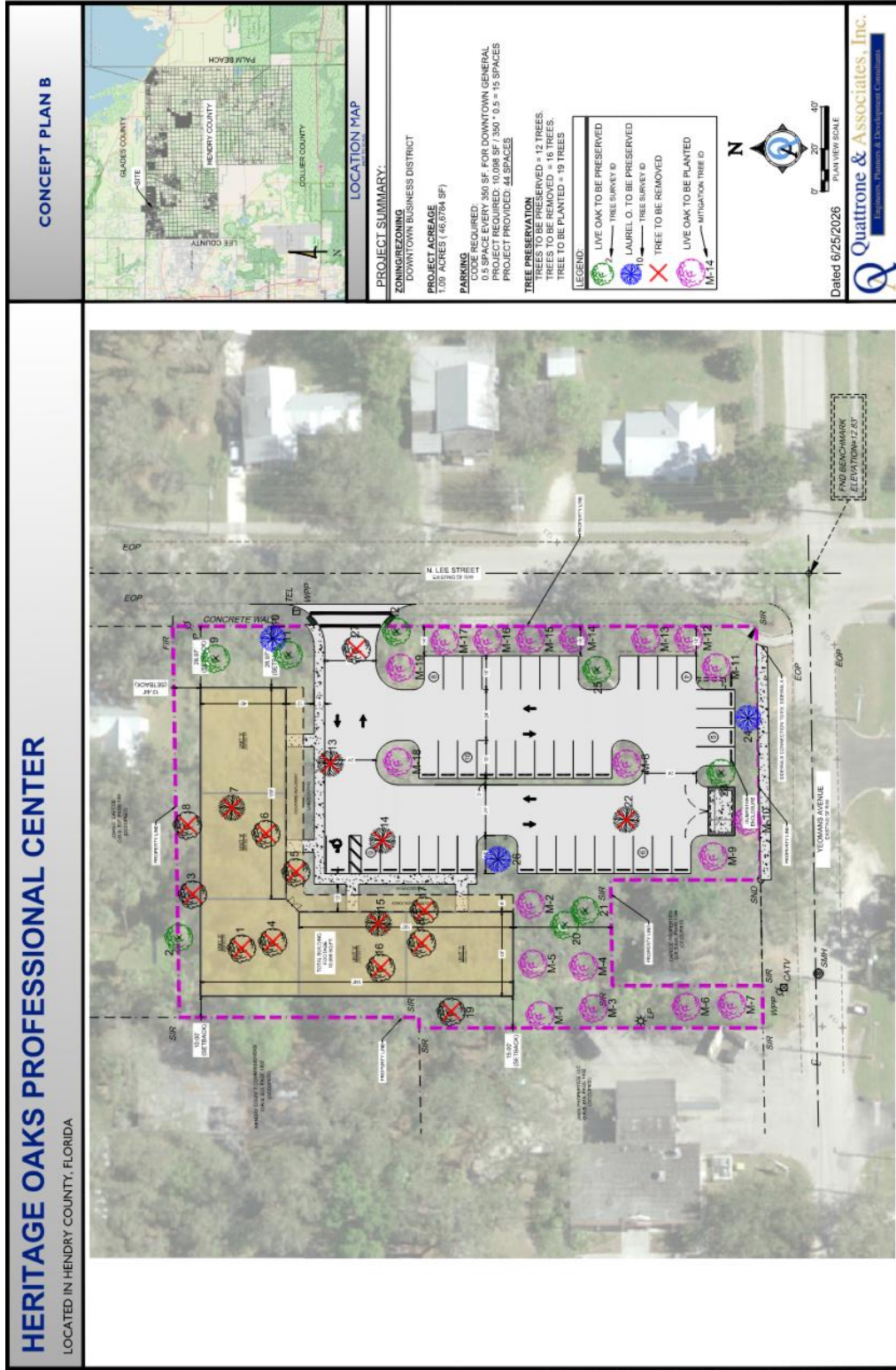


EXHIBIT B TREE MITIGATION ANALYSIS

Existing Trees						
Tree ID	Size DBH (Inches)	Species	Description	(Inches) To Be Removed	Unit price	Payment in Lieu
1*	22	Live Oak	Broken/Topped	22	Exempt	Exempt
2	23	Live Oak		0	\$150.00	\$0.00
3	22	Live Oak		22	\$150.00	\$3,300.00
4	20	Live Oak		20	\$150.00	\$3,000.00
5*	21	Live Oak	1/2 Damaged	21	Exempt	Exempt
6	23	Live Oak		23	\$150.00	\$3,450.00
7	20	Laurel Oak		20	\$150.00	\$3,000.00
8	30	Live Oak		30	\$150.00	\$4,500.00
9	37	Live Oak		0	\$150.00	\$0.00
10	24	Laurel Oak		0	\$150.00	\$0.00
11	25	Live Oak		0	\$150.00	\$0.00
12	37	Live Oak		0	\$150.00	\$0.00
13	32	Laurel Oak		32	\$150.00	\$4,800.00
14	33	Laurel Oak		33	\$150.00	\$4,950.00
15*	24	Laurel Oak	Broken/Topped	24	Exempt	Exempt
16	30	Live Oak		30	\$150.00	\$4,500.00
17	25	Live Oak		25	\$150.00	\$3,750.00
18	25	Live Oak		25	\$150.00	\$3,750.00
19	33	Live Oak	(On Property Line)	33	\$150.00	\$4,950.00
20	28	Live Oak		0	\$150.00	\$0.00
21	33	Live Oak		0	\$150.00	\$0.00
22	16	Laurel Oak		16	\$150.00	\$2,400.00
23	63	Live Oak	MT 39" + 24"	0	\$150.00	\$0.00
24	16	Laurel Oak		0	\$150.00	\$0.00
25	70	Live Oak	MT 44" + 26"	0	\$150.00	\$0.00
26	22	Laurel Oak		0	\$150.00	\$0.00
27	23	Live Oak		23	\$150.00	\$3,450.00
Total	777			399		\$49,800.00

Total Inches Removed =	247
Total Inches Exempt =	67
Subtotal Inches Removed =	180
	\$150.00
	\$27,000.00

Notes:

* - Per LDC Sec. 4-80.16.4, Significant Trees that are weakened by disease, age, storm, fire, or other injury; are determined dead; or are in such a significant state of decline that death is imminent may be removed.

Mitigation Trees			
Tree ID	Size DBH (Inches)	Species	Description
M-1	8	Live Oak	Mitigation Tree
M-2	8	Live Oak	Mitigation Tree
M-3	8	Live Oak	Mitigation Tree
M-4	8	Live Oak	Mitigation Tree
M-5	8	Live Oak	Mitigation Tree
M-6	8	Live Oak	Mitigation Tree
M-7	8	Live Oak	Mitigation Tree
M-8	8	Live Oak	Mitigation Tree
M-9	8	Live Oak	Mitigation Tree
M-10	8	Live Oak	Mitigation Tree
M-11	8	Live Oak	Mitigation Tree
M-12	8	Live Oak	Mitigation Tree
M-13	8	Live Oak	Mitigation Tree
M-14	8	Live Oak	Mitigation Tree
M-15	8	Live Oak	Mitigation Tree
M-16	8	Live Oak	Mitigation Tree
M-17	8	Live Oak	Mitigation Tree
M-18	8	Live Oak	Mitigation Tree
M-19	8	Live Oak	Mitigation Tree
Total	152		