

CITY OF LABELLE



MINUTES

Local Planning Agency Meeting
Thursday, June 12, 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, BAS, MMC, Deputy City Clerk
Derek Rooney, Esq., City Attorney
Mitchell Wills, Superintendent PW

Minutes

1. Call to Order

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

2. Roll Call

PRESENT

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

3. Invocation and Pledge of Allegiance

Commissioner Holland led the invocation, Commissioner Ratica led the Pledge of Allegiance.

4. New Business

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

Alexis Crespo gave a brief overview of Ordinance 2025 - 02.

No public comments.

Motion made by Commissioner Spratt to approve Ordinance 2025 - 02, Seconded by Commissioner Vargas. Mayor Wilkins called for the question. Motion passed unanimously.

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

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

Alexis Crespo gave a brief overview of Ordinance 2025 - 03.

No public comments.

Motion made by Commissioner Vargas to approve Ordinance 2025 - 03 with amendments recommended by staff, Seconded by Commissioner Vargas. Mayor

Wilkins called for the question. Motion passed unanimously.

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

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Local Planning Agency Recessed at 6:01 PM

Local Planning Agency Reconvened at 6:06 PM

- C. ORDINANCE 2025 - 04 (first reading) THE RESIDENCES AT GRANDE OAKS ANNEXATION AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, ANNEXING A 26.26+/-ACRE PROPERTY LOCATED ¼ MILE SOUTH OF HELMS ROAD AND WEST OF STATE ROAD 29, INTO THE CORPORATE LIMITS OF THE CITY OF LABELLE, FLORIDA; IN ACCORDANCE WITH THE ANNEXATION PROVISIONS OF CHAPTER 171, PART II, FLORIDA STATUTES; REDEFINING THE BOUNDARY LINES OF SAID CITY IN CONFORMANCE THEREWITH; AMENDING THE OFFICIAL BOUNDARY MAP OF THE CITY OF LABELLE, FLORIDA, PROVIDING THAT EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS REMAIN UNTIL CHANGED BY THE CITY ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE 13 DATE.

Attorney Derek Rooney swore in everyone that wish to speak on all items moving forward.

Justyna Gale gave a brief overview of Grande Oaks PUD.

Patty Kulak gave a brief overview of Ordinance 2025-04, Ordinance 2025-05, & Ordinance 2025-06.

No public comments.

Motion made by Commissioner Vargas that the ordinances were not found in compliance with the comprehensive plan, Seconded by Commissioner Spratt. Mayor Wilkins called for the question. A discussion ensued. Motion passed 4-1.

Voting Yea: Commissioner Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

Voting Nay: Mayor Wilkins

- D. ORDINANCE 2025 - 05 (first reading) THE RESIDENCES AT GRANDE OAKS SMALL-SCALE COMPREHENSIVE PLAN MAP AMENDMENT AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FOR A 26.26+/-ACRE PROPERTY LOCATED ¼ MILE SOUTH OF HELMS ROAD AND WEST OF STATE ROAD 29; AMENDING THE COMPREHENSIVE PLAN DESIGNATION FOR THE PROPERTY FROM UNINCORPORATED HENDRY COUNTY COMPREHENSIVE PLAN "HIGH DENSITY RESIDENTIAL" DESIGNATION TO THE CITY OF LABELLE "OUTLYING MIXED USE" DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
- E. ORDINANCE 2025 - 06 (first reading) THE RESIDENCES AT GRAND OAKS PLANNED UNIT DEVELOPMENT AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING THE CITY OF LABELLE ZONING MAP FOR A 26.26+/-ACRE PROPERTY LOCATED ¼ MILE SOUTH OF HELMS ROAD AND WEST OF STATE ROAD 29, AMENDING THE ZONING DESIGNATION FROM UNINCORPORATED HENDRY COUNTY GENERAL AGRICULTURE (A-2) ZONING DISTRICT TO CITY OF LABELLE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT, PROVIDING FOR IDENTIFICATION OF THE SUBJECT PROPERTY; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

5. Adjournment

There being no further business to discuss, Mayor Wilkins adjourned the meeting at 6:57 PM.

Julie C. Wilkins, Mayor

ATTEST: Tijauna Warner, BAS, MMC, City Clerk