



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: March 12, 2026

APPLICANT: Patriot Engineering Company, LLC

REQUEST: Removal of 7 significant live oak trees totaling 133 inches DBH from the subject property located at 277 East Hickpochee Avenue to support future commercial development, with on-site mitigation and payment-in-lieu in accordance with LDC Section 4-80.

LOCATION: 277 East Hickpochee Ave

PROPERTY SIZE: 1.01+/- acres

STAFF NARRATIVE:

The applicant is proposing a future commercial development on the subject property located at 277 East Hickpochee Avenue, and in conjunction with site construction permit review, has submitted a request for a tree removal permit to remove seven 7 significant Live Oak trees totaling 133 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.”

To offset the loss of these significant trees, the applicant proposes on-site mitigation through the planting of 8 Live Oak trees, totaling 32 inches towards the required mitigation. Each replacement tree will meet the minimum specifications outlined in LDC Section 4-80. The remaining 101 inches of required mitigation will be satisfied through a payment in-lieu, resulting in a total mitigation fee of \$15,150.00.

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, 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 consistent with the Land Development Code, subject to the replanting of eight (8) Live Oak trees on-site and the payment in-lieu fee totaling \$15,150.00, meeting the specifications outlined in LDC Section 4-80, and ensuring a minimum total mitigation or payment totaling the value of 133 inches of DBH.

SUGGESTED MOTION(S)

APPROVAL:

I make a motion to approve the proposed tree removal permit, subject to the replanting of 8 Live Oak trees on-site, and the mitigation payment in-lieu fee of \$15,150.00, meeting the specifications outlined in 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



