

CITY OF LABELLE



MINUTES

Regular Commission Meeting

Thursday, February 12, 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

Minutes

1. Call to Order

The meeting was called to order by Mayor Wilkins at 6:44 PM.

2. Roll Call

PRESENT

Mayor Julie C. Wilkins

Commissioner Bobbie Spratt

Commissioner Hugo Vargas

Commissioner Kevin Holland

City Attorney Derek Rooney

Deputy City Clerk Tijauna Warner

ABSENT

Vice Mayor Jackie Ratica

3. Invocation and Pledge of Allegiance

Waived.

4. Additions of Emergency Basis From Mayor, Deletions and Approval of Agenda Items

Mayor Wilkins advised that the following two (2) items were removed from the agenda: Animal Control and Waste Connection.

5. Presentations

None.

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 January Check Register

B. Approval of *Month* Minutes:

January 8, 2026 Local Planning Agency Meeting Minutes

January 8, 2026 City Commission Meeting Minutes

February 3, 2026 City Commission Comprehensive Plan Workshop Minutes

C. Approval of Staff Reports:

-HCSO- Lt. Allen Hudson

- Fire Department- Chief Brent Stevens
- Building Department- Mark Lynch
- Code Enforcement- Zane Mungillo

- D. Accurate Drilling Systems, Inc Agreement (ITB 2025-02 Helms Road Water Main Extension)
- E. FDEP Consent Order Case No. 25-1567
- F. RESOLUTION 2026-06 A RESOLUTION OF CITY OF LABELLE, FLORIDA, RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM; MAKING FINDINGS; AUTHORIZING THE LOAN APPLICATION; AUTHORIZING THE LOAN AGREEMENT; ESTABLISHING PLEDGED REVENUES; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING ASSURANCES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

Motion made by Commissioner Spratt to approve Consent Agenda Items pulling the following items: HCSO Staff Report, Fire Department Pension True Up, and the Three (3) Vehicle Disposition of Property Report, Seconded by Commissioner Vargas. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

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. Fire Department Pension True Up - Chief Brent Stevens

Sheriff Steven Whidden gave a brief description of the HSCO Staff Report.

Fire Chief Brent Stevens and Lilly Davenport gave a brief explanation on the Fire Department Pension True Up. A discussion ensued.

- B. Three (3) Vehicle Disposition of Property Report (Auction)

Superintendent Mitchell Wills gave a brief explanation on why the three (3) vehicles were up for disposition and going to auction.

Motion made by Commissioner Spratt to approve the HSCO Staff Report, Fire Department Pension True Up, and the Three (3) Vehicle Disposition of Property Report, Seconded by Commissioner Vargas. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

- C. RESIDENCE AT GRAND OAKS TREE REMOVAL PERMIT

Patty Kulak gave a brief description of the Residence at Grand Oaks Tree Removal Permit.

Motion made by Commissioner Vargas to approve Residence at Grand Oaks Tree Removal Permit with the condition of re-planting of 140" of live oaks on site and meeting the minimum size, Seconded by Commissioner Holland. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

- D. Southern Swamp Gala Temporary Use & Special Events Application #1802 - SW Florida Heros Foundation Inc.

Patty Kulak gave a brief description of Southern Swamp Gala Temporary Use & Special Events Application #1802.

Stephanie Diogo expressed concerns with having to come before the City Commission to get approval for this event every year. A discussion ensued.

Motion made by Commissioner Spratt to approve the Southern Swamp Gala Temporary Use & Special Events Application #1802, Seconded by Commissioner Holland. Mayor Wilkins called for the question. A discussion ensued. Motion passed unanimously. Voting Yea: Mayor Wilkins, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

- E. Waste Connections Annual Rate Adjustment - Antonio Barrett

This item was removed from the agenda prior to discussion. No action was taken.

- F. State Road 80 Overlay District Permitted uses within Section 4-87.3 - Alexis Crespo

Patty explained that during a pre-application meeting, a prospective applicant in the State Road 80 Overlay District (near the proposed Wawa location) inquired about a new retail use. While reviewing the code, staff identified that retail sales and rental establishments are currently listed as requiring a Special Exception within the State Road 80 Overlay District.

She clarified that this requirement was a scrivener's error, as retail uses have previously been approved in that district and are consistent with the intended purpose of the State Road 80 Overlay, which is to encourage retail development.

Patty is requesting direction from the board to allow staff to correct the scrivener's error by removing the requirement for a Special Exception for retail sales and rental establishments.

- G. Animal Control - Linda Phillips

This item was removed from the agenda prior to discussion. No action was taken.

8. Public Hearings and/or Ordinances

- 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 Kulak gave a brief description of Ordinance 2025-08.

Derek Rooney read Ordinance 2025-08 title into the record.

Public Hearing Opened 7:16pm

No Public Comments.

Public Hearing Closed 7:16pm

City Commissioner consent to move Ordinance 2025-08 forward to second reading.

- B. RESOLUTION 2026-04 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 SIDE SETBACK OF 7.5 FEET; TO ALLOW FOR A 5-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE AT THE SUBJECT PROPERTY LOCATED AT 990 TROPICANA STREET; IN THE CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Patty Kulak gave a brief description of Resolution 2026-04.

Public Hearing Opened 7:17pm

Public Hearing Closed 7:17pm

Motion made by Commissioner Vargas to approve Resolution 2026-04, Seconded by Commissioner Spratt. Mayor Wilkins called for the question. Motion passed unanimously.

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

- C. RESOLUTION 2026-05 A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR AN EXTENSION OF A SPECIAL EXCEPTION IN THE CITY OF LABELLE; TO ALLOW FOR A CAR WASH IN THE STATE ROAD 80 OVERLAY DISTRICT AT THE SUBJECT PROPERTY LOCATED AT 240 & 250 SELMA DANIELS AVENUE, CITY OF LABELLE, FLORIDA; PROVIDING FOR IDENTIFICATION OF THE SUBJECT PROPERTY; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Patty Kulak gave a brief description of Resolution 2026-05.

Public Hearing Opened 7:19pm

Public Hearing Closed 7:19pm

Motion made by Commissioner Spratt to approve Resolution 2026-05, Seconded by Commissioner Holland. Mayor Wilkins called for the question. Motion passed unanimously.

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

9. Public Comment on Non-Agenda Items

(Limited to 3 minutes per person)

Public comments were given by the following: Ayman Kaki and Stella Lucky

10. City Related Business by Commissioners

11. Adjournment

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Motion made by Commissioner Spratt to adjourn the meeting, Seconded by Commissioner Vargas. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

There being no further business to discuss, Mayor Wilkins adjourned the meeting at 7:40 PM.

Julie C. Wilkins, Mayor

ATTEST: Tijauna Warner, MPA, MMC, City Clerk