

Patty Kulak

From: Zane Mungillo <zmungillo@citylabelle.com>
Sent: Thursday, May 14, 2026 11:16 AM
To: Patty Kulak; Alma Salas; Anthony Busin; Brent Stevens; Daniel Schoeder - AIM Civil Manager; Justin Christensen; Josh Rimes; Kim Barselou; Mark Lynch; Mitch Wills; MSE Laura Constantino - Four Waters Engineering; Troy Kepley; jasmgreene@axiscompanies.com; jerika@downtownlabelle.com
Cc: Alexis Crespo; Julie Wilkins; Derek.Rooney@gray-robinson.com; Tia Warner
Subject: Re: City of LaBelle Planning Review Wawa - Comments Due

Code Enforcement currently has an active case on the property regarding violations related to mobile food vending and outdoor/roadside sales. The case has not yet been heard before the Special Magistrate and is proposed for August hearing. All prior Code Enforcement cases concerning the property have been closed, and any previously assessed code liens have been satisfied.

Zane Mungillo
Code Enforcement /Safety/Emergency Operations
City of LaBelle
863-675-6355o
863-673-1191c

From: Patty Kulak <pkulak@rviplanning.com>
Sent: Thursday, May 14, 2026 10:30:30 AM
To: Alma Salas <asalas@citylabelle.com>; Anthony Busin <busina@hendry-schools.net>; Brent Stevens <bstevens@citylabelle.com>; Daniel Schoeder - AIM Civil Manager <dschroeder@aimengr.com>; Justin Christensen <jchristensen@aimengr.com>; Josh Rimes <joshrimes@citylabelle.com>; Kim Barselou <kimbarselou@citylabelle.com>; Mark Lynch <mlynch@citylabelle.com>; Mitch Wills <mwills@citylabelle.com>; MSE Laura Constantino - Four Waters Engineering <lconstantino@4weng.com>; Troy Kepley <tkepley@woodardcurran.com>; Zane Mungillo <zmungillo@citylabelle.com>; jasmgreene@axiscompanies.com <jasmgreene@axiscompanies.com>; jerika@downtownlabelle.com <jerika@downtownlabelle.com>
Cc: acrespo@rviplanning.com <acrespo@rviplanning.com>; Julie Wilkins <juliewilkins@citylabelle.com>; Derek.Rooney@gray-robinson.com <Derek.Rooney@gray-robinson.com>; Tia Warner <tiawarner@citylabelle.com>
Subject: RE: City of LaBelle Planning Review Wawa - Comments Due

Good morning,
Reminder comments are due back to me today for the revisions to the Wawa site plan. The submittal reflects substantial site changes along the north portion of the site and the removal of the drive -thru element. These comments will be included in my staff report at the June LPA meeting.

The only reply as of this email is from Fire stating they are sufficient.

ShareFile: <https://rviplanning.sharefile.com/public/share/web-s4995a2816a2749f6a67868c8c5d989a1>

Thank you,
Patty Kulak
Senior Project Manager

RVi Planning + Landscape Architecture

28100 Bonita Grande Drive | Suite 305 • Bonita Springs, FL 34135
609.477.8465 Mobile • 239.908.3408 Direct • 239.405.7777 Main
www.rviplanning.com

From: Patty Kulak <pkulak@rviplanning.com>

Sent: Monday, April 27, 2026 1:23 PM

To: Alma Salas <asalas@citylabelle.com>; Anthony Busin <busina@hendry-schools.net>; Brent Stevens <bstevens@citylabelle.com>; Daniel Schoeder - AIM Civil Manager <dschroeder@aimengr.com>; Justin Christensen <jchristensen@aimengr.com>; Josh Rimes <joshrimes@citylabelle.com>; Kim Barselou <kimbarselou@citylabelle.com>; Mark Lynch <mlynch@citylabelle.com>; Mitch Wills <mwills@citylabelle.com>; MSE Laura Constantino - Four Waters Engineering <lconstantino@4weng.com>; Troy Kepley <tkepley@woodardcurran.com>; Zane Mungillo <zmungillo@citylabelle.com>; jasmgreene@axiscompanies.com

Cc: Alexis Crespo <acrespo@rviplanning.com>; Julie Wilkins <juliewilkins@citylabelle.com>; Derek Rooney <derek.rooney@gray-robinson.com>; Tia Warner <tiawarner@citylabelle.com>

Subject: City of LaBelle Planning Review Wawa - Comments Due 5/14

Good Afternoon,

Please see the below link for the Wawa Rezone to Planned Unit Development petition. The submittal reflects substantial site changes along the north portion of the site and the removal of the drive -thru element.

ShareFile: <https://rviplanning.sharefile.com/public/share/web-s4995a2816a2749f6a67868c8c5d989a1>

Please provide comments or a statement of no comments by May 14, 2026. These comments will be included in my staff report at the June LPA meeting.

Thank you,

Patty Kulak

Senior Project Manager

RVi Planning + Landscape Architecture

28100 Bonita Grande Drive | Suite 305 • Bonita Springs, FL 34135
609.477.8465 Mobile • 239.908.3408 Direct • 239.405.7777 Main
www.rviplanning.com

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Patty Kulak

From: Josh Rimes <joshrimes@citylabelle.com>
Sent: Tuesday, April 28, 2026 8:48 AM
To: Patty Kulak; Alma Salas; Anthony Busin; Brent Stevens; Daniel Schoeder - AIM Civil Manager; Justin Christensen; Kim Barselou; Mark Lynch; Mitch Wills; MSE Laura Constantino - Four Waters Engineering; Troy Kepley; Zane Mungillo; jasmgreene@axiscompanies.com
Cc: Alexis Crespo; Julie Wilkins; Derek.Rooney@gray-robinson.com; Tia Warner
Subject: Re: City of LaBelle Planning Review Wawa - Comments Due 5/14

No fire code issues.

Truck turning plan is acceptable.

Fire Hydrant location and GPM flow can be addressed during site plan submittal.

Joshua L Rimes

Fire Marshal

City of LaBelle, Clewiston and Hendry County

863-673-0468

From: Patty Kulak <pkulak@rviplanning.com>
Sent: Monday, April 27, 2026 1:22 PM
To: Alma Salas <asalas@citylabelle.com>; Anthony Busin <busina@hendry-schools.net>; Brent Stevens <bstevens@citylabelle.com>; Daniel Schoeder - AIM Civil Manager <dschroeder@aimengr.com>; Justin Christensen <jchristensen@aimengr.com>; Josh Rimes <joshrimes@citylabelle.com>; Kim Barselou <kimbarselou@citylabelle.com>; Mark Lynch <mlynch@citylabelle.com>; Mitch Wills <mwills@citylabelle.com>; MSE Laura Constantino - Four Waters Engineering <lconstantino@4weng.com>; Troy Kepley <tkepley@woodardcurran.com>; Zane Mungillo <zmungillo@citylabelle.com>; jasmgreene@axiscompanies.com <jasmgreene@axiscompanies.com>
Cc: acrespo@rviplanning.com <acrespo@rviplanning.com>; Julie Wilkins <juliewilkins@citylabelle.com>; Derek.Rooney@gray-robinson.com <Derek.Rooney@gray-robinson.com>; Tia Warner <tiawarner@citylabelle.com>
Subject: City of LaBelle Planning Review Wawa - Comments Due 5/14

Good Afternoon,

Please see the below link for the Wawa Rezone to Planned Unit Development petition. The submittal reflects substantial site changes along the north portion of the site and the removal of the drive -thru element.

ShareFile: <https://rviplanning.sharefile.com/public/share/web-s4995a2816a2749f6a67868c8c5d989a1>

Please provide comments or a statement of no comments by May 14, 2026. These comments will be included in my staff report at the June LPA meeting.

Thank you,

Patty Kulak

Senior Project Manager

RVi Planning + Landscape Architecture

28100 Bonita Grande Drive | Suite 305 • Bonita Springs, FL 34135

609.477.8465 Mobile • 239.908.3408 Direct • 239.405.7777 Main

www.rviplanning.com

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.



May 14, 2026

Mitchell Wills
City of LaBelle
P.O. Box 458
Labelle, Florida 33975

Wawa PUD & Comp Plan Review – Traffic Impact Statement Review

Dear Mr. Wills,

The Wawa PUD & Comp Plan Traffic Impact Statement (TIS) submitted by Simmons & White Civil and Traffic Engineering on April 27, 2026, in response to our comment letter dated November 14, 2025, has been reviewed. Please consider the following advisory statements regarding project traffic concerns listed below.

Advisory Traffic Statements

1. While the overall intersection operates at a Level of Service (LOS) D, the southbound movement remains at LOS E even after implementing signal timing adjustments. Further evaluate whether additional signal optimization measures, such as revised phasing, cycle length adjustments, or coordination improvements, can enhance operational efficiency at this location. Additionally, consider the installation of a four-section flashing yellow arrow signal head, consistent with the northbound approach, to improve operational safety. See images below:



Northbound Main Street



Southbound Main Street

AIM Engineering & Surveying, Inc.

Matthew Hebert, E.I.
mhebert@aimengr.com

C: Daniel Schroeder, PE, MSE, PMP – AIM
Justin Christensen, PE – AIM
Scott Bickar, PE – AIM