



CITY OF LABELLE, FLORIDA
Staff Report
for
Residence at Grand Oaks Tree Removal Permit

TYPE OF CASE: Tree Removal Permit Requiring City Commission Approval

STAFF REVIEWER: Patty Kulak

DATE: February 12, 2026

APPLICANT: Dan-Nico Properties

AGENT: Justyna Gale, Forward Planning & Design

REQUEST: Removal of three (3) significant oak trees from the subject property located at 2250 S. South Road 29 to support development of a multi-family residential community, with on-site mitigation in accordance with LDC Section 4-80

LOCATION: 2250 S. South Road 29

PROPERTY SIZE: 26.26+/-acres

STAFF NARRATIVE:

The applicant has submitted a request for approval to remove three (3) significant oak trees associated with the approved Residences at Grande Oaks Planned Unit Development, which was approved on September 11, 2025. The subject property consists of approximately 26.26 acres located at 2250 South State Road 29 and is currently undeveloped. The approved development program includes multi-family residential units, a clubhouse, and a retail component.

Based on the submitted tree survey and supporting documentation, a total of sixteen (16) significant oak trees have been identified on the site. Of these, the applicant proposes the removal of three (3) interior oak trees identified as Tree Nos. 30000 (36-inch DBH), 30019 (34-inch DBH), and 30031 (32-inch DBH), totaling 120 inches in diameter at breast height (DBH). The remaining thirteen (13) significant oak trees are proposed to remain and are to be protected during construction activities.

The applicant indicates that the site plan has been revised to minimize impacts to significant trees. However, the three trees proposed for removal are located internally within the site and are identified as conflicting with the approved site layout due to their positioning, changes in site elevation, and potential impacts to internal vehicular

circulation. The revised layout preserves the largest oak tree on the property, which measures approximately 48 inches in DBH, along with other significant oaks shown on the Existing and Proposed Conditions exhibits.

In accordance with the City's tree mitigation requirements, removal of the three significant oak trees requires mitigation equivalent to 120 inches of DBH. The LDC provisions relating to the protection of significant oaks trees allow for the removal of oaks, subject to the following replanting requirements 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."

The applicant proposes to install thirty-five (35) replacement trees, each measuring approximately 4 inches in DBH and 10 feet in height, for a total mitigation value of 140 inches. The proposed mitigation exceeds the minimum requirement by 20 inches. Replacement trees are proposed within the northern and southern portions of the site, including areas where landscape buffers are not otherwise required by the Land Development Code.

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 is consistent with the LDC, subject to replanting on-site a total of 140 inches of live oak trees meeting the minimum planting specifications outlined LDC Section 4-80.16.5.6.

SUGGESTED MOTION(S)

APPROVAL:

I make a motion to approve the proposed tree removal permit, subject to replanting of 140 inches of live oaks trees on-site, meeting the minimum size specifications of 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

