

CITY OF LABELLE



MINUTES

City Commission Comprehensive Plan Workshop

Tuesday, February 03, 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 workshop was called to order by Mayor Wilkins at 5:36 PM.

2. Roll Call

PRESENT

Mayor Julie C. Wilkins
Vice Mayor Jackie Ratica via Teams
Commissioner Bobbie Spratt
Commissioner Hugo Vargas
Commissioner Kevin Holland
Deputy City Clerk Tijauna Warner

ABSENT

City Attorney Derek Rooney

3. Invocation and Pledge of Allegiance

Waived.

4. New Business

A. Comprehensive Plan Update

Rhea Hunter from RVA Planning led the workshop presentation on the Comprehensive Plan update. The presentation began with a recap of the December workshop where the commission had reviewed key chapters including Future Land Use, Housing, and Economic Development. Ms. Hunter noted these were significant policy-based chapters that had been completed previously.

A discussion arose regarding the Agriculture Future Land Use designation. Mayor Wilkins expressed concern about removing this designation, noting it was part of LaBelle's agricultural heritage. After discussion about potential conflicts between agricultural uses and residential neighborhoods, there was consensus among commissioners to retain the Agriculture Future Land Use category in the comprehensive plan text, even though it currently doesn't appear on the map.

Ms. Hunter then presented several element updates:

Traffic Circulation Element:

State no longer requires transportation concurrency.

Recommendation & consensus: Continue concurrency requirements.

Discussion of industrial roads and need for improvements with development.

Element to be renamed to reflect mobility, complete streets, bike/ped safety.
Additional multimodal safety policies are to be added.

Infrastructure Element:

Add impact fee reporting reference (Dept. of Financial Services).
Include septic tank conversion feasibility plan (Clean Waters Act).
Reference updated water and sewer master plans.
LOS standards for utilities to be reviewed.
Staff confirmed infrastructure capacity is evaluated prior to permit issuance.

Public School Facilities Element:

Now optional; information outdated.
School coordination to move to Intergovernmental Coordination element.
Consensus: Remove element.

Conservation Element:

Updates required under Clean Waterways Act.
Stage 1: Reorganization.
Stage 2: Waterfront access and wetland impact policies.

Recreation and Open Space Element:

Recommendation to retain park LOS standards.
Discussion of need for more active recreation and trails.
Future policies to address facility quality and connectivity to economic development.

Intergovernmental Coordination Element:

Update outdated references.
Add joint planning agreement with Hendry County.
Add school coordination policies.

Capital Improvements and Concurrency:

LOS standards to be aligned across elements.
Add required 5-year Capital Improvement Schedule.
Include fire department expansion, vehicles, animal control building.

Reorganize capital categories.

Ms. Hunter outlined next steps, including moving forward with state consistency amendments and Stage 1 amendments for transmittal to the state by June 1st. Additional community outreach will be conducted for Stage 2 amendments. Mayor Wilkins expressed support for moving forward with amendments even if some might not be effective until 2028 due to SB 180 constraints.

5. Adjournment

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

There being no further business to discuss, Mayor Wilkins adjourned the meeting at 6:46 PM.

Julie C. Wilkins, Mayor

ATTEST: Tijauna Warner, MPA, MMC, City Clerk