

CITY OF LABELLE



MINUTES

Local Planning Agency Meeting

Thursday, September 10, 2026, at 5:30 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

Vince Ross, 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 Ross at 5:36 PM.

2. Roll Call

PRESENT

Commissioner Jackie Ratica
Commissioner Bobbie Spratt
Commissioner Hugo Vargas
Commissioner Kevin Holland
Mayor Vince Ross
City Attorney Vince Ross
City Clerk Tijauna Warner

3. New Business

- A. ORDINANCE 2026-08 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR TRANSMITTAL OF AMENDMENTS TO THE CITY OF LABELLE COMPREHENSIVE PLAN; TO AMEND THE TEXT OF THE FUTURE LAND USE ELEMENT, TRAFFIC CIRCULATION ELEMENT, HOUSING ELEMENT, INFRASTRUCTURE ELEMENT, CONSERVATION ELEMENT, RECREATION AND OPEN SPACE ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, CONCURRENCY MANAGEMENT ELEMENT, PUBLIC SCHOOL FACILITIES ELEMENT, ECONOMIC DEVELOPMENT ELEMENT AND PRIVATE PROPERTY RIGHTS ELEMENT; AMENDING THE FUTURE LAND USE MAP AND OTHER COMPREHENSIVE PLAN MAPS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Patty Kulak, Alexis Crespo and Rhea Hunter of RVI Planning, presented the Comprehensive Plan update. Ms. Crespo noted that the update is a state-required evaluation conducted every seven years to ensure local consistency with state law. She emphasized that the update was constrained by Senate Bill 180, which prohibits more restrictive development regulations through October 2027, and that any more robust changes desired by the commission or community would be deferred to a Phase 2 update following the lifting of that restriction.

Public Hearing Opened

No members of the public offered comment.

Public Hearing Closed

Motion made by Commissioner Vargas to approve the transmittal of Ordinance 2026-08, Seconded by Vice Mayor Ratica. Mayor Ross called for the question. A discussion ensued. Motion passed unanimously.

Voting Yea: Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland, Mayor Ross

- B. ORDINANCE 2026-11 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR TRANSMITTAL OF A COMPREHENSIVE PLAN AMENDMENT RELATING TO

THE WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR
SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Alexis Crespo presented this related item, explaining that the Lower West Coast Regional Water Supply Work Plan was adopted in 2022 and that the city is required to update its local Water Supply Facilities Work Plan to be consistent with the regional plan within 18 months of that adoption. The update was prepared in coordination with the South Florida Water Management District and must be transmitted to the state concurrently with the Comprehensive Plan amendment, with a 30-day review period.

Public Hearing Opened

No members of the public offered comment.

Public Hearing Closed

Motion made by Vice Mayor Ratica to approve transmittal of Ordinance 2026-11, Seconded by Commissioner Holland. Mayor Ross called for the question. Motion passed unanimously.

Voting Yea: Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland, Mayor Ross

4. Adjournment

There being no further business to discuss, Mayor Ross adjourned the meeting at 6:13 PM.

Vince Ross, Mayor

ATTEST: Tijauna Warner, MPA, MMC, City Clerk