

**CITY OF LABELLE
ORDINANCE 2016-07
REDLANDS CHRISTIAN MIGRANT ASSOCIATION
ANNEXATION**

AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, VOLUNTARILY ANNEXING CERTAIN LANDS LYING CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF LABELLE AS INITIATED BY THE OWNERS OF THE SUBJECT PROPERTY; REDEFINING THE BOUNDARY LINES OF THE CITY TO INCLUDE PROPERTY LOCATED AT 519, 551, 555 & 549 WEST COWBOY WAY, HENDRY COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, REDLANDS CHRISTIAN MIGRANT ASSOCIATION, is the owner, "Owner," of the following described real property, "the property" located at 519, 551, 555 & 549, W. Cowboy Way, Hendry County, Florida and more particularly described in Exhibit "A," a copy of which is attached hereto and incorporated herein by reference; and,

WHEREAS, the property is located in an unincorporated area of Hendry County and is contiguous to the City of LaBelle, Florida's, "the City," geographical boundaries; and,

WHEREAS, the Owners desire the City to annex the property and redefine the boundary lines of the City to include the property pursuant to Section 171.044, F.S., as amended; and,

WHEREAS, the property, if annexed, will become part of the unified municipal corporate area of the City with respect to municipal services and benefits; and,

WHEREAS, in exercise of its authority, the City has determined: it necessary and desirable to incorporate the property; that this annexation is in conformity with the City's overall plans for extending the boundaries of the City; and, the annexation of the property is consistent with the public interest within the City.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, that:

1. The City Commission, after a first reading by title on June 9, 2016 and a duly advertised public hearing on August 11, 2016, hereby annexes into the corporate limits of the City the real property described in Exhibit "A," hereinafter, "the property".
2. The Hendry County Future Land Use Designation of "Residential High Density" shall be retained until an application for Comprehensive Plan Amendment is submitted and approved.
3. If any Court of competent jurisdiction shall determine any portion or provision of this ordinance unconstitutional or invalid, that portion shall be severed and the remainder of the ordinance shall remain in full force and effect and given its ordinary meaning.
4. This ordinance shall be codified within The City of LaBelle Land Development Code and Future Land Use Map.
5. This ordinance shall become effective upon the date of passage.
6. Any language within the City of LaBelle Land Development Code in conflict with the language or provisions contained herein is hereby declared null and void.
8. The City Commission hereby directs the Deputy Clerk to forward certified copies of this adopted ordinance within seven (7) days of the effective date hereof, to the Clerk of

Circuit Court of Hendry County, the County Administrator for Hendry County, and the Department of State in compliance with F.S. 171.044(3), as amended.

9. In addition to the above notice, and as a public service, the City Commission hereby directs the Deputy Clerk to fax, email or hand deliver notification to the Hendry County Property Appraiser's Office, Hendry County Tax Collector's Office, Postmaster, Hendry County Sheriff's Office, E911 Office, Hendry County Supervisor of Elections and Hendry County Planning Office.

PASSED AND ADOPTED in open session this 11th day August, 2016.

THE CITY OF LABELLE, FLORIDA

By: 

David A Lyons, Mayor

Attest:


Thomas A. Smith, Clerk-Commissioner

PARCEL "A"

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA, THENCE WEST (BEARING ASSUMED) ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 213.04 FEET TO THE POINT OF BEGINNING; THENCE S 01°09'37" E, A DISTANCE OF 285.00 FEET; THENCE WEST, A DISTANCE OF 100.00 FEET; THENCE N 01°09'37" W, A DISTANCE OF 285.00 FEET; THENCE EAST TO THE POINT OF BEGINNING. LESS THE NORTH 33.00 FEET THEREOF FOR ROAD RIGHT OF WAY.

AND

PARCEL "B"

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA, THENCE WEST (BEARING ASSUMED), ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 213.04 FEET; THENCE S 01°09'37" E A DISTANCE OF 285.00 FEET; THENCE EAST A DISTANCE OF 212.98 FEET; THENCE N 01°07'50" W A DISTANCE OF 285.00 FEET TO THE POINT OF BEGINNING; LESS THE NORTH 33.00 FEET THEREOF FOR ROAD RIGHT OF WAY. (TRACT B)

AND

PARCEL "C"

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA, THENCE WEST (BEARING ASSUMED) ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 313.04 FEET; THENCE S 01°09'37" E, A DISTANCE OF 33.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD C-80-A AND THE POINT OF BEGINNING; THENCE CONTINUE S 01°09'37" E, A DISTANCE OF 252.00 FEET; THENCE EAST, A DISTANCE OF 146.49 FEET; THENCE S 01°08'43" E, A DISTANCE OF 384.67 FEET; THENCE N 89°56'20" W, A DISTANCE OF 166.44 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N 01°09'37" W ALONG SAID WEST LINE, A DISTANCE OF 637.30 FEET TO THE SOUTH RIGHT OF WAY LINE OF C-80-A; THENCE EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM: ALL THAT LAND LYING IN THE NORTH 40 FEET OF SAID SECTION 17.

AND

PARCEL "D"

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY,

FLORIDA; THENCE S 01°07'50" E, ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 285.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 01°07'50" E A DISTANCE OF 384.04 FEET, THENCE N 89°56'20" W A DISTANCE 166.44 FEET; THENCE N 01°08'43" W A DISTANCE OF 384.67 FEET; THENCE EAST A DISTANCE OF 166.49 FEET TO THE POINT OF BEGINNING.
(TRACT D)

LESS AND EXCEPT

THE NORTH 7.00 FEET BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA, THENCE WEST (BEARING ASSUMED), ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 213.04 FEET; THENCE S 01°09'37" E A DISTANCE OF 285.00 FEET; THENCE EAST A DISTANCE OF 212.98 FEET; THENCE N 01°07'50" W A DISTANCE OF 285.00 FEET TO THE POINT OF BEGINNING; LESS THE NORTH 33.00 FEET THEREOF FOR ROAD RIGHT OF WAY.
(TRACT B)