

1
2
3
4
5
6
7
8
9
10
11
12
13

**CITY OF LABELLE
ORDINANCE 2019-08
94, 104 AND 120 N. HALL STREET REZONE**

14 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING THE
15 CITY OF LABELLE ZONING MAP FOR PROPERTY LOCATED AT 94 N.
16 HALL ST., 104 N. HALL ST. AND 120 N. HALL ST., CITY OF LABELLE,
17 HENDRY COUNTY, FLORIDA; AMENDING THE ZONING DESIGNATION
18 FROM SINGLE-FAMILY MEDIUM DENSITY (R-1) TO BUSINESS PROFES-
19 SIONAL (B-1); PROVIDING FOR IDENTIFICATION OF THE SUBJECT
20 PROPERTY; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY;
21 PROVIDING AN EFFECTIVE DATE.

22 **WHEREAS**, the City of LaBelle has initiated a rezoning of real property, located at 94,
23 104 and 120 N. Hall Street, City of LaBelle, Florida, as described and depicted in Exhibit “A”
24 and Exhibit “B”, attached hereto; and,
25

26 **WHEREAS**, after duly advertised public hearings held on April 11, 2019, before the
27 LaBelle Local Planning Agency “LPA”, and on May 9, 2019, before the City Commission; and,
28

29 **WHEREAS**, the City Commission for the City of LaBelle has determined that the
30 rezoning is in compliance with the future land use designation of “Commercial” and approval of
31 the rezoning application will further the goals and objectives of the City of LaBelle
32 Comprehensive Plan; and,
33

34 **WHEREAS**, the City Commission for the City of LaBelle has determined the rezone of the
35 property to the B-1 zoning district, is the most appropriate use of the property and this use will
36 promote, protect and improve the health, safety, comfort, good order, appearance, convenience
37 and general welfare of the public.

38 **NOW, THEREFORE, BE IT ORDAINED** by the City Commission of the City of LaBelle,
39 Florida:
40

41 **Section 1.** The forgoing recitals are true and correct and are incorporated herein by this
42 reference.
43

44 **Section 2.** The City Commission, after a first reading by title on April 11, 2019, and duly
45 advertised public hearings of the Local Planning Agency on April 11, 2019, and the City
46 Commission on May 9, 2019, Ordinance 2019-08 is hereby adopted, rezoning the property from
47 Single-Family - Medium Density (R-1) to Business Professional (B-1).
48

49 **Section 3. Conflict with other Ordinances.** The provisions of this article shall supersede any
50 provisions of existing ordinances in conflict herewith to the extent of said conflict.
51

45 **Section 4. Severability.** In the event that any portion of this ordinance is for any reason held
46 invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a
47 separate, distinct and independent provision, and such holding shall not affect the validity of the
48 remaining portions of this ordinance.

49
50 **Section 5. Effective Date.** This Ordinance shall become effective immediately upon its
51 adoption.

52
53 PASSED AND ADOPTED in open session this 9th day of May, 2019.

54
55 THE CITY OF LABELLE, FLORIDA

56
57
58 By:

59
60 _____
David A Lyons, Mayor

61 Attest:

62
63
64 Thomas A. Smith, Clerk-Commissioner

65
66
67 _____

68 **EXHIBIT A**

69
70 **PARCEL I.D.: 2-29-43-05-A00-0021.0000**

71
72 BEGINNING AT THE SOUTHEAST COERNER OF SECTION 5 AND RUNNING DUE
73 WEST 530 FEET; THENCE DUE NORTH 465 FEET TO THE POINT-OF-BEGINNING OF
74 THE LAND HEREIN DESCRIBED; THENCE DUE NORTH 60 FEET; THENCE DUE WEST
75 108 FEET' THENCE DUE SOUTH 60 FEET' THENCE DUE EAST 108 FEET TO THE
76 POINT-OF-BEGINNING, ALL BEING IN TOWNSHIP 43 SOUTH, RANGE 29 EAST,
77 HENDRY COUNTY, FLORIDA.

78
79 AND

80
81 **PARCEL I.D.: 2-29-43-05-A00-0030.0000**

82
83 THE SOUTH 69 FEET OF THE EAST 216 FEET OF A STRIP OF LAND DESCRIBED AS
84 FOLLOWS: A STRIP OF LAND 138 FEET WIDE, NORTH AND SOUTH, OFF OF THE
85 SOUTH SIDE OF THE FOLLOWING DESCRIBED TRACT OF LAND, VIZ: BEGINNING
86 AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 29
87 EAST, HENDRY COUNTY, FLORIDA; THENCE SOUTH ON THE SECTION LINE DIVID-
88 ING SECTIONS 4 AND 5, 1347 FEET, THENCE WEST AND PARALLEL TO THE TOWN-
89 SHIP LINE DIVIDING TOWNSHIPS 42 AND 43, 530 FEET TO THE POINT-OF-BEGIN-
90 NING OF THE LAND DESCRIBED HEREIN, THENCE SOUTH 743.5 FEET, THENCE
91 WEST 532 FEET, THENCE NORTH 757 FEET, THENCE EAST 532 FEET TO THE POINT-
92 OF-BEGINNING.

93
94 AND

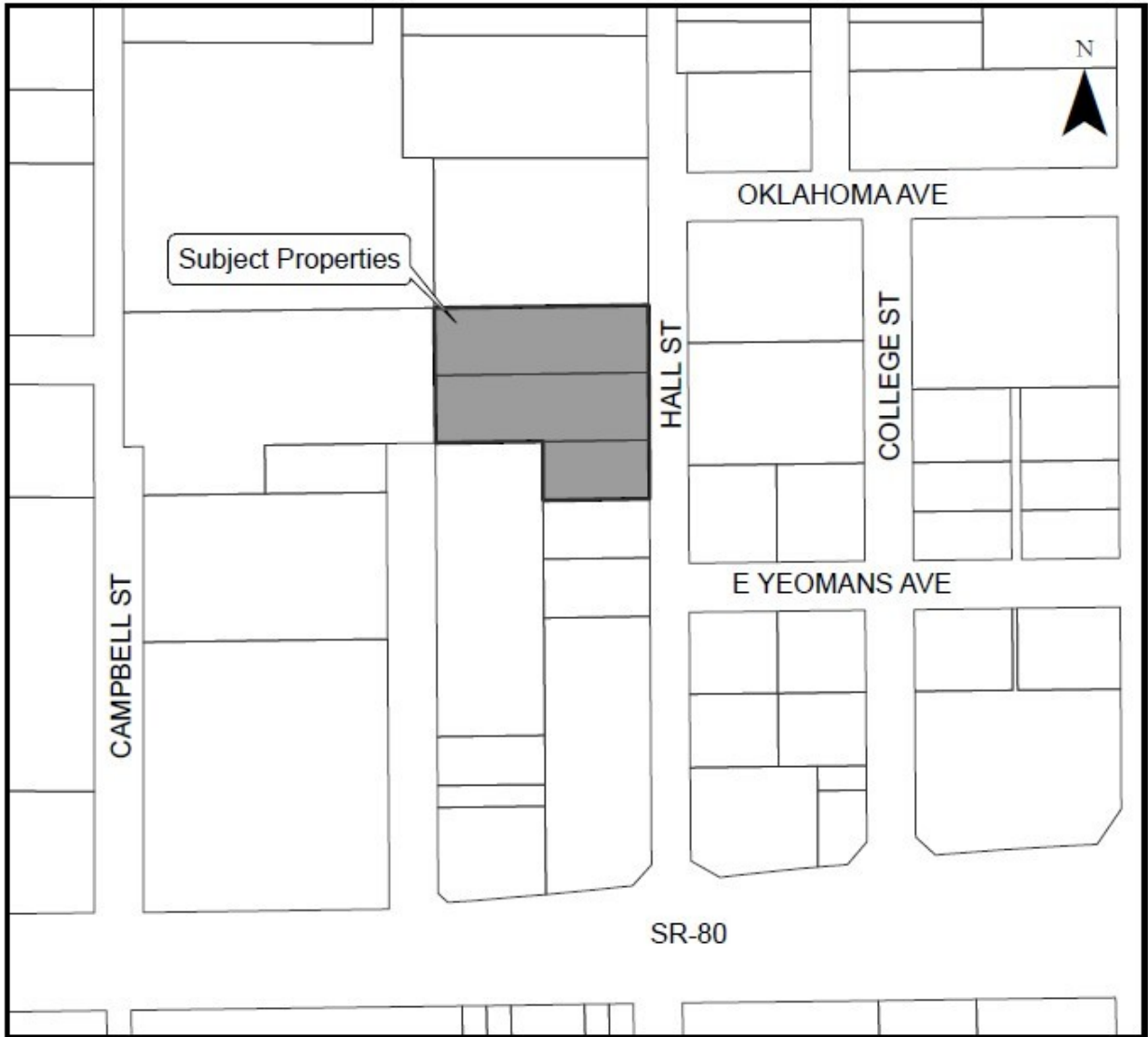
95
96 **PARCEL I.D.: 2-29-43-05-A00-0031.0000**

97
98 THE NORTH 69 FEET OF THE EAST 216 FEET OF A STRIP OF LAND DESCRIBED AS
99 FOLLOWS: A STRIP OF LAND 138 FEET WIDE, NORTH AND SOUTH, OFF OF THE
100 SOUTH SIDE OF THE FOLLOWING DESCRIBED TRACT:

101
102 BEGINNING AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH,
103 RANGE 29 EAST; THENCE SOUTH ON THE SECTION LINE DIVIDING SECTIONS 4
104 AND 5, 1347 FEET; THENCE WEST AND PARALLEL TO THE TOWNSHIP LINE DIVID-
105 ING TOWNSHIPS 42 AND 43, 530 FEET TO THE POINT-OF-BEGINNING OF THE LAND
106 DESCRIBED HEREIN; THENCE SOUTH 743.5 FEET; THENCE WEST 532 FEET; THENCE
107 NORTH 757 FEET; THENCE EAST 532 FEET TO THE POINT-OF-BEGINNING.

110

EXHIBIT B



111
112
113
114