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

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

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

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

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

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

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

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

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

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

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.  
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50 **Section 5. Effective Date.** This Ordinance shall become effective immediately upon its  
51 adoption.  
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53 PASSED AND ADOPTED in open session this 9<sup>th</sup> day of May, 2019.  
54

55 THE CITY OF LABELLE, FLORIDA  
56

57  
58 By:

59 \_\_\_\_\_  
60 David A Lyons, Mayor

61 Attest:

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63 \_\_\_\_\_  
64 Thomas A. Smith, Clerk-Commissioner  
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67 APPROVED AS TO FORM AND  
68 LEGAL SUFFICIENCY:  
69

70  
71 By: \_\_\_\_\_  
72 Derek Rooney, City Attorney  
73

74		75 AYE	76 NAY
77	Mayor Lyons	_____	_____
78	Commissioner Smith	_____	_____
79	Commissioner Wilkins	_____	_____
80	Commissioner Akin	_____	_____
81	Commissioner Zimmerly	_____	_____
82			

83 **EXHIBIT A**

84  
85 **PARCEL I.D.: 2-29-43-05-A00-0021.0000**

86  
87 BEGINNING AT THE SOUTHEAST COERNER OF SECTION 5 AND RUNNING DUE WEST  
88 530 FEET; THENCE DUE NORTH 465 FEET TO THE POINT-OF-BEGINNING OF THE  
89 LAND HEREIN DESCRIBED; THENCE DUE NORTH 60 FEET; THENCE DUE WEST 108  
90 FEET' THENCE DUE SOUTH 60 FEET' THENCE DUE EAST 108 FEET TO THE POINT-  
91 OF-BEGINNING, ALL BEING IN TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY  
92 COUNTY, FLORIDA.

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94 AND

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

97  
98 THE SOUTH 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 OF LAND, VIZ: BEGINNING AT  
101 THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 29 EAST,  
102 HENDRY COUNTY, FLORIDA; THENCE SOUTH ON THE SECTION LINE DIVIDING  
103 SECTIONS 4 AND 5, 1347 FEET, THENCE WEST AND PARALLEL TO THE TOWNSHIP  
104 LINE DIVIDING TOWNSHIPS 42 AND 43, 530 FEET TO THE POINT-OF-BEGINNING OF  
105 THE LAND DESCRIBED HEREIN, THENCE SOUTH 743.5 FEET, THENCE WEST 532  
106 FEET, THENCE NORTH 757 FEET, THENCE EAST 532 FEET TO THE POINT-OF-  
107 BEGINNING.

108  
109 AND

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

112  
113 THE NORTH 69 FEET OF THE EAST 216 FEET OF A STRIP OF LAND DESCRIBED AS  
114 FOLLOWS: A STRIP OF LAND 138 FEET WIDE, NORTH AND SOUTH, OFF OF THE  
115 SOUTH SIDE OF THE FOLLOWING DESCRIBED TRACT:

116  
117 BEGINNING AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH,  
118 RANGE 29 EAST; THENCE SOUTH ON THE SECTION LINE DIVIDING SECTIONS 4 AND  
119 5, 1347 FEET; THENCE WEST AND PARALLEL TO THE TOWNSHIP LINE DIVIDING  
120 TOWNSHIPS 42 AND 43, 530 FEET TO THE POINT-OF-BEGINNING OF THE LAND  
121 DESCRIBED HEREIN; THENCE SOUTH 743.5 FEET; THENCE WEST 532 FEET; THENCE  
122 NORTH 757 FEET; THENCE EAST 532 FEET TO THE POINT-OF-BEGINNING.

**EXHIBIT B**

