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**CITY OF LABELLE
ORDINANCE 2020-03
KMJ INVESTMENT GROUP LLC
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT**

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AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FOR A 2+/-ACRE PROPERTY LOCATED IMMEDIATELY NORTH OF STATE ROAD 80, APPROXIMATELY ¼ MILE EAST OF HUGGETTS ROAD; AMENDING THE CITY COMPREHENSIVE PLAN DESIGNATION FOR THE PROPERTY FROM UNINCORPORATED HENDRY COUNTY COMPREHENSIVE PLAN “RESIDENTIAL - MEDIUM DENSITY” DESIGNATION TO CITY COMPREHENSIVE PLAN “EMPLOYMENT VILLAGE” DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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WHEREAS, the City of LaBelle. has considered an amendment to the Future Land Use Map for real property located north of SR 80/West Hickpochee Avenue and ¼ mile east of Huggetts Road, City of LaBelle, Florida, further described in Exhibit “A”, attached hereto; and has considered public comment on the same, and,

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WHEREAS, in the exercise of its authority pursuant to Sections 163.3187 and 1643.3184, Florida Statutes, the City has determined it necessary and desirable to amend the City Comprehensive Plan Future Land Use Map so that the property for comprehensive planning purposes is changed from the Hendry County “Residential - Medium Density” to the “Employment Village” future land use category as shown on Exhibit “B” attached hereto; a

WHEREAS, amending the City Comprehensive Plan Future Land Use Map is appropriate in consideration of the property’s access and frontage on SR 80; adjacency to lands designated as Employment Village on the adopted future land use map; and the amendment will promote, protect, and improve the general health, safety, good order, appearance, convenience, and general welfare of the public, and will help accomplish the goals of the objectives of the City’s Comprehensive Plan.

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. After being read by title at a public hearing on March 12, 2020 before the Local Planning Agency, and a duly advertised public hearing on May 14, 2020, Ordinance 2020-03 is hereby adopted, amending the City Comprehensive Plan Future Land Use Map so that the Comprehensive Plan designation for the property is “Employment Village”.

45 **Section 3.** The City has determined that the Comprehensive Plan designation of “Employment
46 Village” as shown in the proposed City Comprehensive Plan Future Land Use Map attached hereto
47 as Exhibit “B”, is the most appropriate comprehensive plan designation for the affected property
48 and that such comprehensive plan designation will promote, protect, and improve the general
49 health, safety, good order, appearance, convenience, and general welfare of the public and will
50 help accomplish the goals and objectives of the City Comprehensive Plan.

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52 **Section 4.** The small-scale comprehensive plan amendment shall apply to the real property
53 described in Exhibit “A”.

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55 **Section 5.** This ordinance shall become effective in accordance with Florida Statutes.

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57 **Section 6.** If any Court of competent jurisdiction shall determine any portion or provision of
58 this ordinance unconstitutional or invalid, that portion shall be severed, and the remainder of the
59 ordinance shall remain in full force and effect and given its ordinary meaning.

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61 **Section 7.** The City Commission hereby directs the Deputy Clerk to forward certified copies
62 of this adopted ordinance within seven (7) days of the effective date hereof, to the Clerk of Circuit
63 Court of Hendry County and the County Administrator for Hendry County

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67 **PASSED AND ADOPTED** in open session this _____ day _____, 2020.

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THE CITY OF LABELLE, FLORIDA

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By: _____

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David A Lyons, Mayor

75 Attest:

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Thomas A. Smith, Clerk-Commissioner

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APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

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By: _____

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Derek Rooney, City Attorney

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88 Vote:

AYE

NAY

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90 Mayor Lyons

91 Commissioner Smith

92 Commissioner Wilkins

93 Commissioner Akin

94 Commissioner Kelley

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97 **EXHIBIT A**

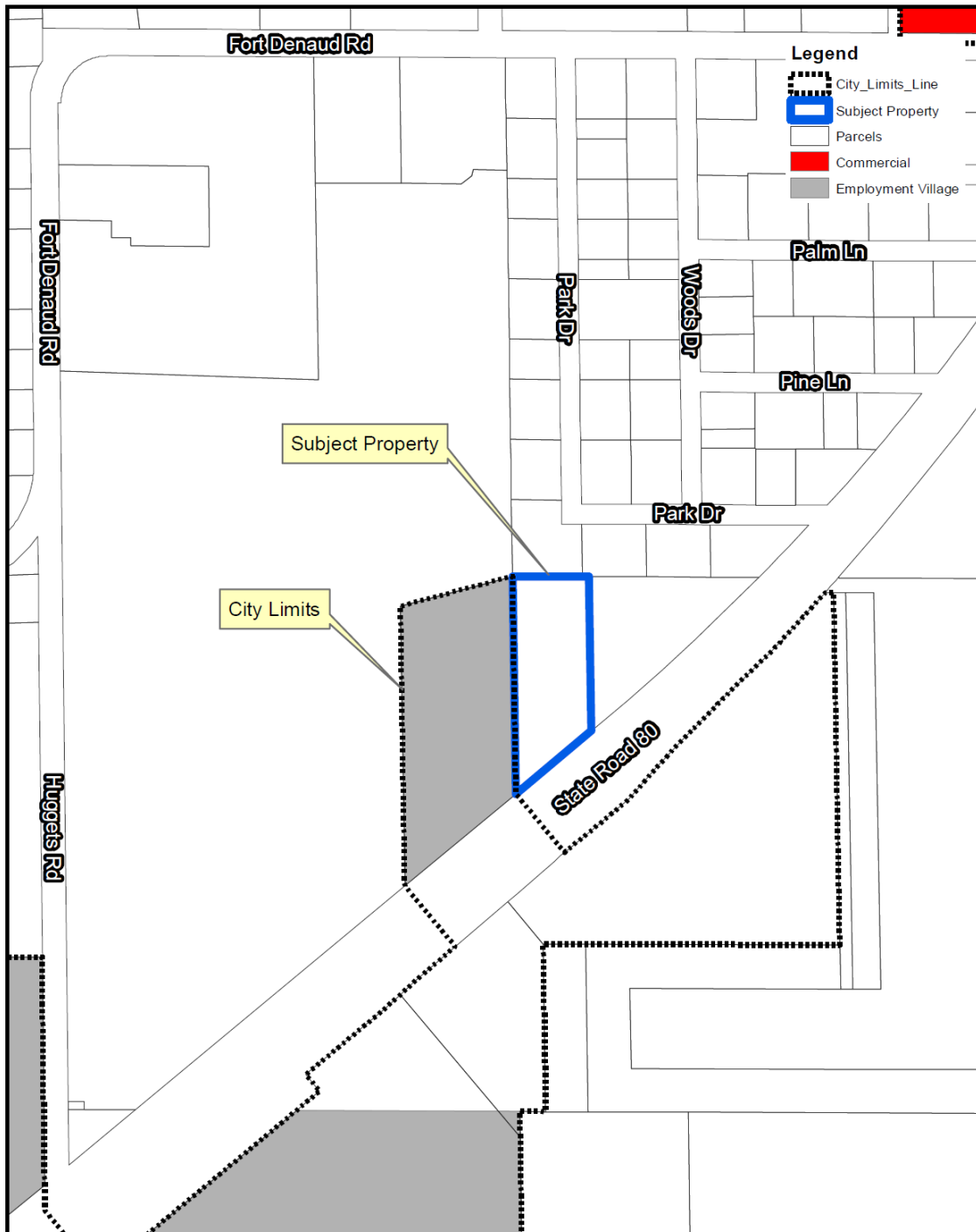
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99 **LEGAL DESCRIPTION**

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101 A PARCEL IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY,
102 FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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104 COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 1, ALSO THE
105 NORTHWEST CORNER OF SAID SECTION 18); THENCE NORTH 89°51'32" EAST, 1151.79
106 FEET, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 OF SECTION 18;
107 THENCE SOUTH 01°14'10" EAST, 322.02 FEET ALONG THE EAST LINE OF THE
108 NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 18,
109 AND THE WEST LINE OF PARKWOOD ESTATES AS RECORDED IN PLAT BOOK 3,
110 PAGE 23 OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, TO THE LANDS
111 DESCRIBED IN O.R. BOOK 644, PAGE 1860, PUBLIC RECORDS OF HENDRY COUNTY,
112 FLORIDA; THENCE CONTINUE SOUTH 01°14'10" EAST, 1011.97 FEET TO THE
113 SOUTHWEST CORNER OF PARKWOOD ESTATES, RECORDED IN PLAT BOOK 3, PAGE
114 23, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, AND THE TRUE POINT OF
115 BEGINNING; THENCE NORTH 89°52'17" EAST, 191.41 FEET; THENCE SOUTH 01°14'10"
116 EAST, 385.22 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD
117 80; THENCE SOUTH 49°52'18" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY
118 LINE TO SAID EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST
119 ONE-QUARTER OF SECTION 18; THENCE NORTH 01°14'10" WEST, 543.29 FEET, ALONG
120 SAID EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-
121 QUARTER OF SECTION 18 TO THE TRUE POINT OF BEGINNING.

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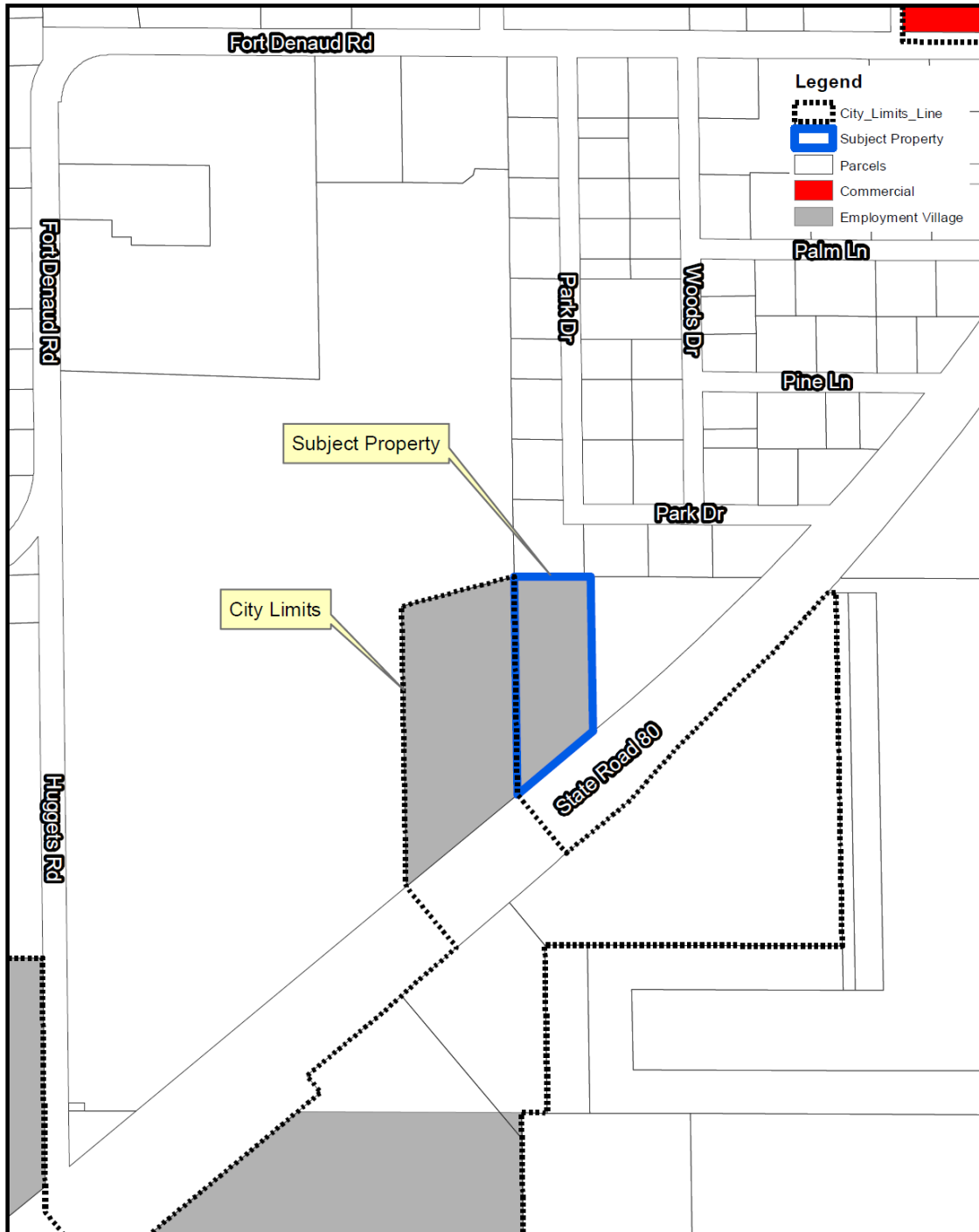
EXHIBIT C CURRENT FUTURE LAND USE MAP



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EXHIBIT D PROPOSED FUTURE LAND USE MAP



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