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**CITY OF LABELLE  
ORDINANCE 2020-12  
LABELLE RIVERSIDE 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 9.3+/-ACRE PROPERTY LOCATED IMMEDIATELY SOUTH OF COWBOY WAY AND ¼ MILE EAST OF DR. MARTIN LUTHER KING JR. BLVD; AMENDING THE CITY COMPREHENSIVE PLAN DESIGNATION FOR THE PROPERTY FROM THE “COMMERCIAL” AND “RESIDENTIAL” DESIGNATIONS TO THE “OUTLYING MIXED USE” 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 at 615 W. Cowboy Way, 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 “Commercial” and “Residential” future land use category to the “Outlying Mixed Use” future land use category as shown on Exhibits “B” and “C” attached hereto; and,

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**WHEREAS**, amending the City Comprehensive Plan Future Land Use Map is appropriate in consideration of the property’s access and frontage on Cowboy Way, available infrastructure, and surrounding land use pattern; 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.

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**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 July 9, 2020 before the Local Planning Agency, and duly advertised public hearings on August 13, 2020, and September 10, 2020, Ordinance 2020-12 is hereby adopted, amending the City Comprehensive Plan Future Land Use Map so that the Comprehensive Plan designation for the property is hereby changed from “Commercial” and “Residential” to the City Comprehensive Plan designation “Outlying Mixed Use”.

**Section 3.** The City has determined that the Comprehensive Plan designation of “Outlying Mixed Use” as shown in the proposed City Comprehensive Plan Future Land Use Map attached

46 hereto as Exhibit "C", is the most appropriate comprehensive plan designation for the affected  
47 property and that such comprehensive plan designation will promote, protect, and improve the  
48 general health, safety, good order, appearance, convenience, and general welfare of the public and  
49 will help accomplish the goals and objectives of the City Comprehensive Plan.

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

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

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

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

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65 **PASSED AND ADOPTED** in open session this 10<sup>th</sup> day September, 2020.

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67  
68 THE CITY OF LABELLE, FLORIDA

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71 By:   
72 David A Lyons, Mayor

73 Attest:

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75  
76 Thomas A. Smith, Clerk-Commissioner

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78 APPROVED AS TO FORM AND  
79 LEGAL SUFFICIENCY:

80  
81  
82 By:   
83 Derek Rooney, City Attorney

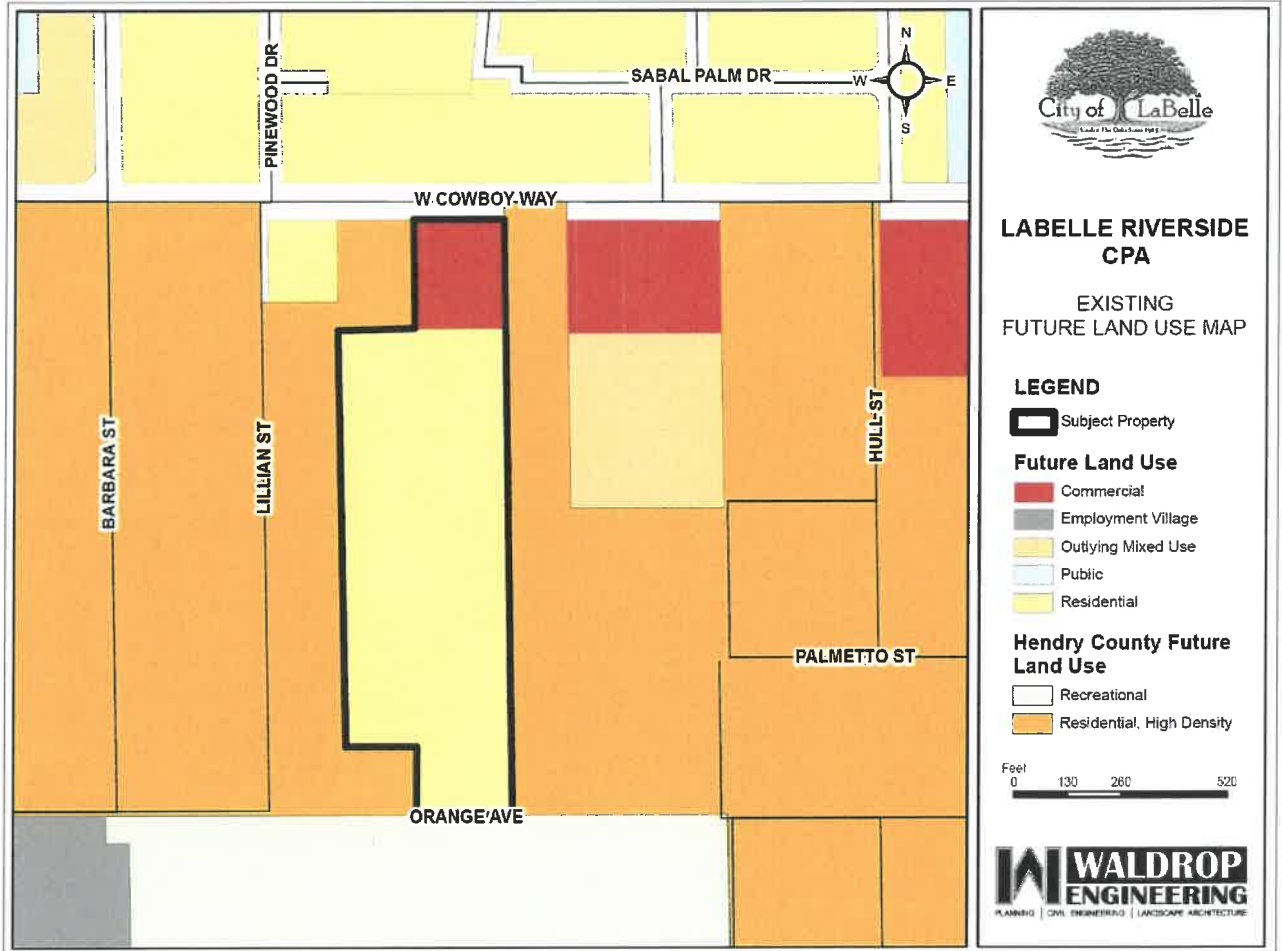
84	Vote:	AYE	NAY
85		<input checked="" type="checkbox"/>	<input type="checkbox"/>
86	Mayor Lyons	<input checked="" type="checkbox"/>	<input type="checkbox"/>
87	Commissioner Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>
88	Commissioner Wilkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>
89	Commissioner Akin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
90	Commissioner Kelley	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXHIBIT A**  
**LEGAL DESCRIPTION**

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95 ALL OF LOT 2, OF THE W.T .WILLIAMS SUBDIVISION, LOT 2, BEING THE WEST 1/2 OF THE  
96 EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 43  
97 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA.  
98  
99 LESS  
100  
101 ROAD RIGHT OF WAY OVER THE NORTH 40 FEET THEREOF.  
102 AND LESS THE EAST 135.45 FEET THEREOF, AS DESCRIBED IN OFFICIAL RECORDS BOOK  
103 667, PAGE 1860, PUBLIC RECORDS HENDRY COUNTY, FLORIDA.  
104  
105 AND TOGETHER WITH:  
106  
107 THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE  
108 NORTHWEST 1/4 OF SAID SECTION 17,  
109 LESS THE NORTH 276 FEET THEREOF.  
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111 AND LESS THE WEST 150 FEET OF THE SOUTH 145 FEET THEREOF.  
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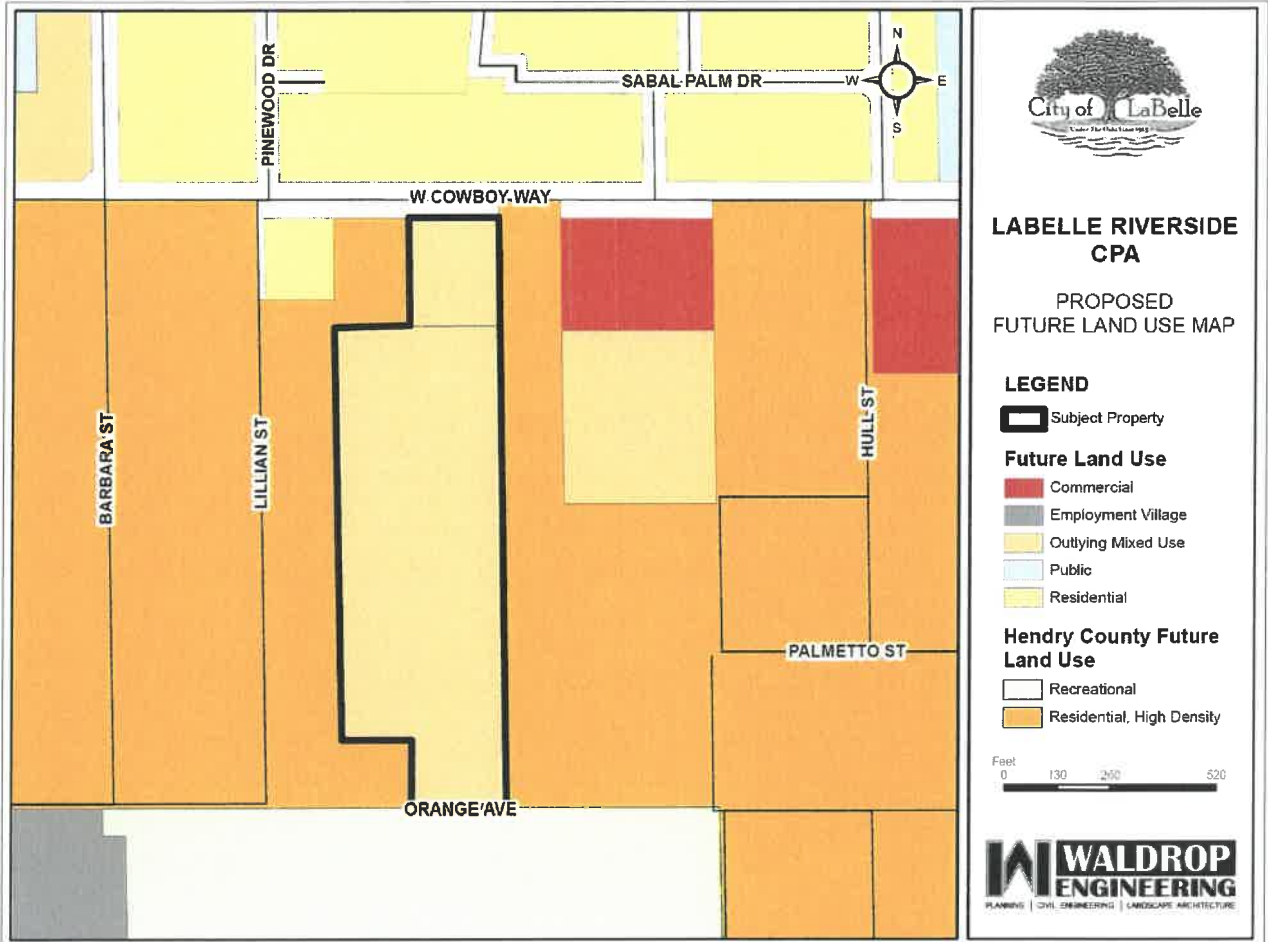
### EXHIBIT B CURRENT FUTURE LAND USE MAP



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### EXHIBIT C PROPOSED FUTURE LAND USE MAP



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