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**CITY OF LABELLE
ORDINANCE 2021-05
1240 W. COWBOY WAY
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 0.9+/-ACRE PROPERTY LOCATED IMMEDIATELY NORTH OF COWBOY WAY, APPROXIMATELY ¼ MILE EAST OF STATE ROAD 80; AMENDING THE CITY COMPREHENSIVE PLAN DESIGNATION FOR THE PROPERTY FROM UNINCORPORATED HENDRY COUNTY COMPREHENSIVE PLAN “COMMERCIAL” DESIGNATION TO CITY COMPREHENSIVE PLAN “COMMERCIAL” 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 Cowboy Way and ¼ mile east of State Road 80, 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 “Commercial” to the “Commercial” 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 Cowboy Way; adjacency to lands designated as Commercial 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 May 13, 2021 before the Local Planning Agency, and duly advertised public hearings on June 10, 2021, and July 8, 2021, Ordinance 2021-09, is hereby adopted, amending the City Comprehensive Plan Future Land Use Map so that the Comprehensive Plan designation for the property is “Commercial”.

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

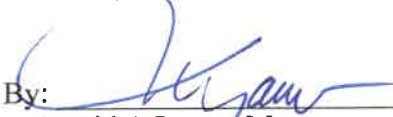
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61 **Section 7.** The City Commission hereby directs the Deputy Clerk to forward certified copies
62 of this adopted ordinance within seven (7) days of the effective date hereof, to the Clerk of Circuit
63 Court of Hendry County and the County Administrator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

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67 PASSED AND ADOPTED in open session this 8th day July, 2021.

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THE CITY OF LABELLE, FLORIDA

By: 
David A Lyons, Mayor

Attest:

Thomas A. Smith, Clerk-Commissioner

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: 
Derek Rooney, City Attorney

Vote:	AYE	NAY
Mayor Lyons	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Wilkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commissioner Akin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commissioner Spratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A

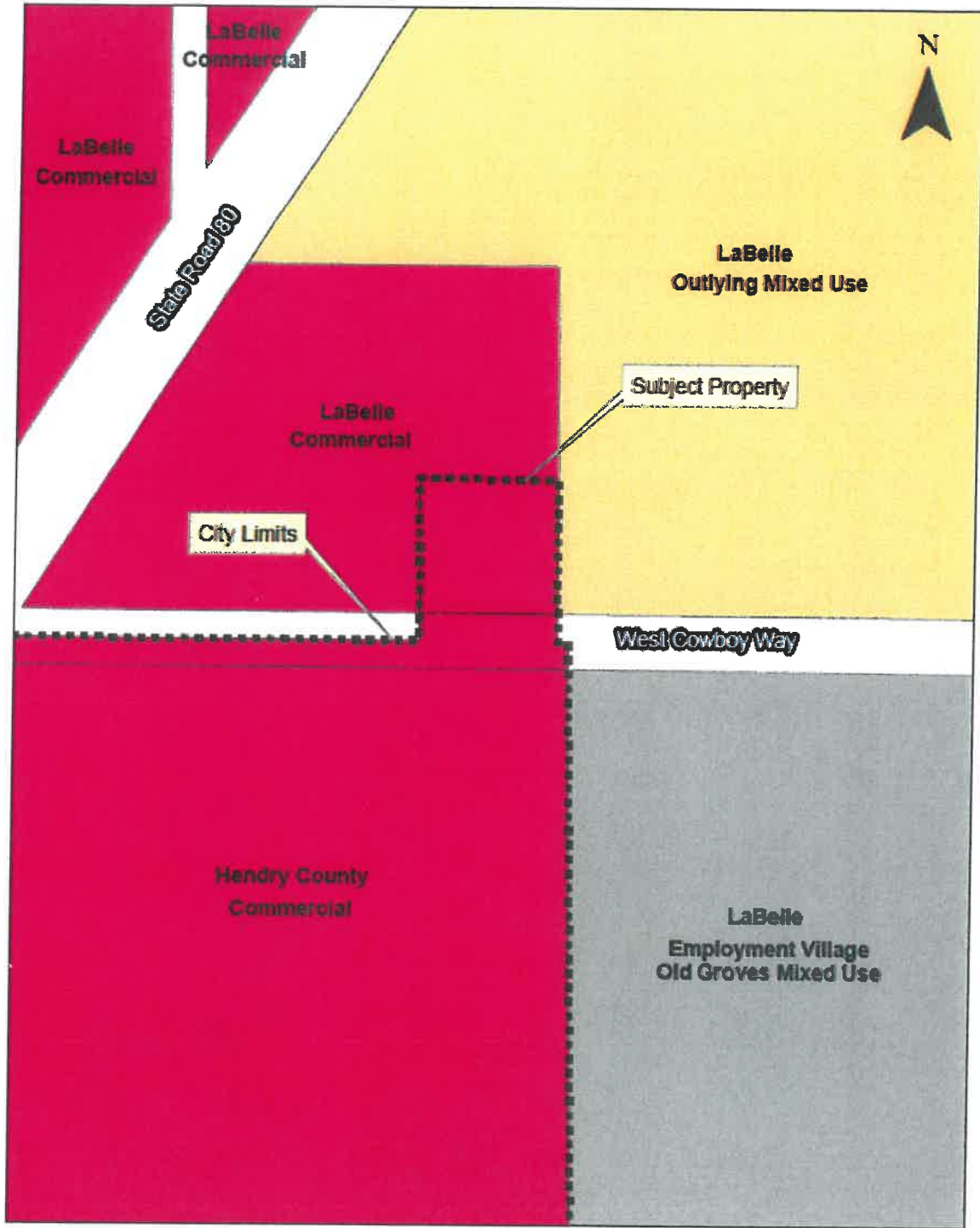
LEGAL DESCRIPTION

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THE NORTH 200 FEET OF THE SOUTH 218 FEET OF THE EAST 200 FEET OF LOT 19, OF WEST LABELLE, L.V. HULL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 12 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA NOW SITUATED, LYING AND BEING IN HENDRY COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 7.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY BY ORDER OF TAKING RECORDED OCTOBER 18, 1994 IN OFFICIAL RECORDS BOOK 515, PAGE 1065.

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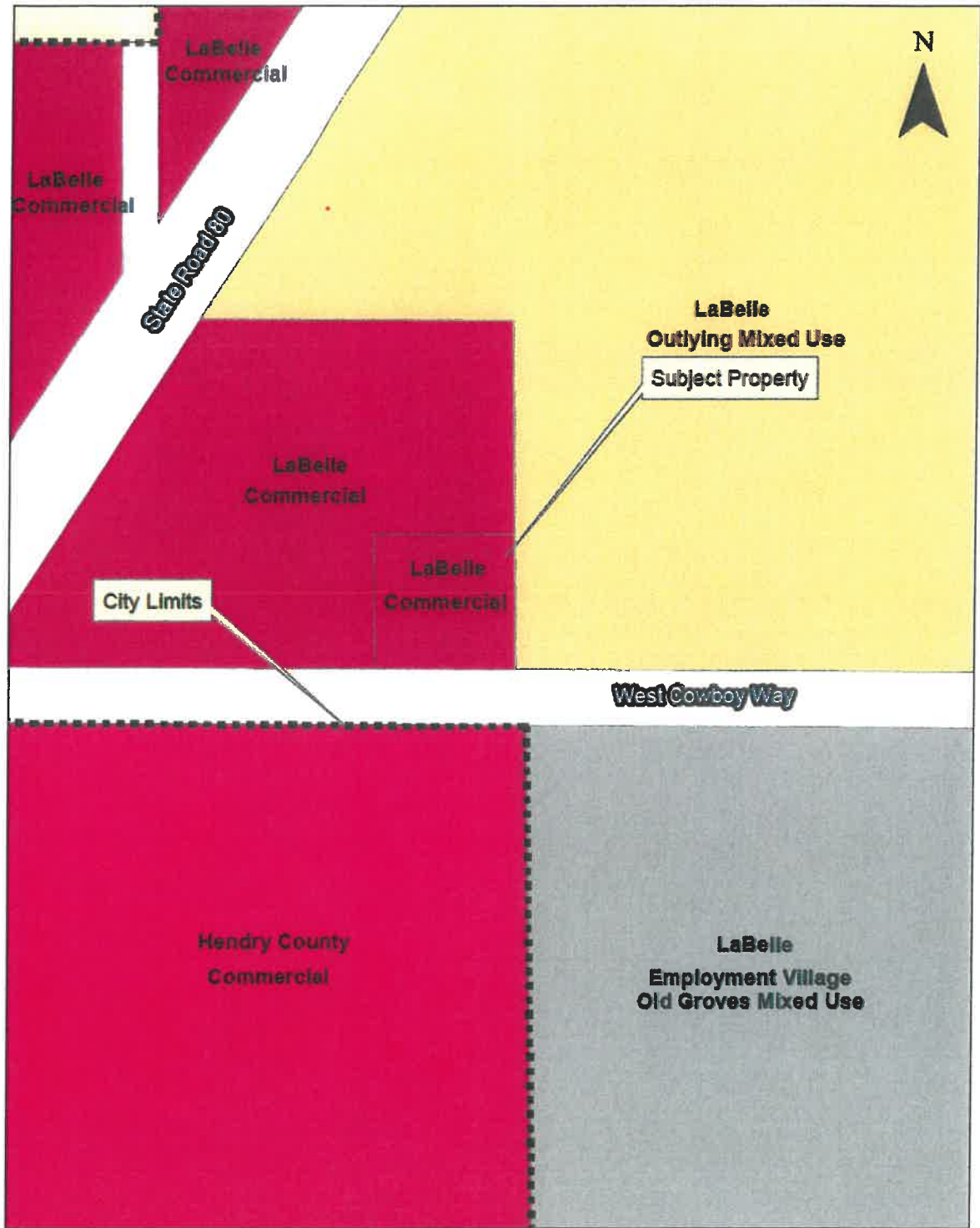
**EXHIBIT B
CURRENT FUTURE LAND USE MAP**



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**EXHIBIT C
PROPOSED FUTURE LAND USE MAP**



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