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**CITY OF LABELLE
ORDINANCE 2021-06
1240 W. COWBOY WAY
REZONE**

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AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING THE CITY OF LABELLE ZONING MAP FOR PROPERTY LOCATED AT 1240 W. COWBOY WAY, CITY OF LABELLE, FLORIDA; AMENDING THE ZONING DESIGNATION FROM UNINCORPORATED HENDRY COUNTY CONVENIENCE COMMERCIAL (C-1) DESIGNATION TO CITY BUSINESS HEAVY (B-3) DESIGNATION; PROVIDING FOR IDENTIFICATION OF THE SUBJECT PROPERTY; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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WHEREAS, Halo Real Estate Holdings, LLC has initiated a rezoning of real property, located at 1240 W. Cowboy Way, City of LaBelle, Florida, “the property” as described and depicted in Exhibit “A” attached hereto; and,

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WHEREAS, after a duly advertised public hearing held on May 13, 2021, before the LaBelle Local Planning Agency “LPA”, and duly advertised public hearings on June 10, 2021 and July 8, 2021 before the City of LaBelle 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 annexation and 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,

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WHEREAS, the City Commission for the City of LaBelle has determined the rezoning of the property to the Business Heavy (B-3) 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 June 10, 2021 and duly advertised public hearings of the Local Planning Agency on May 13, 2021 and City Commission on July 8, 2021, Ordinance 2021-10 is hereby adopted, rezoning the property from Convenience Commercial (C-1) per the Hendry County Zoning Map to the City of LaBelle Business Heavy (B-3) zoning district.

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


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

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53 **Section 5. Effective Date.** This Ordinance shall become effective immediately upon its
54 adoption.

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

60 THE CITY OF LABELLE, FLORIDA

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63 By: 
64 David A Lyons, Mayor

65 Attest: 
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67 Thomas A. Smith, Clerk-Commissioner

68 APPROVED AS TO FORM AND
69 LEGAL SUFFICIENCY:

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72 By: 
73 Derek Rooney, City Attorney

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77 Vote: AYE NAY
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79 Mayor Lyons _____
80 Commissioner Smith _____
81 Commissioner Wilkins _____
82 Commissioner Akin _____
83 Commissioner Spratt _____
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EXHIBIT A

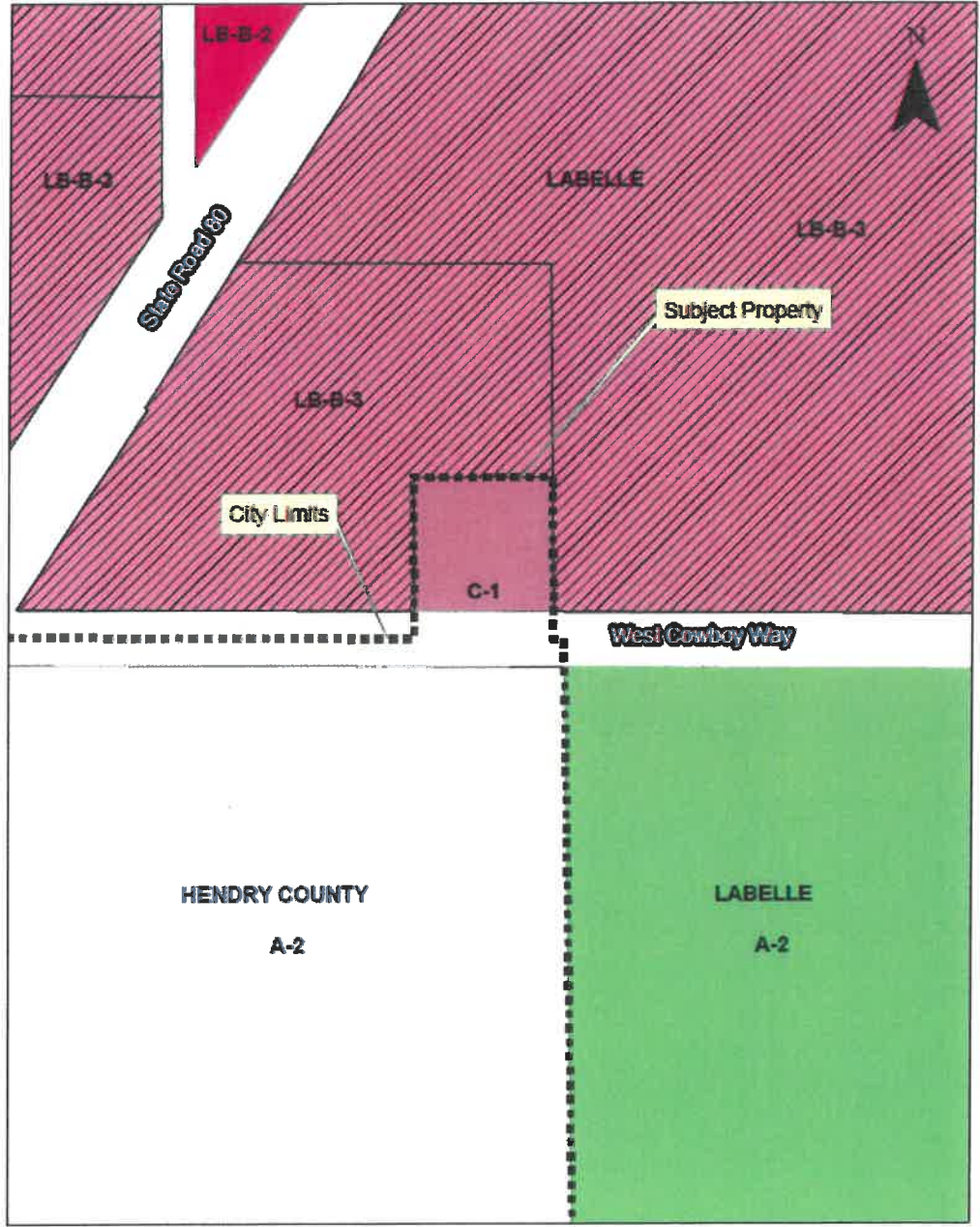
LEGAL DESCRIPTION

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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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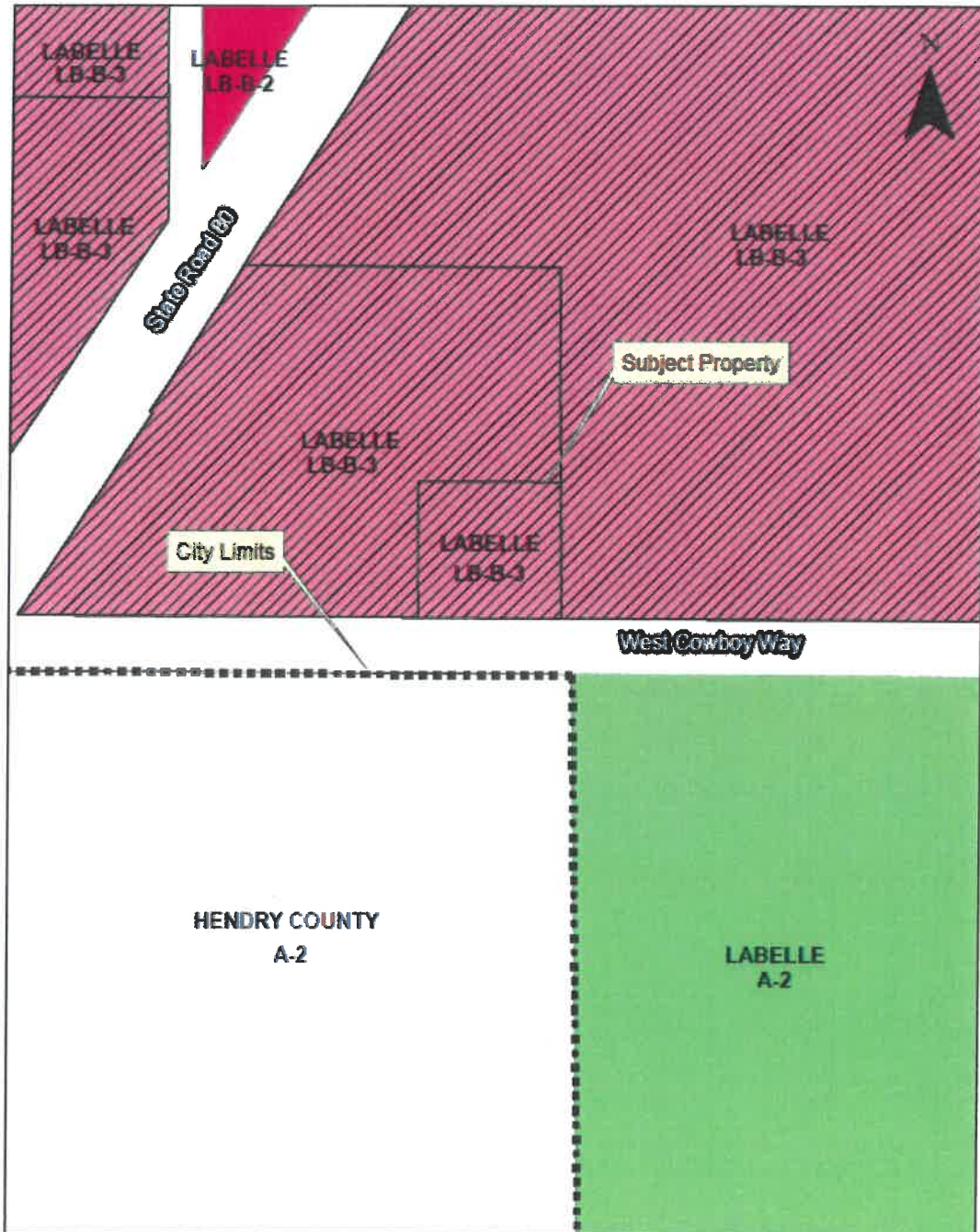
EXHIBIT B
CURRENT ZONING MAP



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EXHIBIT C
PROPOSED ZONING MAP



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