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**CITY OF LABELLE
ORDINANCE 2023-05
RIDGDILL
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 30+/--ACRE PROPERTY LOCATED IMMEDIATELY SOUTH OF STATE ROAD 80, APPROXIMATELY ½ MILE NORTH OF HELMS ROAD; AMENDING THE CITY COMPREHENSIVE PLAN DESIGNATION FOR THE PROPERTY FROM UNINCORPORATED HENDRY COUNTY COMPREHENSIVE PLAN “MULT-USE DEVELOPMENT” DESIGNATION TO CITY COMPREHENSIVE PLAN “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 southeast of State Road 80 and ½ mile north of Helms 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 “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 State Road 80; adjacency to lands designated in urban future land use categories 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:

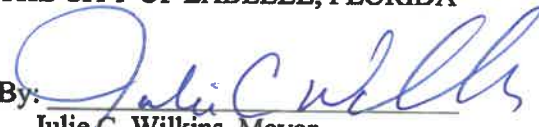
Section 1. The forgoing recitals are true and correct and are incorporated herein by this reference.

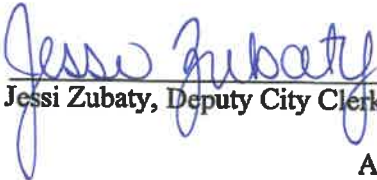
Section 2. After being read by title at a public hearing on April 13, 2023 before the Local Planning Agency, and duly advertised public hearing on June 8, 2023, Ordinance 2023-05, is hereby adopted, amending the City Comprehensive Plan Future Land Use Map so that the Comprehensive Plan designation for the property is “Outlying Mixed Use”.

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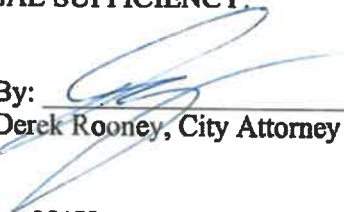
PASSED AND ADOPTED in open session this 8th day June, 2023.

THE CITY OF LABELLE, FLORIDA

By: 
Julie C. Wilkins, Mayor

Attest: 
Jessi Zubaty, Deputy City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: 
Derek Rooney, City Attorney

| Vote: | AYE | NAY |
|---------------------|----------|-------|
| Mayor Wilkins | <u>✓</u> | _____ |
| Commissioner Vargas | <u>✓</u> | _____ |
| Commissioner Spratt | <u>✓</u> | _____ |
| Commissioner Akin | <u>✓</u> | _____ |
| Commissioner Ratica | <u>✓</u> | _____ |

EXHIBIT A

LEGAL DESCRIPTION

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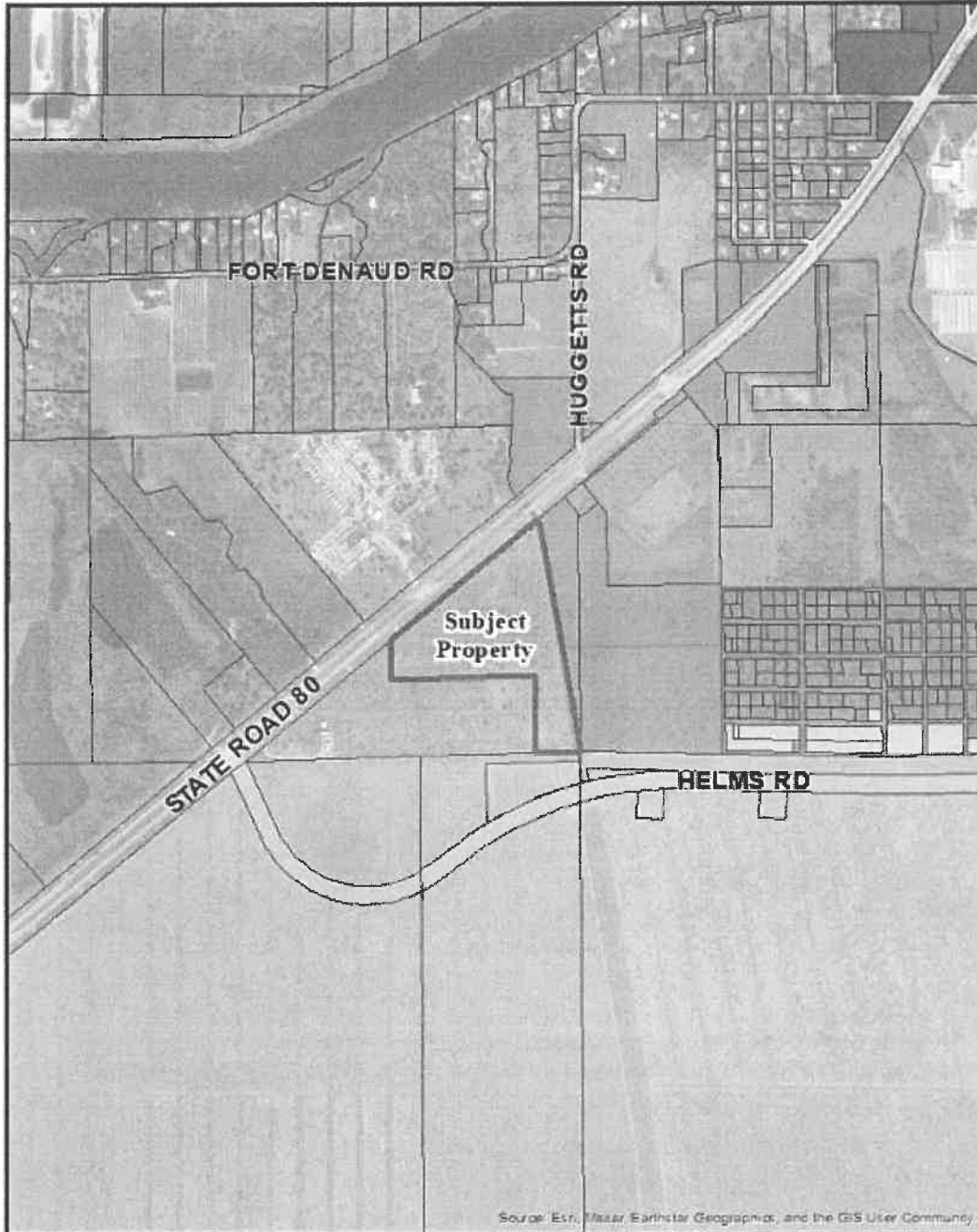
PART OF LANDS DESCRIBED IN O.R. BOOK 348, PAGE 560, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, BEING IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 28 EAST, HENDRY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE;
1. NORTH 01'03'14" WEST, 16.85 FEET, ALONG THE EAST LINE OF SAID SECTION 13 TO THE CENTERLINE OF A CANAL, THENCE;
 2. NORTH 10'50'58" WEST, 1851.14 FEET, ALONG SAID CANAL CENTERLINE, THENCE;
 3. NORTH 40'50'37" WEST, 55.38 FEET, TO THE EXISTING SOUTH RIGHT WAY LINE OF STATE ROAD 80, THENCE;
 4. SOUTH 49'51'58" WEST, 1534.85 FEET, ALONG SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD 80, THENCE;
 5. SOUTH 02'02'44" EAST, 311.73 FEET, THENCE;
 6. NORTH 88'02'00" EAST, 1163.21 FEET, THENCE;
 7. SOUTH 02'02'44" EAST, 629.89 FEET, TO THE SOUTH LINE OF SAID SECTION 13, THENCE;
 8. NORTH 87'50' 41" EAST, 362.55 FEET, ALONG SAID SOUTH LINE OF SECTION 13 TO THE POINT OF BEGINNING.

CONTAINING A COMPUTED AREA OF 29.99 ACRES OF LAND.

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EXHIBIT B CURRENT FUTURE LAND USE MAP

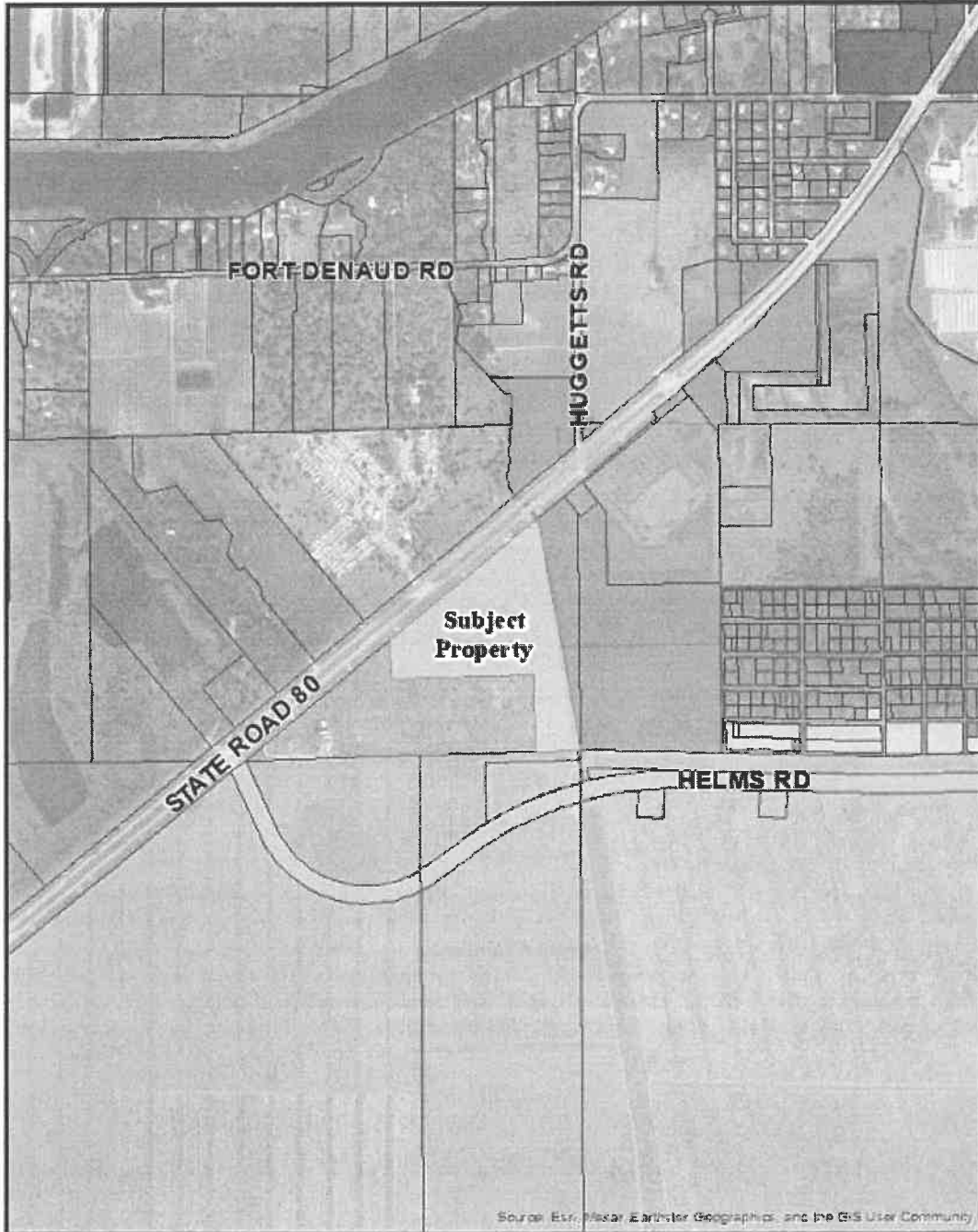


- | | |
|--------------------|-------------------------|
| Commercial | Residential |
| Employment Village | South LaBelle Community |
| Outlying Mixed Use | |

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EXHIBIT C PROPOSED FUTURE LAND USE MAP



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