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**CITY OF LABELLE  
ORDINANCE 2025-05  
THE RESIDENCES AT GRANDE OAKS SMALL-SCALE  
COMPREHENSIVE PLAN MAP 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 26.26+/-ACRE PROPERTY LOCATED ¼ MILE SOUTH OF HELMS ROAD AND WEST OF STATE ROAD 29; AMENDING THE COMPREHENSIVE PLAN DESIGNATION FOR THE PROPERTY FROM UNINCORPORATED HENDRY COUNTY COMPREHENSIVE PLAN “HIGH DENSITY RESIDENTIAL” DESIGNATION TO THE CITY OF LABELLE “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 ¼ mile south of Helms Road and west of State Road 29, City of LaBelle, Florida, further described in Exhibit “A”, attached hereto; and has considered public comment on the same, and,

**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 “High Density Residential” to the “Outlying Mixed Use” 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 29; adjacency to lands designated in Residential and Employment Village 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 June 12, 2025 before the Local Planning Agency, and duly advertised public hearing on September 11, 2025, Ordinance 2025-05, 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”.

**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 “B”, 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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66 **PASSED AND ADOPTED** in open session this \_\_\_\_ day \_\_\_\_\_, 2025.

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THE CITY OF LABELLE, FLORIDA

By: \_\_\_\_\_  
Julie C. Wilkins, Mayor

Attest: \_\_\_\_\_  
Tijauna Warner, Deputy City Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

By: \_\_\_\_\_  
Derek Rooney, City Attorney

| Vote:                | AYE   | NAY   |
|----------------------|-------|-------|
| Mayor Wilkins        | _____ | _____ |
| Commissioner Vargas  | _____ | _____ |
| Commissioner Spratt  | _____ | _____ |
| Commissioner Holland | _____ | _____ |
| Commissioner Ratica  | _____ | _____ |

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

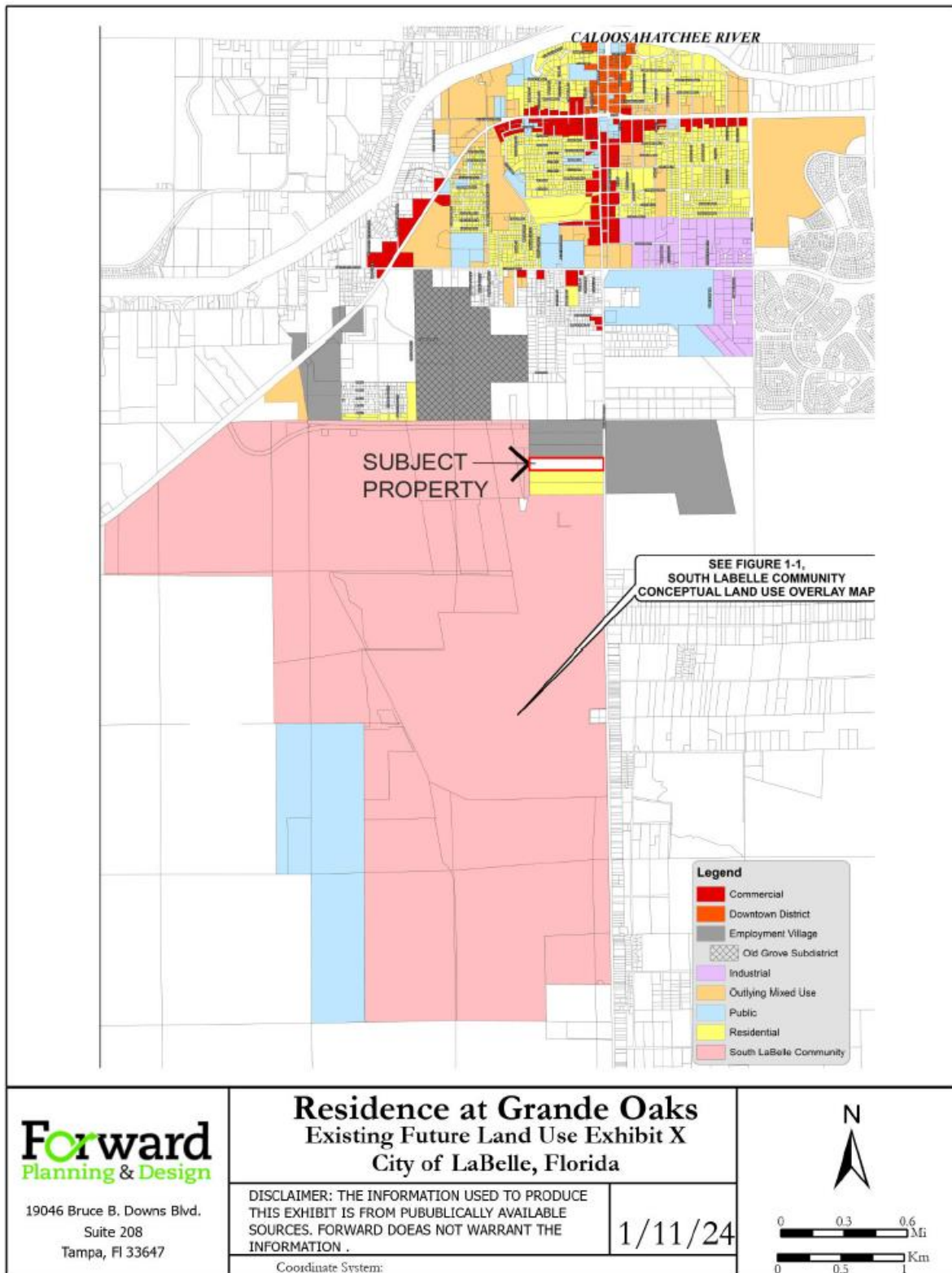
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(O.R.B. 628, PG. 884)

100 THAT PART OF THE NORTH 1/3, OF THE SOUTH 1/2, OF THE NORTHEAST 1/4,  
101 OF SECTION 20, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY,  
102 FLORIDA, LYING WEST OF STATE ROAD

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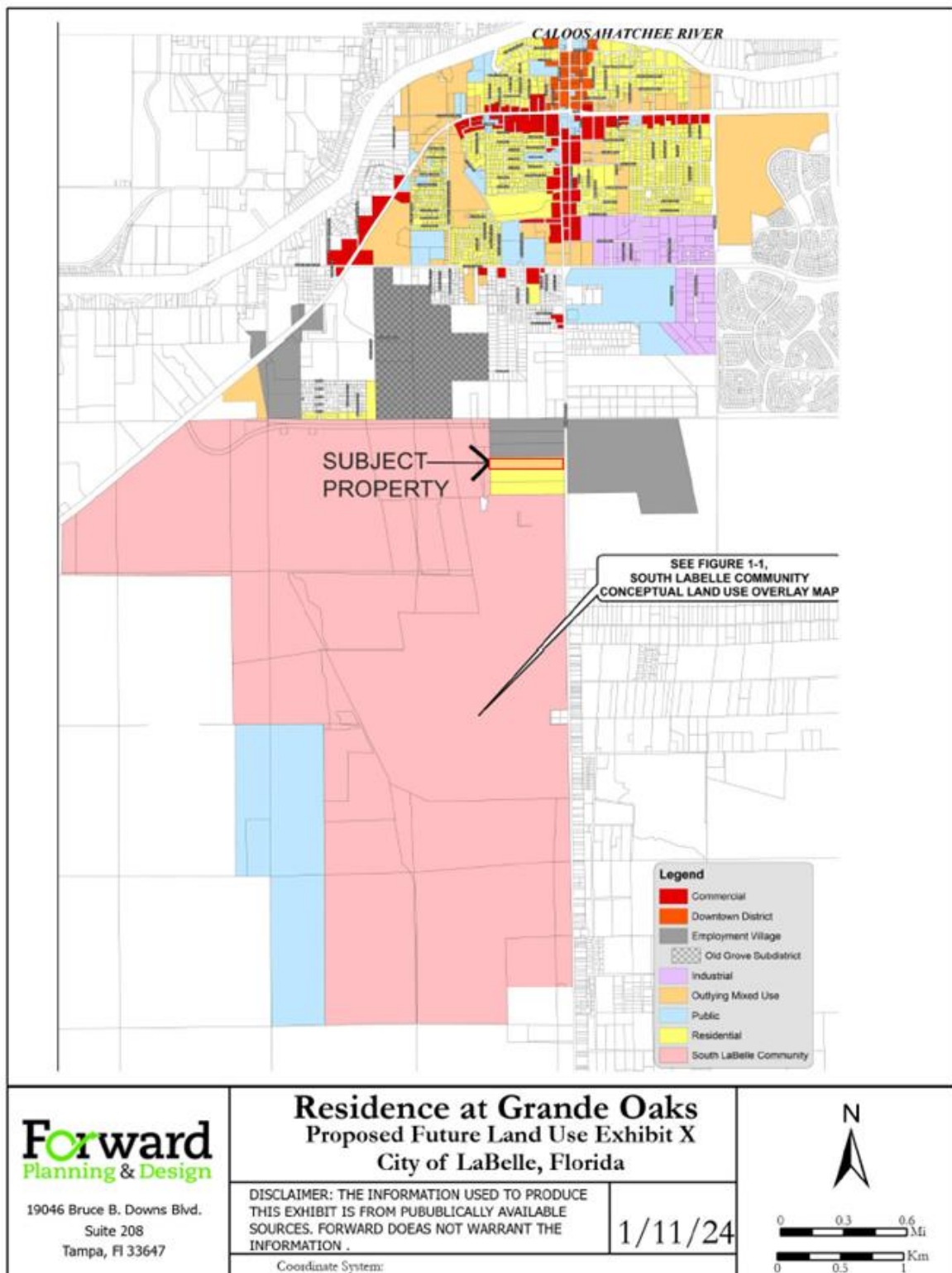
**EXHIBIT B**  
**CURRENT FUTURE LAND USE MAP**



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## EXHIBIT C PROPOSED FUTURE LAND USE MAP



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