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**CITY OF LABELLE  
ORDINANCE 2025-04  
THE RESIDENCES AT GRANDE OAKS ANNEXATION**

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**AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, ANNEXING A 26.26+/-ACRE PROPERTY LOCATED ¼ MILE SOUTH OF HELMS ROAD AND WEST OF STATE ROAD 29, INTO THE CORPORATE LIMITS OF THE CITY OF LABELLE, FLORIDA; IN ACCORDANCE WITH THE ANNEXATION PROVISIONS OF CHAPTER 171, PART II, FLORIDA STATUTES; REDEFINING THE BOUNDARY LINES OF SAID CITY IN CONFORMANCE THEREWITH; AMENDING THE OFFICIAL BOUNDARY MAP OF THE CITY OF LABELLE, FLORIDA, PROVIDING THAT EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS REMAIN UNTIL CHANGED BY THE CITY ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, Dan-Nico Properties LLC, has initiated a voluntary annexation of real property located ¼ mile south of Helms Road and west of State Road 29, City of LaBelle, Florida, “the property” as described and depicted in Exhibit “A”, Exhibit “B” and Exhibit “C”, attached hereto; and,

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**WHEREAS**, the City and the County have identified certain lands that are logical for annexation into the City, the appropriate land uses and infrastructure needs for said area, and the provider of services and infrastructure for said areas; and,

**WHEREAS**, the properties to be annexed shall retain the comprehensive plan future land use and zoning classifications existing at the time this ordinance is approved; unless otherwise requested by the property owner, the properties will become subject to the City Comprehensive Plan Future Land Use and zoning classifications most consistent with the retained classifications upon subsequent action by the City.

**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 duly advertised public hearings on June 12, 2025, and July 10, 2025, Ordinance 2025-04 is hereby adopted, annexing the property in the City of LaBelle municipal boundary.

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

**Section 4. Severability.** In the event that any portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a

46 separate, distinct and independent provision, and such holding shall not affect the validity of the  
47 remaining portions of this ordinance.

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49 **Section 5. Effective Date.** This Ordinance shall become effective in accordance with Florida  
50 Statutes.

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54 **PASSED AND ADOPTED** in open session this \_\_\_\_ day \_\_\_\_\_, 2025.

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57 THE CITY OF LABELLE, FLORIDA

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

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

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66 APPROVED AS TO FORM AND  
67 LEGAL SUFFICIENCY:

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69  
70 By: \_\_\_\_\_  
71 Derek Rooney, City Attorney

72	73	74	75	76	77	78	79	80
		Vote:	AYE	NAY				
		Mayor Wilkins	_____	_____				
		Commissioner Vargas	_____	_____				
		Commissioner Ratica	_____	_____				
		Commissioner Holland	_____	_____	_____	_____		
		Commissioner Spratt	_____	_____				

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**EXHIBIT A**

**LEGAL DESCRIPTION**

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

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

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### EXHIBIT B LOCATION MAP/CURRENT MUNICIPAL BOUNDARY MAP



#### Legend

- Subject Property
- LaBelle City Limits
- Parcels



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### EXHIBIT C PROPOSED MUNICIPAL BOUNDARY MAP



#### Legend

-  Subject Property
-  LaBelle City Limits
-  Parcels



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