

# CITY OF LABELLE



## AGENDA

**Local Planning Agency Meeting**  
Thursday, July 10, 2025, at 5:30 PM

LaBelle Commission Chambers  
481 West Hickpochee Ave  
LaBelle, FL 33975

### **CITY COMMISSION:**

Julie C. Wilkins., Mayor  
Kevin Holland, Commissioner  
Jackie Ratica, Commissioner  
Bobbie Spratt, Commissioner  
Hugo Vargas, Commissioner

### **ADMINISTRATION:**

Tijauna Warner, BAS, MMC, Deputy City Clerk  
Derek Rooney, Esq., City Attorney  
Mitchell Wills, Superintendent PW

## Agenda

1. **Call to Order**
2. **Invocation and Pledge of Allegiance**
3. **Roll Call**
4. **New Business**

- A. ORDINANCE 2025 - 07 AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING THE CITY OF LABELLE ZONING MAP FOR A 8.91+/--ACRE PROPERTY LOCATED AT THE NORTHEAST CORNER OF SOUTH CAPTAIN HENDRY DRIVE AND STATE ROAD 80, AMENDING THE ZONING DESIGNATION FROM BUSINESS (B-2) ZONING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT, PROVIDING FOR IDENTIFICATION OF THE SUBJECT PROPERTY; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

5. **Adjournment**

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### Meeting Records Request

Any person requesting the appeal of a decision of the Planning Agency will require a verbatim record of the proceedings and for that purpose will need to ensure that such verbatim record is made. Pursuant to FS. 286.0105, the record must include the testimony and evidence upon which the appeal is to be based. The City of LaBelle does not prepare or provide such verbatim record.

### Americans with Disabilities Act

In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format upon request. Special accommodations can be provided upon request with five (5) days advance notice of any meeting, by contacting Deputy City Clerk Tijauna Warner at LaBelle City Hall, 481 W. Hickpochee Avenue, LaBelle, Florida. Phone No. 863-675-2872. Hearing Assistance: If hearing impaired, contact Florida Relay at 800-955-8771 (TDD) or 800-955-8770 (Voice), for assistance. (Reference: Florida Statute 286.26)



**CITY OF LABELLE, FLORIDA**  
**Planning Staff Report**  
**For State Road 80 Commercial**  
**Planned Unit Development (PUD) Rezone**

**TYPE OF CASE:** Rezone to Planned Unit Development

**STAFF REVIEWER:** Patty Kulak

**DATE:** July 10, 2025

**APPLICANT:** Shree Nivash Land LLC

**AGENT:** Margaret R. Tassone, Landis Evans and Partners LLC

**REQUEST:** Rezone two parcels under common ownership, from Business (B-2) zoning district to Planned Unit Development (PUD) zoning district, to facilitate development of mix of commercial uses including hotel, gas station, car wash, and a retail plaza.

**LOCATION:** Northeast corner of South Captain Hendry Drive and State Road 80

**PROPERTY SIZE:** 8.92+/-acres

**FUTURE LAND USE DESIGNATION, CURRENT ZONING AND LAND USE:**

Existing Future Land Use Designation: Commercial  
Existing Zoning: Business (B-2)  
Land Use: Vacant

**SURROUNDING LAND USE:**

**North:** FLU – Residential, Medium Density (*Hendry County*)  
Zoning – Residential/Medium Density (RG-2) (*Hendry County*)  
Land Use – Single family residence

**South:** FLU – Outlying Mixed Use  
Zoning – Business (B-3)  
Land Use – Undeveloped

<b>East:</b>	FLU –	Outlying Mixed Use
	Zoning –	Business (B-3)
	Land Use –	Undeveloped
<b>West:</b>	FLU –	Residential, Medium Density ( <i>Hendry County</i> )
	Zoning –	Agriculture (A-2) ( <i>Hendry County</i> )
	Land Use –	Single family residences

**STAFF NARRATIVE:**

Shree Nivash Land LLC (“Applicant”) is requesting approval of a Planned Unit Development (PUD) Rezone of the ±8.91-acre subject property to allow for a commercial development consisting of a four-story, 124-room hotel, a 4,100± square foot convenience store, a 16-pump gas station, a 2,500± square foot car wash, and approximately 27,210± square feet of retail shops and office space. The development is anticipated to be completed in one phase.

The subject property is located at the northeast corner of South Captain Hendry Drive and State Road 80. The property is currently undeveloped and is designated “Commercial” on the City of LaBelle Future Land Use Map. The existing zoning is Business (B-2), and the Applicant is seeking to rezone the site to PUD to allow for greater design flexibility and to accommodate the proposed intensity of development and to comply with the SR 80 Overlay District per LDC Sec. 4-89. The request includes a deviation to permit a building height of 59 feet for the proposed hotel, while all other structures will comply with the 40-foot maximum height requirement applicable to the B-2 district.

A Traffic Impact Statement (TIS) was submitted as part of the application, which demonstrates that the surrounding road network will continue to operate at acceptable Levels of Service with the proposed development. No roadway capacity improvements are required at this time.

A Neighborhood Information Meeting was held on October 16, 2024. During the meeting, several residents, both from the City of LaBelle and unincorporated Hendry County, expressed concerns, specifically regarding the proposed hotel height and its proximity to existing residential uses. Primary concerns included visibility into private properties and the compatibility of the hotel with surrounding development.

**BACKGROUND EXISTING CONDITIONS**

The property is currently vacant and undeveloped. The site is bound by commercial and residential properties, including single-family residences located across South Captain Hendry Drive and SR 80. O’Reilly’s Auto Parts store is developed to the east of South Captain Hendry Drive.

According to the City’s Future Land Use Map, the site is designated Commercial, and the current zoning classification is Business General (B-2). Per the narrative provided by the applicant, the site does not contain wetlands or environmentally sensitive features. All applicable environmental permitting will be obtained from the South Florida Water Management District (SFWMD) and other relevant agencies prior to construction. Additionally, the Applicant has confirmed that potable water and sanitary sewer service will be provided by the City of LaBelle and that capacity is available.

The subject property has direct frontage and proposed full access onto State Road 80, a principal arterial under the jurisdiction of the Florida Department of Transportation (FDOT). The site plan includes a secondary gated emergency access point onto South Captain Hendry Drive for compatibility purposes, and a cross-access stubout along the eastern boundary for future interconnection to



adjoining development. A Traffic Impact Statement (TIS) was submitted with the application. The TIS concluded that the project's trip generation and traffic distribution would not result in significant degradation of the surrounding roadway network. Access improvements and final permitting are subject to review and approval by FDOT.

**PUD REZONING REQUEST**

The proposed Planned Unit Development (PUD) zoning request allows for the coordinated development of an 8.91± acre commercial site located at the northeast corner of South Captain Hendry Drive and State Road 80. The proposed project includes a 124-room hotel (up to 59 feet in height), a 4,100± square foot convenience store with 16 fueling positions, a 2,500± square foot car wash, and approximately 27,210± square feet of retail and office uses. The development will occur in a single phase and does not include any residential component.

**Access**

Vehicular access to the site will be primarily provided via a new driveway connection to State Road 80 (SR 80), a Florida Department of Transportation (FDOT)-maintained arterial roadway and subject to review and permitting by FDOT. To ensure safe and efficient ingress and egress, the project includes a proposed 315-foot northeast-bound left turn lane and a 315-foot southwest-bound right turn lane at the site access on SR 80, as recommended in the Traffic Impact Analysis (TIA) prepared by PETRITSCH Engineering. Additionally, an emergency-only gated access is planned from Captain Hendry Drive. Access to Captain Hendry was explicitly limited to address neighborhood concerns regarding commercial traffic on the roadway.

Internally, the site design provides circulation for passenger vehicles, delivery trucks, and emergency vehicles across all planned uses. Pedestrian connectivity is enhanced through a sidewalk connection to the existing sidewalk network along SR 80 and South Captain Hendry Drive, providing access to the hotel, retail plaza, car wash, and gas station. A cross-access stub-out is also proposed along the eastern boundary to support future connectivity to adjacent developments.

**Setbacks and Landscape Buffers**

The proposed Planned Unit Development includes setbacks and landscape buffers that meet the minimum requirements outlined in the City's Land Development Code. The site plan identifies building setbacks of 40 feet along the north property line abutting a single-family residential property and 60 feet along the SR 80 and S. Captain Hendry Drive boundary.

A 25-foot-wide landscape buffer is proposed along the SR 80 frontage, which includes a double row of hedges, five large trees, and three medium trees per 100 linear feet. Along the west and north boundaries, which abut residential properties, the applicant proposes 15-foot-wide landscape buffers that incorporate a continuous hedge, two large trees, three medium trees per 100 linear feet, and an 8-foot-tall opaque fence or wall. All proposed plantings are required to meet or exceed minimum caliper and height standards at the time of installation. These proposed setbacks and buffers are reflected in the Master Concept Plan and Exhibit C: Site Development Regulations.

**Compatibility**

The proposed Planned Unit Development includes a broad range of commercial uses as outlined in the Schedule of Uses (Exhibit B). While many uses are consistent with the commercial character of the City of LaBelle, staff has identified compatibility concerns with several of the requested uses due to their

intensity or typical operating characteristics. Additionally, the project site is located within the State Road 80 Overlay District, where many of the proposed uses including animal sales and services, car washes, convenience stores with gas pumps, bars and nightclubs, fast food restaurants, gas stations, , and pawnshops—would typically require approval through a Special Exception process which includes a review against additional criteria for further evaluation of potential off-site impacts related to noise, lighting, visual screening, and general neighborhood character. The intent is to support commercial development while ensuring that site-specific factors and the surrounding context are adequately addressed.

**Parking**

The applicant has indicated that all required parking will be provided on-site in accordance with the Land Development Code. Given the range of proposed uses identified in the Schedule of Uses, such as hotel, gas station, convenience store, restaurant, schools, day care etc., a variety of parking calculations will apply depending on the specific use and square footage. Certain uses, such as schools and medical offices, can generate a higher parking demand and/or corresponding traffic impacts. Final parking counts and configurations will be evaluated in detail during the Site Construction Permit phase to ensure compliance with the LDC and adequate capacity for the anticipated intensity of use.

**Requested Deviation – Building Height**

As part of the Planned Unit Development request, the applicant is seeking a deviation from the City’s Land Development Code, which limits the maximum building height in the Business (B-2) zoning district to 40 feet. The deviation requests an increase in height to 59 feet for the proposed hotel use, which represents a 19-foot increase over the standard maximum. All other proposed structures within the development, including the gas station, car wash, and retail buildings, will comply with the 40-foot height limitation.

During the Neighborhood Information Meeting held on October 16, 2024, multiple residents, particularly those from adjacent neighborhoods within both the City of LaBelle and Hendry County, expressed concern over the proposed hotel height. The primary issue raised was potential visual impacts and perceived loss of privacy due to the height of the building and views into their properties. In response to this feedback, the applicant modified the hotel design to remove balconies from the rear (west-facing) side of the building. Staff notes the nearby Ridgill PUD on SR 80 limits height to 3 stories. Similarly, the most intensive zoning district in the LDC, the Downtown Business District (DBD), limits height to 3 stories.

**Comprehensive Plan Consistency:**

The proposed PUD rezoning can be consistent with the goals, objectives, and policies of the City of LaBelle Comprehensive Plan, as outlined below in Staff’s proposed analysis and conditions of approval:

**Policy 1.3.4 – Commercial Future Land Use Category**

The subject site is designated as Commercial on the Future Land Use Map, which is intended to accommodate a wide range of retail, service, and office uses along major transportation corridors such as State Road 80. The proposed PUD supports this designation by clustering compatible commercial uses along SR 80, a major arterial road. The project design also accommodates both vehicular and pedestrian access, including a shared site access point to SR 80, an emergency-only gated access to

Captain Hendry Drive, and an internal pedestrian circulation network that connects to existing sidewalks along both abutting rights-of-way.

### **Policy 1.6.1 – Locational Standards for Non-Residential Development**

The proposed development meets several locational standards for non-residential uses:

- The proposed FAR is 0.3, which is below the maximum 1.0 FAR allowed.
- The project will connect to central water and wastewater service.
- The site is approximately 2.5 miles from the nearest fire station, confirming emergency access availability.
- Adequate buffering and increased setbacks are proposed to address compatibility with nearby residential areas.
- The development avoids environmentally sensitive areas and includes landscaping and screening measures.

### **Objective 10.5 and Policy 10.5.1 – Commercial Land Uses**

The project advances the City's objective to promote diverse and economically beneficial commercial land uses. It contributes to the local economy by introducing non-residential services that support nearby neighborhoods and travelers along the SR 80 corridor. The inclusion of hotel accommodations and commercial retail expands the availability of employment-generating uses in a location currently underserved by such amenities.

### **Policy 10.5.3 – Sustainable Commercial Development**

The PUD's mix of commercial services encourages a more vibrant and sustainable local economy through thoughtful site design, future cross-access potential, and a layout that integrates stormwater management, pedestrian access, and building placement. The project reflects a coordinated development pattern rather than disjointed single-use parcels, thereby supporting long-term land use efficiency.

### **Infrastructure Element Policy 4.1.1**

The project is consistent with Policy 4.1.1 which requires that adequate public facilities and services be available concurrent with development. The applicant has committed to connecting to the City's potable water and sanitary sewer systems. No development will occur until such connections are completed and capacity is confirmed.

### **Infrastructure Element Policy 4.3.1**

The development will provide an on-site stormwater management system consistent with Policy 4.3.1, which requires the use of best management practices (BMPs) to minimize impacts to surface and groundwater quality. The site design includes stormwater retention areas that will attenuate runoff and meet applicable water quality standards.

### **Transportation Element Policy 2.5.1 & 2.5.2**

Access to the project is provided via State Road 80, an arterial roadway, in compliance with Policies 2.5.1 and 2.5.2, which encourage access from arterial and collector roads for commercial development. The submitted Traffic Impact Statement (TIS) indicates the proposed uses will generate approximately 3,000 net new external trips per day. The applicant proposes right- and left-turn lanes on SR 80 to facilitate site access, and these improvements will be subject to FDOT review and permitting.

### **Transportation Element Policy 2.2.5**

The master concept plan identifies a future cross-access connection to the adjacent eastern parcel, supporting interconnectivity between developments in accordance with Policy 2.2.5. This policy encourages shared access and connectivity to minimize curb cuts and improve traffic flow along major corridors.

### **STAFF RECOMMENDATION**

Staff finds that the proposed Planned Unit Development (PUD) rezoning request is consistent with the City of LaBelle Comprehensive Plan and Land Development Code, and recommends APPROVAL, subject to the following conditions:

1. The PUD zoning applies specifically to the ±8.91-acre subject property as legally described in Exhibit A.
2. Development shall be limited to:
  - A maximum of 27,500 square feet of retail and/or office uses;
  - A gas station with no more than 16 fueling positions;
  - One (1) tunnel-style automated carwash;
  - A three story/45-foot-tall hotel with a maximum of 124 rooms.
3. Development shall conform to the site standards provided in Exhibit C, including:
  - Minimum building setbacks of 40 feet (north), 60 feet (west and southeast);
  - A minimum building separation of 20 feet;
  - Maximum building height of 40 feet, except the hotel which may reach 45 feet in height;
  - Maximum overall building coverage of 30 percent.
4. Landscape buffers shall be installed and maintained per the site development standards in Exhibit C and as described in the proposed conditions, including:
  - A 25-foot-wide enhanced buffer along SR 80;
  - 15-foot-wide buffers with an 8-foot opaque fence/wall along the north and west boundaries;
  - Use of existing non-invasive vegetation where feasible to meet screening requirements.
5. The developer shall construct:
  - A minimum 315-foot northeast-bound left-turn lane;
  - A minimum 315-foot southwest-bound right-turn lane on State Road 80 at the project driveway;
  - Subject to FDOT approval and prior to issuance of the Certificate of Occupancy.
6. Vehicular access shall be limited to SR 80. A gated emergency-only access shall be provided on Captain Hendry Drive, including a Knox Box or approved equivalent for fire/emergency access.
7. A minimum 22-foot-wide stub-out shall be provided for future cross-access to the commercial parcel to the north.

8. The applicant shall install sidewalks internal to the site and provide pedestrian connections to SR 80, Captain Hendry Drive, and the adjacent northern parcel, as generally depicted in the Master Concept Plan. Minor adjustments to sidewalk alignment during construction plan review shall not require a PUD amendment.
9. Parking shall be provided in accordance with the City of LaBelle Land Development Code Section 4-85.10.
10. Internal lighting shall be shielded and designed to prevent illumination from spilling onto adjacent properties with full cut-off light fixtures.
11. The hotel shall incorporate window treatments or other screening measures on the upper two floors of the western façade to reduce visual impacts on adjacent residential areas west of Captain Hendry Drive. Rear-facing balconies on the hotel are prohibited.
12. The developer shall obtain all necessary environmental permits from applicable agencies, including SFWMD, prior to construction. All stormwater management systems shall meet City and SFWMD standards.
13. Utility services for potable water and sanitary sewer shall be provided by the City of LaBelle. The developer shall be responsible for extension of lines, and all off-site improvements shall be eligible for connection fee credits.
14. Signage shall comply with Sections 4-81.8 and 4-87.6 of the Land Development Code. A unified signage plan shall be submitted at time of site construction permitting.
15. Balconies shall not be permitted along western facade of the building.
16. Development Standards will conform for the Development Standards Table, attached as Exhibit 'C'.
17. All development must conform to the general design of the Master Concept Plan contained in Exhibit 'D' and the requirements of the Land Development Code.
18. The project will be managed by the developer/property owner for maintenance of common areas, parking areas, and infrastructure within the development.
19. Dumpsters, recycling facilities and service areas must be located internal to the site and screened from all public rights-of-way by an opaque wall or fence.
20. Access to SR 80 will require a permit from the Florida Department of Transportation and this approval does not guarantee or grant access as shown on the MCP.
21. The building must be designed with an Old Florida architectural vernacular. The final architectural drawings must be presented to the City Commission at an advertised public hearing for review and approval prior to issuance of a site construction permit.
22. The stormwater management area/lake must be located on the north side of the site to maximize spatial separation between the proposed hotel building and the adjacent single-family residential dwellings.
23. The Development Order shall be valid for five (5) years from the date of approval. Horizontal construction must commence within this period or the MCP shall expire. One administrative extension may be granted for up to two (2) years. Further extensions require City Commission approval.

### **SUGGESTED MOTION(S):**

### **APPROVAL:**

I make a motion to **APPROVE** rezoning of the 8.91± acre property located at the northeast corner of South Captain Hendry Drive and State Road 80 from the Business (B-2) zoning district to the Planned Unit Development (PUD) zoning district.

**DENIAL:**

I make a motion to **DENY** rezoning of the 8.91± acre property located at the northeast corner of South Captain Hendry Drive and State Road 80 from the Business (B-2) zoning district to the Planned Unit Development (PUD) zoning district.

Due to the following reasons:

1)

**APPROVAL WITH CONDITIONS:**

I make a motion to approve rezoning of the 8.91± acre property located at the northeast corner of South Captain Hendry Drive and State Road 80 from the Business (B-2) zoning district to the Planned Unit Development (PUD) zoning district, with the following condition(s):

1) as outlined in the staff report;

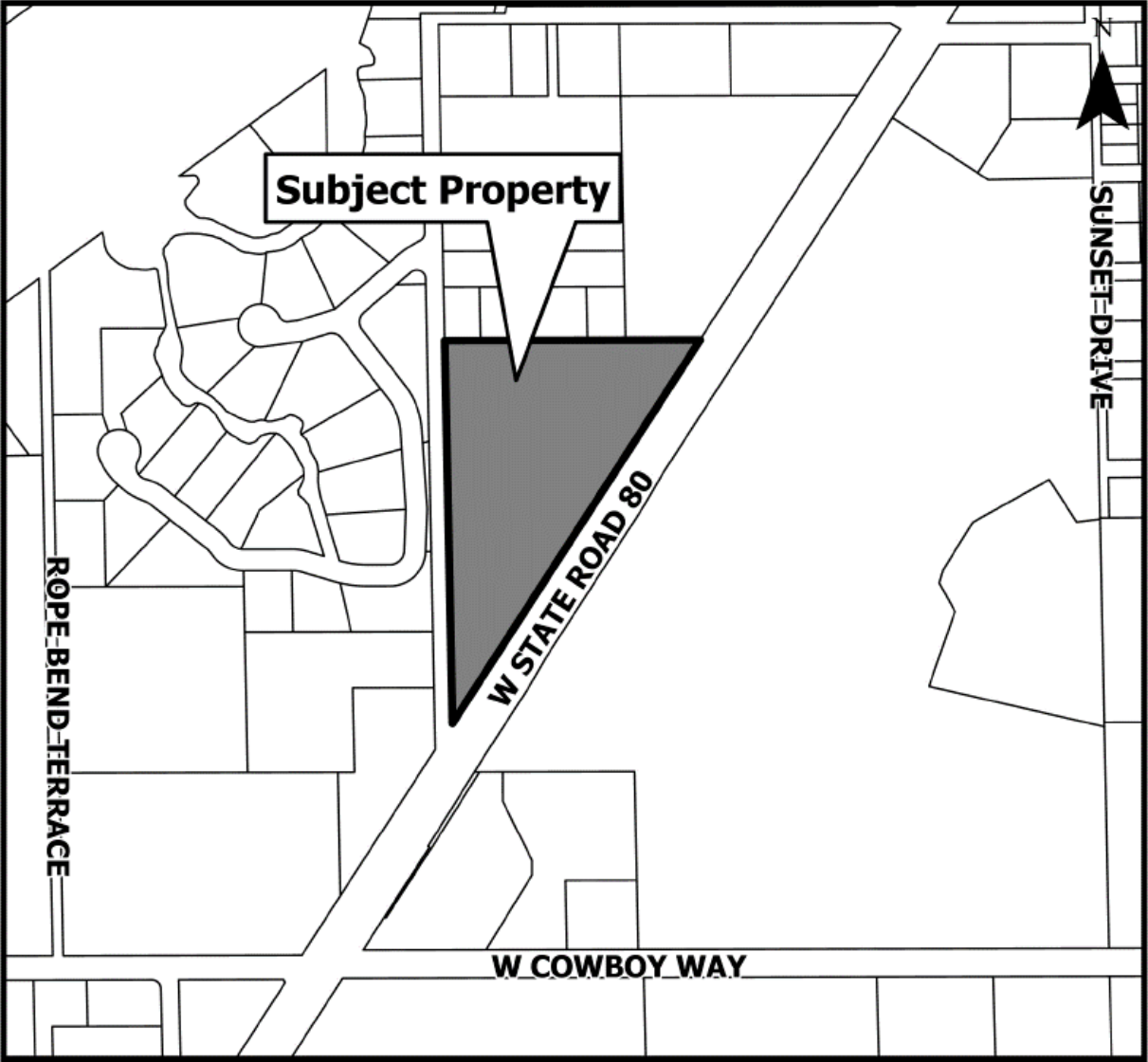
**OR**

2) as outlined in the staff report and amended as follows;

**OR**

3) with the following conditions:

LOCATION MAP



## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

The South 168.00 feet of Lot 16, and that portion of Lots 17 and 18, lying North and West of the Right-of-Way of State Road 80, Section 7, Township 43 South, Range 19 East, Hendry County, Florida. Said lots being a portion of L.V. Hull Subdivision as recorded in Plat Book 3, Page 12, of the Public Records of Lee County, Florida and are more particularly described as follows:

Commencing at the Southeast corner of said Section 7; Thence N 88°58'50" W (bearings are based on the East line of said Section 7, being assumed to bear due North), along the South line of said Section 7, a distance of 1320.45 feet to the Prolongation of the East line of the aforementioned L.V. Hull Subdivision; Thence N 00°00'05" E, along said East line, a distance of 1436.15 feet, to the Westerly Right-of-Way of State Road 80, and the Point of Beginning of the land herein described; Thence continue N 00°00'05" E, along said East line, a distance of 151.54 feet to the Southeast corner of Lot 16; Thence continue N 00°00'05" E, along said East line, a distance of 168.00 feet; Thence N 88°58'55" W, a distance of 5007.16 feet, to the East Right-of-Way of Captain Hendry Drive; Thence S 00°00'22" E, along said East Right-of-Way, a distance of 1078.89 feet, to the Westerly right-of-way of State Road 80; Thence N 34°02'40" E, along said Right-of-Way line, a distance of 905.54 feet, to the Point of Beginning.

### PARCEL 2:

A tract of land lying in the East ½ of the Southeast ¼ of Section 7, Township 43 South, Range 29 East, Hendry County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Section 7; Thence S 88°58'50" E (bearings are based on the East line of said Section 7, being assumed to bear due North), along the South line of said Section 7, a distance of 1320.45 feet to the Prolongation of the East line of the L.V. Hull Subdivision, as recorded in Plat Book 3, Page 12, of the Public Records of Lee County, Florida; Thence N 00°00'05" E, along said East line, a distance of 1436.15 feet, to the Westerly Right-of-Way of State Road 80, and the Point of Beginning of the land herein described; Thence continue N 00°00'05" E, along said East line, a distance of 151.54 feet, to the Southeast corner of Lot 16; thence continue N 00°00'05" E, along said East line, a distance of 168.00 feet; Thence S 34°02'40" W, along said Right-of-Way line, a distance of 381.01 feet, to the Point of Beginning.



## EXHIBIT B SCHEDULE OF USES

### Commercial

Institutional, Public, Quasi-Public – Accessory Use/Structure

Clubs, Lodges

Cultural Institutes

Health Care

Government Offices

Schools, Private

Commercial – Accessory Use/ Structure

Animal Sales and Services

Grooming

Hospital/ Clinic

Retail Sales

Bowling Alleys

Convenient Stores

With Gas Pumps

Without Gas Pumps

Day Care Center

Financial Institutions

Food and Beverage Sales/Establishments

Accessory Alcoholic Beverage Sales, On and Off Premise (Indoor Only)

Food Stores

Restaurant

Wholesale Bakeries

Health and Fitness Clubs

Offices

General Office

Medical Office

Personal Services

General

Dry Cleaning Establishments

Retail Sales/ Rental Establishments

Vehicle/Equipment Sales and Services

Car wash, Detailing

Visitor Accommodations

Hotel/Motel

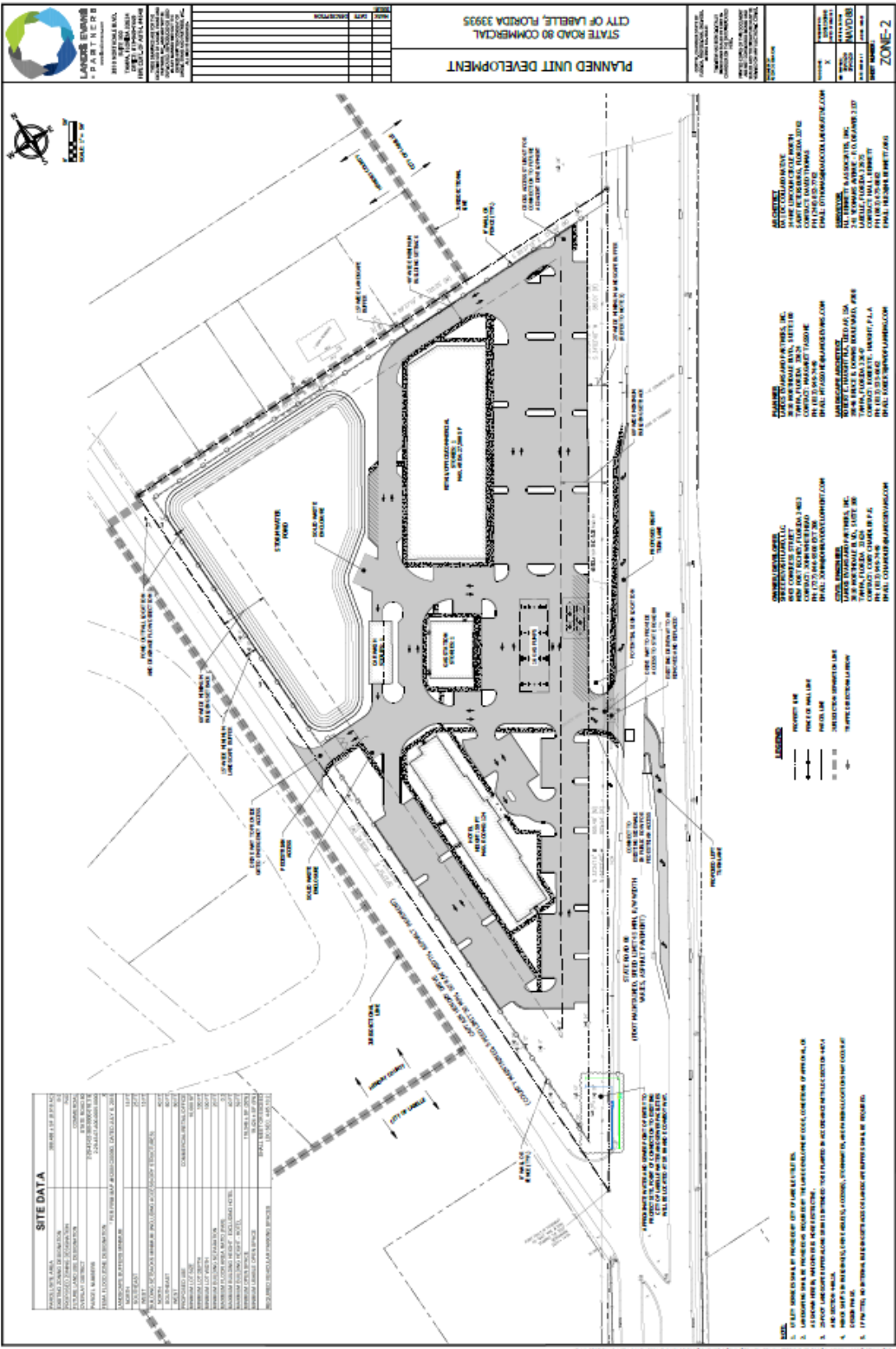
EXHIBIT C

SITE DEVELOPMENT REGULATIONS

SITE DEVELOPMENT REGULATIONS TABLE	
Landscape Buffer Minimum	
North	15 FT
Southeast (Abutting SR80)	25 FT
West (Abutting S. Captain Hendry Dr.)	15 FT
Building Setbacks Minimum (including Accessory Structures)	
North	40 FT
Southeast (Abutting SR80)	60 FT
West (Abutting S. Captain Hendry Dr.)	60 FT
Minimum Lot Size	10,000 SF
Minimum Lot Depth	100 FT
Minimum Lot Width	100 FT
Minimum Building Separation	20FT
Minimum Floor Area Ratio (F.A.R.)	0.3
Maximum Building Height – Excluding Hotel	40 FT
Maximum Building Height – Hotel	45 FT
Minimum Open Space	+/-116,546SF (30%)
Minimum Usable Open Space	+/- 19,424SF (5%)
Parking	Per LDC

\*Measured from the average finish grade at the base of the structure to the midpoint of the roof

EXHIBIT D  
MASTER CONCEPT PLAN



CITY OF LABELLE  
ORDINANCE 2025-07  
STATE ROAD 80 COMMERCIAL PLANNED UNIT DEVELOPMENT

AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING THE CITY OF LABELLE ZONING MAP FOR A 8.91+/-ACRE PROPERTY LOCATED AT THE NORTHEAST CORNER OF SOUTH CAPTAIN HENDRY DRIVE AND STATE ROAD 80, AMENDING THE ZONING DESIGNATION FROM BUSINESS (B-2) ZONING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT, PROVIDING FOR IDENTIFICATION OF THE SUBJECT PROPERTY; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Shree Nivash Land LLC, is the “Owner” of the real property located at the northeast corner of South Captain Hendry Drive and State Road 80, City of LaBelle, Florida, further described in Exhibit “A”, attached hereto;

**WHEREAS**, the Owner, filed an application to rezone the subject property to Planned Unit Development to allow for the development of a commercial project with the City’s intent for the Commercial future land use category; and

**WHEREAS**, after duly advertised public hearings held on July 10, 2025 before the LaBelle Local Planning Agency, and on August 14, 2025 before the City Commission; and,

**WHEREAS**, the City Commission for the City of LaBelle has determined that the requested PUD rezoning is in compliance with the future land use designation of “Commercial” and approval of the PUD rezoning application will further the goals and objectives of the City of LaBelle Comprehensive Plan; and,

**WHEREAS**, the subject application and plans have been reviewed by City of LaBelle Planning Department in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

**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 above-mentioned Planned Unit Development (PUD) is hereby adopted, upon a finding that this 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 subject to the following conditions:

**BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF LABELLE,  
FLORIDA, that:**

1. The PUD zoning applies specifically to the ±8.91-acre subject property as legally described in Exhibit A.
2. Development shall be limited to:
  - A maximum of 27,500 square feet of retail and/or office uses;
  - A gas station with no more than 16 fueling positions;
  - One (1) tunnel-style automated carwash;
  - A three story/45-foot-tall hotel with a maximum of 124 rooms.
3. Development shall conform to the site standards provided in Exhibit C, including:
  - Minimum building setbacks of 40 feet (north), 60 feet (west and southeast);
  - A minimum building separation of 20 feet;
  - Maximum building height of 40 feet, except the hotel which may reach 45 feet in height;
  - Maximum overall building coverage of 30 percent.
4. Landscape buffers shall be installed and maintained per the site development standards in Exhibit C and as described in the proposed conditions, including:
  - A 25-foot-wide enhanced buffer along SR 80;
  - 15-foot-wide buffers with an 8-foot opaque fence/wall along the north and west boundaries;
  - Use of existing non-invasive vegetation where feasible to meet screening requirements.
5. The developer shall construct:
  - A minimum 315-foot northeast-bound left-turn lane;
  - A minimum 315-foot southwest-bound right-turn lane on State Road 80 at the project driveway;
  - Subject to FDOT approval and prior to issuance of the Certificate of Occupancy.
6. Vehicular access shall be limited to SR 80. A gated emergency-only access shall be provided on Captain Hendry Drive, including a Knox Box or approved equivalent for fire/emergency access.
7. A minimum 22-foot-wide stub-out shall be provided for future cross-access to the commercial parcel to the north.
8. The applicant shall install sidewalks internal to the site and provide pedestrian connections to SR 80, Captain Hendry Drive, and the adjacent northern parcel, as generally depicted in the Master Concept Plan. Minor adjustments to sidewalk alignment during construction plan review shall not require a PUD amendment.
9. Parking shall be provided in accordance with the City of LaBelle Land Development Code Section 4-85.10.
10. Internal lighting shall be shielded and designed to prevent illumination from spilling onto adjacent properties with full cut-off light fixtures.
11. The hotel shall incorporate window treatments or other screening measures on the upper two floors of the western façade to reduce visual impacts on adjacent residential areas west of Captain Hendry Drive. Rear-facing balconies on the hotel are prohibited.
12. The developer shall obtain all necessary environmental permits from applicable agencies, including SFWMD, prior to construction. All stormwater management systems shall meet City and SFWMD standards.

13. Utility services for potable water and sanitary sewer shall be provided by the City of LaBelle. The developer shall be responsible for extension of lines, and all off-site improvements shall be eligible for connection fee credits.
14. Signage shall comply with Sections 4-81.8 and 4-87.6 of the Land Development Code. A unified signage plan shall be submitted at time of site construction permitting.
15. Balconies shall not be permitted along western facade of the building.
16. Development Standards will conform for the Development Standards Table, attached as Exhibit 'C'.
17. All development must conform to the general design of the Master Concept Plan contained in Exhibit 'D' and the requirements of the Land Development Code.
18. The project will be managed by the developer/property owner for maintenance of common areas, parking areas, and infrastructure within the development.
19. Dumpsters, recycling facilities and service areas must be located internal to the site and screened from all public rights-of-way by an opaque wall or fence.
20. Access to SR 80 will require a permit from the Florida Department of Transportation and this approval does not guarantee or grant access as shown on the MCP.
21. The building must be designed with an Old Florida architectural vernacular. The final architectural drawings must be presented to the City Commission at an advertised public hearing for review and approval prior to issuance of a site construction permit.
22. The stormwater management area/lake must be located on the north side of the site to maximize spatial separation between the proposed hotel building and the adjacent single-family residential dwellings.
23. The Development Order shall be valid for five (5) years from the date of approval. Horizontal construction must commence within this period or the MCP shall expire. One administrative extension may be granted for up to two (2) years. Further extensions require City Commission approval.

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

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

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

THE CITY OF LABELLE, FLORIDA

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

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

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APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

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

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

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

**PARCEL 1:**

The South 168.00 feet of Lot 16, and that portion of Lots 17 and 18, lying North and West of the Right-of-Way of State Road 80, Section 7, Township 43 South, Range 19 East, Hendry County, Florida. Said lots being a portion of L.V. Hull Subdivision as recorded in Plat Book 3, Page 12, of the Public Records of Lee County, Florida and are more particularly described as follows:

Commencing at the Southeast corner of said Section 7; Thence N 88°58'50" W (bearings are based on the East line of said Section 7, being assumed to bear due North), along the South line of said Section 7, a distance of 1320.45 feet to the Prolongation of the East line of the aforementioned L.V. Hull Subdivision; Thence N 00°00'05" E, along said East line, a distance of 1436.15 feet, to the Westerly Right-of-Way of State Road 80, and the Point of Beginning of the land herin described; Thence continue N 00°00'05" E, along said East line, a distance of 151.54 feet to the Southeast corner of Lot 16; Thence continue N 00°00'05" E, along said East line, a distance of 168.00 feet; Thence N 88°58'55" W, a distance of 5007.16 feet, to the East Right-of-Way of Captain Hendry Drive; Thence S 00°00'22" E, along said East Right-of-Way, a distance of 1078.89 feet, to the Westerly right-of-way of State Road 80; Thence N 34°02'40" E, along said Right-of-Way line, a distance of 905.54 feet, to the Point of Beginning.

**PARCEL 2:**

A tract of land lying in the East ½ of the Southeast ¼ of Section 7, Township 43 South, Range 29 East, Hendry County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Section 7; Thence S 88°58'50" E (bearings are based on the East line of said Section 7, being assumed to bear due North), along the South line of said Section 7, a distance of 1320.45 feet to the Prolongation of the East line of the L.V. Hull Subdivision, as recorded in Plat Book 3, Page 12, of the Public Records of Lee County, Florida; Thence N 00°00'05" E, along said East line, a distance of 1436.15 feet, to the Westerly Right-of-Way of State Road 80, and the Point of Beginning of the land herein described; Thence continue N 00°00'05" E, along said East line, a distance of 151.54 feet, to the Southeast corner of Lot 16; thence continue N 00°00'05" E, along said East line, a distance of 168.00 feet; Thence S 34°02'40" W, along said Right-of-Way line, a distance of 381.01 feet, to the Point of Beginning.



**EXHIBIT B**  
**SCHEDULE OF USES**

190	
191	
192	<b>Commercial</b>
193	Institutional, Public, Quasi-Public – Accessory Use/Structure
194	Clubs, Lodges
195	Cultural Institutes
196	Health Care
197	Government Offices
198	Schools, Private
199	Commercial – Accessory Use/ Structure
200	Animal Sales and Services
201	Grooming
202	Hospital/ Clinic
203	Retail Sales
204	Bowling Alleys
205	Convenient Stores
206	With Gas Pumps
207	Without Gas Pumps
208	Day Care Center
209	Financial Institutions
210	Food and Beverage Sales/Establishments
211	Accessory Alcoholic Beverage Sales, On and Off Premise (Indoor Only)
212	Food Stores
213	Restaurant
214	Wholesale Bakeries
215	Health and Fitness Clubs
216	Offices
217	General Office
218	Medical Office
219	Personal Services
220	General
221	Dry Cleaning Establishments
222	Retail Sales/ Rental Establishments
223	Vehicle/Equipment Sales and Services
224	Car wash, Detailing
225	Visitor Accommodations
226	Hotel/Motel
227	

## EXHIBIT C SITE DEVELOPMENT REGULATIONS

SITE DEVELOPMENT REGULATIONS TABLE	
<b>Landscape Buffer Minimum</b>	
North	15 FT
Southeast (Abutting SR80)	25 FT
West (Abutting S. Captain Hendry Dr.)	15 FT
<b>Building Setbacks Minimum (including Accessory Structures)</b>	
North	40 FT
Southeast (Abutting SR80)	60 FT
West (Abutting S. Captain Hendry Dr.)	60 FT
Minimum Lot Size	10,000 SF
Minimum Lot Depth	100 FT
Minimum Lot Width	100 FT
Minimum Building Separation	20FT
Minimum Floor Area Ratio (F.A.R.)	0.3
Maximum Building Height – Excluding Hotel	40 FT
Maximum Building Height – Hotel	45 FT
Minimum Open Space	+/- 116,546SF (30%)
Minimum Usable Open Space	+/- 19,424SF (5%)
Parking	Per LDC

\*Measured from the average finish grade at the base of the structure to the midpoint of the roof

[illegible]



1. Submittal review  
Date \_\_\_\_\_ Section 4, Item A.
2. Legal Department:  
Date \_\_\_\_\_ Atty \_\_\_\_\_
3. Planner Review  
Date \_\_\_\_\_ Plnr \_\_\_\_\_
4. Legal Department:  
Date \_\_\_\_\_ Atty \_\_\_\_\_

Date Received \_\_\_\_\_

File Number: PUD-200 - \_\_\_\_

Date Adopted:

**Petitioner:** Shree Nivash Land LLC

Address: 6903 Congress Street, New Port Richey, FL 34653

Telephone #: 888-883-4788 x3 Fax #: \_\_\_\_\_ E-mail: amit@dhruvdevelopment.com

**Agent for Petitioner:** Landis Evans and Partners Inc

Address: 3810 Northdale Blvd, Suite 100, Tampa, FL 33624

Telephone #: 813-949-7449 Fax #: \_\_\_\_\_ E-mail: jkowal@landisevans.com

**Owner of Property:** Shree Nivash Land LLC

Address: 6903 Congress Street, New Port Richey, FL 34653

Telephone #: 888-883-4788 x3 Fax #: \_\_\_\_\_ E-mail: amit@dhruvdevelopment.com

Address/Location of Subject Property West of State Road 80 and east of Captain Hendry Drive

Folio Number of Subject Property 31976 & 32544

Legal Description of Property Involved See Attached

Lot Size 8.92 acres Existing Use of Property Vacant

Existing Structures on Property (Include Height and Square Feet) N/A

Existing Zoning B-2 Requested Zoning PUD

Existing Comprehensive Plan Designation Commercial

Reason for request (proposed use) With this PUD zoning we are requesting commercial uses to include a hotel, convenience store with gas pumps, car wash, and general retail/office.

See Narrative for further details

Planned Unit Development Petition

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Vijay Patel  
Signature of Petitioner

Vijay Patel  
Print or type name of person signing above

01-08-2025  
Date

Vijay Patel  
Signature of Owner

Vijay Patel  
Print or type name of person signing above

01-08-2025  
Date

\_\_\_\_\_  
Signature of Equitable Owner (if applicable)

\_\_\_\_\_  
Print or type name of person signing above

\_\_\_\_\_  
Date

**NOTE: IF THE PETITIONER WISHES TO BE REPRESENTED BY AN AGENT, THE POWER OF ATTORNEY ON THE FOLLOWING PAGE MUST BE PROPERLY EXECUTED. IF DRAWINGS PREPARED BY AN ARCHITECTURAL, ENGINEERING OR OTHER FIRM ARE SUBMITTED, THE FIRM MUST EXECUTE THE ATTACHED PERMISSION TO REPRODUCE.**



Planned Unit Development Petition

AFFIDAVIT

I, \_\_\_\_\_, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief.

KNOW ALL MEN THAT I, \_\_\_\_\_, do hereby constitute and appoint \_\_\_\_\_ my true and lawful attorney, to execute the foregoing instrument in my name, place and stead this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Signature of owner or authorized agent Date: \_\_\_\_\_

\_\_\_\_\_  
Print or type name of person signing above

\_\_\_\_\_  
Name of owner/agent entity if a corporation, L.L.C., partnership, or trust

\_\_\_\_\_  
Representative capacity of person signing Affidavit:  
President of Vice President of Corporation  
Managing Member of L.L.C.  
General Partner  
Trustee

STATE OF FLORIDA     )  
  )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
Print or type name  
My Commission Expires: \_\_\_\_\_

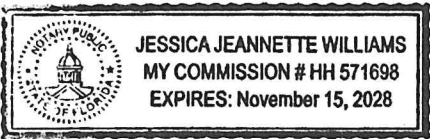
KNOW ALL MEN THAT I, Bruce Landis, P.E., AICP, \_\_\_\_\_ (Title), of the firm of Landis Evans and Partners, Inc, do hereby grant the City of LaBelle permission to reproduce all or a portion of all plans, drawings, etc., submitted in connection with the foregoing petition.

[Signature]  
Signature  
Title: President  
Date: 1-3-25

STATE OF FLORIDA     )  
  )  
COUNTY OF Hillsborough )

The foregoing instrument was acknowledged before me this 3 day of January 2025, by Bruce Landis who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

Jessica Jeannette Williams  
Notary Public  
Jessica Jeannette Williams  
Print or type name  
My Commission Expires: Nov. 15, 2028



**INSTRUCTIONS FOR FILING A PLANNED USE DEVELOPMENT PETITION****PROCEDURE:**

1. Rezone petitions may be obtained at the City Clerk's office and may be initiated by the owner of the property involved or his legally designated representative. A petition must be completed and submitted to the City Clerk, together with the required fee and supportive materials, at least 14 days prior to the next scheduled City Commission meeting.

Petitioners are required to arrange a submittal-review conference with the City Clerk to take place at the time of submittal. Petitioners may arrange an appointment by calling 675-2872. Petitions received later than 14 days in advance of a meeting or petitions which are determined to be incomplete will be placed on the agenda of the next meeting. Therefore, early submittal and the submittal-review conference with the City Clerk will help ensure consideration of your petition by the City Commission

City Commission meetings are held regularly on the second Thursday of each month, beginning at 7:00 p.m.

2. After reviewing the petition for completeness, the City Clerk will discuss it with other City staff relative to their specific areas of responsibility as they relate to the request.
3. Once the application is deemed complete by the City Clerk, it will be forwarded to the City Attorney to determine its legal sufficiency.
4. After the City Attorney has signed off as to legal sufficiency the application shall be forwarded to the City Planner for review.
5. The City Attorney shall review the application prior to the date of hearing by the City Commission to ensure all statutory requirements have been met.
6. The petitioner or his authorized representative shall appear at the City Commission meeting. The City Commission will consider the recommendation of the staff and the comments by the petitioner and the public. The City may vote to approve, deny, or approve the petition with conditions
7. Action on a rezone petition is taken by resolution; action on the actual Rezoning of the property is taken by ordinance.



**PURPOSE:** The Planned Unit Development process is intended to accommodate integrated and well designed developments in accordance with approved development plans. The district is intended to offer flexibility of design and to encourage imaginative, functional, high quality land planning development which is compatible with adjacent and nearby lands and activities. Lands proposed for development under the PUD may contain a mixture of residential, commercial, recreational and/or other uses provided the use is not in conflict with the Future Land Use.

**STANDARDS:** In their analysis of the rezone petition and the proposed development plan, and prior to official action recommending in favor of or approving the petition and plan, the Planning Advisory Board and City Council shall ensure that the following standards and conditions are met and shall deny the request if the following standards are not met:

1. Land uses within the development shall be appropriate in their proposed location, in their relationships to each other, and in their relationships with uses and activities on adjacent and nearby properties.
2. The development shall comply with applicable city plans and planning policies, and shall have a beneficial effect both upon the area of the city in which it is proposed to be established and upon the city as a whole.
3. The total land area within the development and the area devoted to each functional portion of the development shall be adequate to serve its intended purpose.
4. Streets; utilities; drainage facilities; recreation areas; building heights, sizes and yards; and vehicular parking and loading facilities shall be appropriate for the particular use or uses involved, and shall equal or exceed the level of design and construction quality required of similar land development elsewhere in the city.
5. Visual character and community amenities shall be equal or better in quality than that required by standard zoning districts for similar development.
6. Open space shall be adequate for the type of development and the population densities proposed.
7. Areas proposed for common ownership shall be subject to a reliable and continuing maintenance guarantee.
8. In the case of developments which are to be constructed in several units, the proposed units shall be shown on the overall development plan. The proposed construction units shall individually comply with the standards set forth in this section in order that, if for any reason construction ceases prior to completion of the entire planned development, the resulting partially complete project will adequately serve its purchasers and occupants and will not cause a general public problem.

**PURPOSE OF GENERAL DEVELOPMENT AND SITE PLAN REVIEW:** The purpose of the general development and site plan review is:

1. To encourage logic, imagination, innovation, and variety in the design process.
2. To make certain that the proposed development is compatible with its surrounding area.
3. To ensure appropriate planning and to require the necessary improvements with respect to:

- a. Vehicular entry and exit drives
- b. On-site vehicular circulation
- c. Access ways for emergency and service vehicles
- d. The impact of traffic generated by the project on traffic patterns and volumes on adjoining and nearby streets and the adequacy of such streets to accommodate such traffic
- e. The adequacy of public utilities
- f. The adequacy of buffers between the project and adjoining dissimilar uses
- g. Off-site improvements necessitated by the traffic or other aspects of the proposed project

**REQUIRED SUPPORTIVE MATERIALS:**

1. A check in the amount of the PUD application fee made payable to the City of LaBelle (see fee schedule).
2. A recitation of all covenants, both existing and proposed to run with the land.
3. A statement of proposed development criteria and standards.
4. A list and mailing labels of property owners within 500 feet, measured from the closest property boundary of the subject property.

**SPECIFIC REQUIREMENTS**

1. The name of the proposed development.
2. The name and address of the owner of the property with proof of ownership.
3. The name, address, and seal of the individual or firm which prepared the relevant plans.
4. The total tract boundary drawn in accordance with the minimum technical standards as required by the Florida Board of Land Surveyors with distances marked to at least the nearest foot that includes the following information:
  - a. Graphic scale.
  - b. North point or arrow.
  - c. Location of the front, side, and rear yards as required by the applicable zoning district.
  - d. All zoning district boundaries which divide, or abut, the property.
  - e. Location, ground floor elevations, and areas of all existing and proposed structures
  - f. Construction limit line, showing all areas to remain undisturbed.
  - g. Location of proposed buffer yards and usable open space.
  - h. Location and dimensions of all easements.
  - i. All existing and proposed points of motor vehicle access to the property.
  - j. All existing and proposed parking areas and loading spaces, including stalls, aisles, and driveways.
  - k. Location of bulk trash containers and dumpsters, screened as required.
  - l. All watercourses, wetlands, bogs, swamps, marshes, floodways and flood plain boundaries and environmentally sensitive zones, including source of data.
  - m. Existing and proposed fire hydrants, water, sewer, electric, and other utility lines and

easements.

- n. Location of public and private existing and proposed water mains and waste water facilities, including pump stations, storage tanks and related facilities.
  - o. Location of any areas to be commonly owned and/or used and the method by which they will be owned managed and maintained.
  - p. Areas, if any, proposed to be converted, dedicated, or reserved for public use.
  - q. Location and width of all existing and proposed sidewalks.
  - r. Location of all rights-of-way dividing or abutting the property.
5. Grading / Water Management Plan that includes:
    - a. Existing topography with sufficient information to determine existing drainage patterns. Spot elevations shall be provided at a minimum of twelve per acre.
    - b. Topographic contours to be depicted by solid lines wherever grade changes are proposed. Sufficient information shall be provided to determine drainage patterns and the impact the proposed project will have on all adjacent properties.
    - c. Location, size, and materials of all existing and proposed retaining walls.
    - d. Provisions for storm drainage, including catch basins, retention ponds, detention ponds, drywells, energy dissipaters, manholes, culverts, and similar facilities with storm water management calculations therefore.
    - e. A statement of all surfacing and curbing material to be used in parking and loading areas.
  6. Vicinity map showing all lots, streets, and driveways within 500 feet from the exterior boundary of the lot.
  7. Detailed architect's elevations for all facades at a scale of not less than 1/8" = 1'- 0" and renderings of the principal facades. A general sketch showing the proposed building in relationship to adjacent buildings shall also be provided.
  8. A narrative that includes the following information:
    - a. Proposed use of the property.
    - b. Total size of each lot to the nearest square foot.
    - c. Provisions for potable water distribution and sewerage disposal, including location and size of existing and proposed mains and laterals, pump stations and related sewerage treatment facilities.
    - d. Names of all existing and proposed public and/or private streets.
  9. Landscape plan showing location, species type, size, and quantity.
  10. A block on the site plan with the following written information, as applicable.
    - a. Zoning district(s) in which the property lies.
    - b. Total size of the property to at least the nearest square foot.
    - c. Gross floor area of each building.
    - d. Proposed percentage of building lot coverage.
    - e. Height of all buildings and other structures in feet and stories.
    - f. Number of parking spaces required and provided for each use and method of calculation.
    - g. Number of handicapped parking spaces required and provided
    - h. Proposed overall density for each lot (number of dwelling units per acre)
    - i. Minimum usable open space required, and provided, in square feet.

11. One colored site plan for meeting presentation purposes.
12. 10 (ten) SETS\* of the following:
  - a. Completed petition form (*Original and 9 copies*);
  - b. Proof of ownership (10 copies of deed, property tax receipt, etc.).
  - c. A site plan. Ten (10) copies of a site plan must be submitted with thirty-five (10) copies of the petition and any other necessary supportive materials (i.e 10 complete sets). This plan must be at a suitable scale and be no smaller in size than 8-1/2" x 11" and no larger in size than 34" x 36". Plans larger than 8-1/2" x 11", MUST BE FOLDED. The architectural, engineering or other firm preparing the plans MUST SIGN permission to reproduce on Page 3 of the application and have his or her signature notarized. The site plan must show all data pertinent to the proposed rezone, including at least the following:
    - (1) Date of drawing
    - (2) Scale
    - (3) North arrow
    - (4) Name of person or firm who drew the plan
    - (5) Location of existing parcels of land within 500 feet of the property proposed to be rezoned and other information which may be pertinent
    - (6) All properties immediately adjacent to and across an alley or street: show location of building footprints, access points, other significant features
    - (7) Existing zoning districts and land uses within 500 feet of the property that is the subject of this petition
    - (8) Graphic illustration of area/property to be rezoned
13. One legible reduced plan (either 8½" x 11" or 11" x 17").
14. All 8½ x 11" papers must be three-hole punched to accommodate packets for City Council. All plans or supplemental material that is larger than 8½ x 11" must be placed in plastic sleeves that are three-hole punched or presented in a way that is suitable for inclusion in a three-ring binder.
15. A residential impact statement petition may also be required.

\*For example, one petition, one site plan, one landscape plan, and one each of other supportive materials should be put together to comprise a set. Do not submit, for example, one stack of 9 site plans, one stack of 9 landscape plans, and one stack of 9 petitions separate from each other supportive material, as this is not a set.

PLEASE NOTE: If the petition is continued *for any reason*, additional folded plans *may* be required OR, if any changes are made, an additional 10 folded plans will absolutely be required. The City of LaBelle reserves the right to refuse to accept a petition if incomplete on the filing deadline date. The complete petition may be submitted for the following month's PAB meeting.

It is recommended that the typical architectural elevations be in color.



January 14, 2025

City of LaBelle  
481 West Hickpochee Ave  
Labelle, Florida  
(863) 675-2872

**RE: State Road 80 Commercial Planned Unit Development Rezoning**  
Parcel Nos. 2 29 43 02 360 0000-016.3 & 2 29 43 07 A00 0005.0000

To Whom it May Concern:

This letter accompanies an application and the required documents for a Planned Unit Development (PUD) rezoning to permit a commercial/office development. The property is approximately 8.92 +/- acres northwest of State Road 80 (SR-80) and east of Captain Hendry Drive. This letter is intended to address the Land Development Code (LDC) standards required for considering a Planned Unit Development rezoning (LDC Chapter 4, Article V, Sec. 4-78).

The property is situated on the west side of the City of LaBelle with abutting lands to the north and west within unincorporated Hendry County. The subject property is currently zoned Business General-2 (B-2) with a future land use (FLU) classification of Commercial. The abutting properties to the north and west are zoned RG-2 (medium density residential) within unincorporated Hendry County.

**Evidence of Unified Control**

The property was purchased in June of 2024 by Shree Nivash Land, LLC. The deed associated with this action is included with this submittal.

The property owners abutting, adjoining and across the street from our proposed development are shown in Figure 1 below. The data presented in this figure was taken from the Hendry County Florida, GIS website using the Hendry County Parcel data downloaded on December 13, 2024.





Figure 1 Property Owners Nearby the Proposed Development

January 14, 2025  
State Road 80 Commercial – City of LaBelle

### **Proposed Uses and Intensity**

This PUD zoning request is being sought to entitle the property for development of various commercial and office uses to include a 4,100 +/- square foot convenience store, a 16-pump gas station, a 2,500 +/- square foot carwash, retail shops/offices totaling approximately 27,210 +/- square feet, and a four-story, 124-room hotel. The project is anticipated to be completed in one phase.

Our proposed commercial development achieves the purpose and intent of the B-2 zoning district in providing for the retailing of commodities and professional services, grouping these compatible retail uses on the subject site and is abutting a major roadway. The proposed PUD zoning provides design criteria for development of the property as one wholistic commercial/office site.

### **Consistent with the Comprehensive Plan**

The proposed uses are appropriate within the commercial FLU category as it is intended to accommodate commercial uses along the frontage of SR-80 that are more auto oriented while respecting alternative modes of transportation. Our site proposes one access to SR-80 that will be shared by all proposed uses on our site, and an emergency access to Captain Hendry Dr that will be gated for access by emergency response vehicles. A stub-out to the north is also being provided for a future connection. Internally the site is designed to accommodate pedestrians as well as vehicles with the site's pedestrian access connecting to the existing sidewalks along the northwest side of SR-80 and to Captain Hendry Dr. This project is compliant with the locational criteria found in the Comprehensive Plan as it is along the street frontages of SR-80 and Captain Hendry Dr providing direct access to SR-80, provides a potential future cross connection to the north, an emergency access to Captain Hendry Dr, and safe pedestrian circulation into and throughout the project site (Policy 1.3.4 Commercial Land Use Category).

Additionally, this request is consistent with the Locational Standards of Policy 1.6.1. as the project is requesting a maximum 0.3 floor area ratio (FAR) where 1.0 is permissible within the Commercial FLU of the Comprehensive Plan, it will connect to public water and wastewater systems, it is approximately 2.5 miles from a fire station, will provide required separation, buffering and screening from existing residential uses, and will comply with all other agency's regulatory requirements.

Our project is designed to protect the existing neighborhoods with sensitivity to the surrounding residents in mind. Our proposed structures will be centrally situated on our site, providing larger setbacks than required by the City of LaBelle. Our anticipated site layout makes use of the stormwater pond as an additional separator to the existing residential uses, providing a transition to the lesser intense residential uses. The properties to the west are separated from our property by Captain Hendry Dr with 50-foot of right of way.

Our proposed project is appropriate for this location based on policies from Objective 10.5: Commercial Land Uses of the *City of LaBelle's Comprehensive Plan*. Our development will promote the fiscal health of the City with the addition of non-residential uses in a location that currently lacks such residential support uses (Policy 10.1.1). This new commercial development, specifically



the proposed retail sales, will provide opportunities for new businesses (Policy 10.5.1.). This development will assist with ensuring a vibrant and sustainable local economy with the addition of our proposed mixture of uses on this site (Policy 10.5.3).

### **Traffic Impact**

The property has an existing driveway connection to SR-80. We propose to modify this access point for this development as permitted by FDOT. The property also anticipates a connection to Captain Hendry Dr that shall be used for emergencies only. A Traffic Impact Analysis is being submitted along with this application. As noted in the submitted analysis, the trips generated by this development will not reduce the adopted Level of Service for all segments, in all scenarios within the study area. The Traffic Impact Analysis recommended a northeast bound left turn lane and a southwest bound right turn lane at the project's driveway access, which have been included in our proposed conditions of approval.

### **Covenants**

There are no existing covenants bound to this property.

This proposed project will be developed in accordance with the provisions of the PUD application and all materials submitted herein and in accordance with the city's applicable LDC provisions and any specific modifications requested by the city commission.

Upon approval of the PUD, the property will be subject to the associated conditions of approval. The conditions of approval or development order shall be binding upon the developer and its successors and assigns.

### **Development Criteria and Standards**

Along with this application we have submitted proposed conditions of approval for this PUD which include the development's design criteria and standards.

We desire to keep existing non-invasive vegetation in areas where possible. If unable to keep the existing non-invasive vegetation we are providing a 25-foot landscape buffer along SR-80 to enhance the viewshed from the roadway. This buffer shall include 5 large trees and 3 medium trees per 100 linear feet with a continuous double row of hedges. For this landscape buffer area, we propose the large trees be 12 feet in height and the medium trees to be 8 feet in height. Along the west and north of our property we are providing 15-foot landscape buffers, except in areas provided for vehicular connections and areas where the stormwater pond abuts our property boundary. The western landscape buffer abutting Captain Hendry Dr and the northern landscape buffer abutting the existing residential uses shall include 2 large trees and 3 medium trees per 100 linear feet with a continuous hedge row and an 8-foot fence/wall. For these landscape buffer areas, we propose the large trees be 10 feet in height and the medium trees to be 8 feet in height. All proposed trees shall be a minimum of 2-inch caliper at the time of planting.

Our proposed building setbacks are at least three times greater than those required by the City's LDC. Table 1 below demonstrates the LDC requirements compared to our proposal.



Table 1 Minimum Building Setbacks Comparison

	LDC Required Minimum Setbacks	Our Proposed Minimum Setbacks
North	5 Feet	40 Feet
Southeast	20 Feet	60 Feet
West	20 Feet	60 Feet*

*\*An additional 50 Feet of right of way separates our development from existing residents to the west*

Off-street parking will be provided on-site in accordance with the LDC regulations, and a loading area will be provided for non-fuel deliveries. There will be a dumpster on-site for generated refuse screened from residential uses and rights of way.

To balance automobile-oriented development with multi-modal transportation choices, our proposed site layout provides safe pedestrian passage to the site from the north, SR-80, and Captain Hendry Dr as well as throughout the site. Where pedestrian passages enter the vehicular areas on the site, we provide pedestrian crosswalks with appropriate markings and signs. The future cross-access to the north will also provide pedestrian access.

The proposed building, vehicular use area, and stormwater ponds will be landscaped according to the regulations in the Land Development Code. Irrigation for proposed plantings will be provided.

With the proposed building setbacks, proposed landscape buffers with applicable screening, and adherence to other land development regulations, the proposed development will be compatible with the existing uses to the north and west of our site.

Fire Rescue Services [RESERVED]

Police Services [RESERVED]

### **LDC Deviations**

LDC, Section 4-76(b) for the Business General (B-2) district identifies a maximum of 40-feet building height. With this PUD zoning we are requesting the proposed hotel be permitted to a maximum height of 59 feet. All other structures proposed for this development shall comply with the maximum height of 40 feet.

There are no wetlands on our property, nor does it contain environmentally critical areas or natural resources. This request will comply with all environmental regulations and will obtain proper permits from SWFWMD and other applicable agencies.

The request will comply with all other provisions of the Comprehensive Plan for the City of Labelle and the Land Development Code.

January 14, 2025  
State Road 80 Commercial – City of LaBelle

Accompanying this cover letter are the following items:

- Completed Application with Authorization Affidavit
- Proof of Ownership
- Legal Description of the property
- Adjacent Owners list (within 500 feet of the property)
- Site Plan (11"x17")
- Renderings of buildings
- Traffic Analysis Report
- Proposed Conditions of Approval
- Application Fee (previously paid)

Sincerely,

**Landis Evans and Partners, Inc.**

*Jessica Kowal*

Jessica Kowal, MPA  
Project Planner



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
SHREE NIVASH LAND LLC

### Filing Information

**Document Number** L24000012305  
**FEI/EIN Number** NONE  
**Date Filed** 01/10/2024  
**State** FL  
**Status** ACTIVE

### Principal Address

6903 CONGRESS ST  
NEW PORT RICHEY, FL 34653

### Mailing Address

6903 CONGRESS ST  
NEW PORT RICHEY, FL 34653

### Registered Agent Name & Address

PATEL, VIJAY  
6903 CONGRESS ST  
NEW PORT RICHEY, FL 34653

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

PATEL, VIJAY  
6903 CONGRESS ST  
NEW PORT RICHEY, FL 34653

Title AMBR

PATEL, YOGESHKUMAR  
9949 VIA SAN MARCO LOOP  
FT. MYERS, FL 33905

Title AMBR

PATEL, ANAND  
2820 VIA PIAZZA LOOP  
FT. MYERS, FL 33905

Section 4, Item A.

**Annual Reports**

**No Annual Reports Filed**

**Document Images**

**No images are available for this filing.**

Florida Department of State, Division of Corporations

Prepared by and return to:  
Sharon Zuccaro  
Henderson, Franklin, Starnes & Holt, P.A.  
1715 Monroe Street  
Fort Myers, FL 33901  
(239) 344-1100

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this **27th day of June, 2024** between **Meador Family Holdings, LLC, a Florida limited liability company** whose post office address is **1331 Commerce Drive, Labelle, FL 33935**, grantor, and **SHREE NIVASH LAND LLC, a Florida limited liability company** whose post office address is **6903 Congress Street, New Port Richey, FL 34653**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hendry County, Florida** to-wit:

**See Exhibit "A" attached hereto and made a part hereof**

**Parcel Numbers: 2294302-36000000163 and 2074329-A0000050000.**

**Subject to property taxes for the year of closing; covenants, restrictions, and public utility easements of records; existing zoning and governmental regulations.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

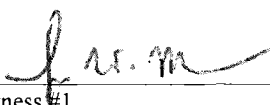
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2023.

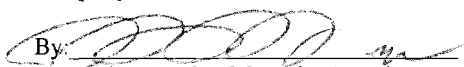
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.


[SIGNATURES APPEAR ON FOLLOWING PAGE]

Signed, sealed and delivered in our presence:

  
Witness #1  
Printed Name: JAMES W. MCCARRIER  
Address: 1715 MONROE ST  
FOOT MYERS, FL 33901

**Meador Family Holdings, LLC, a Florida limited liability company**

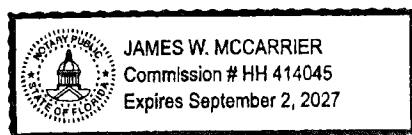
By:   
Paul J. Meador, Managing Member

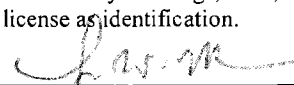
  
Witness #2  
Printed Name: KAREN ADAMS  
Address: 1715 MONROE ST  
FOOT MYERS, FL 33901

State of Florida  
County of Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27<sup>th</sup> day of June, 2024 by Paul J. Meador, Managing Member of Meador Family Holdings, LLC, a Florida limited liability company, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## Exhibit "A"

### Parcel 1:

The South 168.00 feet of Lot 16, and that portion of Lots 17 and 18, lying North and West of the Right-of-Way of State Road 80, Section 7, Township 43 South, Range 29 East, Hendry County, Florida. Said lots being a portion of L.V. Hull Subdivision as recorded in Plat Book 3, Page 12, of the Public Records of Lee County, Florida and are more particularly described as follows:

Commencing at the Southeast corner of said Section 7; thence N 88°58'50" W (bearings are based on the East line of said Section 7, being assumed to bear due North), along the South line of said Section 7, a distance of 1320.45 feet to the Prolongation of the East line of the aforementioned L.V. Hull Subdivision; thence N 00°00'05" E, along said East line, a distance of 1436.15 feet, to the Westerly Right-of-Way of State Road 80, and the Point of Beginning of the land herein described; thence continue N 00°00'05" E, along said East line, a distance of 151.54 feet to the Southeast corner of Lot 16; thence continue N 00°00'05" E, along said East line, a distance of 168.00 feet; thence N 88°58'55" W, a distance of 507.16 feet, to the East Right-of-Way of Captain Hendry Drive; thence S 00°00'22" E, along said East Right-of-Way, a distance of 1078.89 feet, to the Westerly Right-of-Way of State Road 80; thence N 34°02'40" E, along said Right-of-Way line, a distance of 905.54 feet to the Point of Beginning.

### Parcel 2:

A tract of land lying in the East 1/2 of the Southeast 1/4 of Section 7, Township 43 South, Range 29 East, Hendry County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Section 7; thence N 88°58'50" W (bearings are based on the East line of said Section 7, being assumed to bear due North), along the South line of said Section 7, a distance of 1320.45 feet to the Prolongation of the East line of the L.V. Hull Subdivision, as recorded in Plat Book 3, Page 12, of the Public Records of Lee County, Florida; thence N 00°00'05" E, along said East line, a distance of 1436.15 feet, to the Westerly Right-of-Way of State Road 80, and the Point of Beginning of the land herein described; thence continue N 00°00'05" E, along said East line, a distance of 151.54 feet, to the Southeast corner of Lot 16; thence continue N 00°00'05" E, along said East line, a distance of 168.00 feet; thence S 88°58'55" E, a distance of 213.33 feet, to the Westerly Right-of-Way of State Road 80; thence S 34°02'40" W, along said Right-of-Way line, a distance of 381.01 feet to the Point of Beginning.

## PARCEL 1:

The South 168.00 feet of Lot 16, and that portion of Lots 17 and 18, lying North and West of the Right-of-Way of State Road 80, Section 7, Township 43 South, Range 19 East, Hendry County, Florida. Said lots being a portion of L.V. Hull Subdivision as recorded in Plat Book 3, Page 12, of the Public Records of Lee County, Florida and are more particularly described as follows:

Commencing at the Southeast corner of said Section 7; Thence N 88°58'50" W (bearings are based on the East line of said Section 7, being assumed to bear due North), along the South line of said Section 7, a distance of 1320.45 feet to the Prolongation of the East line of the aforementioned L.V. Hull Subdivision; Thence N 00°00'05" E, along said East line, a distance of 1436.15 feet, to the Westerly Right-of-Way of State Road 80, and the Point of Beginning of the land herein described; Thence continue N 00°00'05" E, along said East line, a distance of 151.54 feet to the Southeast corner of Lot 16; Thence continue N 00°00'05" E, along said East line, a distance of 168.00 feet; Thence N 88°58'55" W, a distance of 5007.16 feet, to the East Right-of-Way of Captain Hendry Drive; Thence S 00°00'22" E, along said East Right-of-Way, a distance of 1078.89 feet, to the Westerly right-of-way of State Road 80; Thence N 34°02'40" E, along said Right-of-Way line, a distance of 905.54 feet, to the Point of Beginning.

## PARCEL 2:

A tract of land lying in the East ½ of the Southeast ¼ of Section 7, Township 43 South, Range 29 East, Hendry County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Section 7; Thence S 88°58'50" E (bearings are based on the East line of said Section 7, being assumed to bear due North), along the South line of said Section 7, a distance of 1320.45 feet to the Prolongation of the East line of the L.V. Hull Subdivision, as recorded in Plat Book 3, Page 12, of the Public Records of Lee County, Florida; Thence N 00°00'05" E, along said East line, a distance of 1436.15 feet, to the Westerly Right-of-Way of State Road 80, and the Point of Beginning of the land herein described; Thence continue N 00°00'05" E, along said East line, a distance of 151.54 feet, to the Southeast corner of Lot 16; thence continue N 00°00'05" E, along said East line, a distance of 168.00 feet; Thence S 34°02'40" W, along said Right-of-Way line, a distance of 381.01 feet, to the Point of Beginning.





























**DHRUV**  
DEVELOPMENT









PROPOSED CONDITIONS OF APPROVAL

Approval of the request Planned Unit Development (PUD) rezoning, subject to the conditions listed, is based on the revised general site plan submitted April 18, 2025.

1. The project shall be limited to a maximum of 27,500 square feet of retail/office uses, a gas station with a maximum 16 gas pumps, 1-tunnel automated carwash, and a maximum 124-room hotel.
2. The PUD shall comply with the following development standards:

Minimum Building Setbacks\*:

North	40 Feet
West	60 Feet
Southeast	60 Feet
Minimum Distance Between Buildings	20 Feet
Maximum Building Height	40 Feet
Maximum <b>Hotel</b> Building Height**	59 Feet
Maximum Overall Building Coverage	30%

*\*If the project is platted, no internal building setbacks nor internal landscape buffers shall be required and the minimum building separation shall be 20 feet.*

*\*\*Only the Hotel use shall exceed 40 feet in height.*

3. Existing non-invasive vegetation may be used to satisfy the LDC landscape buffer requirements if the developer can demonstrate the vegetation provides screening, buffering, and separation of unlike uses as intended by the landscape buffering requirements. If existing vegetation cannot be utilized, the developer shall provide landscape buffers along the perimeter of the PUD boundary as noted below. The developer, their successors and/or assignees shall be responsible for maintenance of the buffer.
  - 3.1 The developer shall provide a 15-foot-wide landscape buffer along the northern PUD boundary except for the area that provides the interconnection to the north. The northern landscape buffer shall provide 2 trees minimum 10-foot in height and 3 trees minimum 8-foot in height per 75 linear feet, a continuous row of shrubs to form a hedge, and an 8-foot-high opaque fence or wall.
  - 3.2 The developer shall provide a 15-foot-wide landscape buffer along the western PUD boundary except for the area that provides emergency access to Captain Hendry Drive. The western landscape buffer shall provide 2 trees minimum 10-foot in height and 3 trees minimum 8-foot in height per 75 linear feet, a continuous row of shrubs to form a hedge, and an 8-foot-high opaque fence or wall.
  - 3.3 The developer shall provide a 25-foot-wide landscape buffer along the southeastern PUD boundary that abuts State Road 80 except for the areas that provide vehicular and/or pedestrian connections to State Road 80. The southeastern landscape buffer shall provide 5 trees minimum 12-foot in height and 3 trees minimum 8-foot in height per 100 linear feet, and a continuous double row of shrubs to form a hedge.
  - 3.4 All trees shall have a minimum 2-inch caliper trunk at time of planting.
  - 3.5 No buffering or screening shall be required to separate uses that are internal to the PUD.
4. Pond slopes not exceeding a 4:1 ratio shall be permitted within the landscape buffer areas.

5. The hotel shall provide glass/window treatment or other equivalent measures on the top two stories of hotel room windows that face Captain Hendry Drive. These treatments shall prevent the viewing of properties within the existing residential subdivision west of Captain Hendry Drive.
6. The development shall provide parking in accordance with the requirements of Section 4-85.10 of the City of LaBelle's Land Development Code.
7. Outdoor lighting internal to the project shall be designed so that any illumination which may emanate from lights on site shall not illuminate off site properties.
8. The developer shall construct a minimum 22-foot-wide stub-out for cross-access to the commercial property (Property ID 32543) north of the subject property.
9. The project shall construct a minimum 22-foot emergency access to Captain Hendry Drive that shall remain gated and used only in case of emergencies. The emergency access gate shall provide a Knox key, strobe switch, or other device as approved by the City of LaBelle's Fire Department.
10. The developer shall provide sidewalks internal to the project and sidewalk connections to State Road 80, Captain Hendry Drive, and the abutting commercial parcel to the north as indicated on the PUD Plan. The exact location of said sidewalks may shift slightly during the review of the Site Construction Plan and shall not require a modification of the PUD zoning.
11. Subject to FDOT review and approval, and prior to the issuance of Certificate of Occupancy, the developer shall construct a 315-foot-long northeast bound left turn lane on State Road 80 at the project driveway.
12. Subject to FDOT review and approval, and prior to the issuance of Certificate of Occupancy, the developer shall construct a 315-foot-long southwest bound right turn lane on State Road 80 at the project driveway.
13. Any required off-site utilities lines and appurtenances required to extend service to the PUD project shall be provided by the developer. The developer costs incurred for such off-site utilities' infrastructure shall be creditable against the Utility Connection Fees.
14. **[RESERVED]** Fire Protection Impact
15. **[RESERVED]** Emergency Services Impact
16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in this Development Order, the PUD Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of the City of LaBelle.
17. The stormwater system shall meet the South Florida Water Management District and City of LaBelle criteria for water quality treatment and discharge requirements. Any discharge to the State Road No. 80 drainage system shall comply with Florida Department of Transportation criteria (FDOT).

PROPOSED CONDITIONS OF APPROVAL

18. Signage will comply with the regulations in the Section 4-81.8 and 4-87.6 of the Land Development Code (LDC).

**EXHIBIT C**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

THE SOUTH 168.00 FEET OF LOT 16, AND THAT PORTION OF LOTS 17 AND 18, LYING NORTH AND WEST OF THE RIGHT-OF-WAY OF STATE ROAD 80, SECTION 7, TOWNSHIP 43 SOUTH, RANGE 19 EAST, HENDRY COUNTY, FLORIDA. SAID LOTS BEING A PORTION OF L.V. HULL SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 12, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE N 88°58'50" W (BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 7, BEING ASSUMED TO BEAR DUE NORTH), ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 1320.45 FEET TO THE PROLONGATION OF THE EAST LINE OF THE AFOREMENTIONED L.V. HULL SUBDIVISION; THENCE N 00°00'05" E, ALONG SAID EAST LINE, A DISTANCE OF 1436.15 FEET, TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 80, AND THE POINT OF BEGINNING OF THE LAND HERIN DESCRIBED; THENCE CONTINUE N 00°00'05" E, ALONG SAID EAST LINE, A DISTANCE OF 151.54 FEET TO THE SOUTHEAST CORNER OF LOT 16; THENCE CONTINUE N 00°00'05" E, ALONG SAID EAST LINE, A DISTANCE OF 168.00 FEET; THENCE N 88°58'55" W, A DISTANCE OF 5007.16 FEET, TO THE EAST RIGHT-OF-WAY OF CAPTAIN HENDRY DRIVE; THENCE S 00°00'22" E, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1078.89 FEET, TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 80; THENCE N 34°02'40" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 905.54 FEET, TO THE POINT OF BEGINNING.

**PARCEL 2:**

A TRACT OF LAND LYING IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE S 88°58'50" E (BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 7, BEING ASSUMED TO BEAR DUE NORTH), ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 1320.45 FEET TO THE PROLONGATION OF THE EAST LINE OF THE L.V. HULL SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 12, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N 00°00'05" E, ALONG SAID EAST LINE, A DISTANCE OF 1436.15 FEET, TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 80, AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE N 00°00'05" E, ALONG SAID EAST LINE, A DISTANCE OF 151.54 FEET, TO THE SOUTHEAST CORNER OF LOT 16; THENCE CONTINUE N 00°00'05" E, ALONG SAID EAST LINE, A DISTANCE OF 168.00 FEET; THENCE S 34°02'40" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 381.01 FEET, TO THE POINT OF BEGINNING.

**EXHIBIT B**  
**SCHEDULE OF USES**

**NON-RESIDENTIAL**

- Institutional, Public, Quasi-Public - Accessory Use/Structure
- Clubs, Lodges
- Cultural Institutions
- Health Care
- Government Offices
- Schools, Private
- Commercial - Accessory Use/Structure
- Animal Sales and Services
  - Grooming
  - Animal Hospital/Clinic
  - Retail Sales
- Bowling Alleys
- Convenience Stores
  - With Gas Pumps
  - Without Gas Pumps
- Day Care Center
- Financial Institutions
- Food and Beverage Sales/Establishments
  - Accessory Alcoholic Beverage Sales, On-Premise
  - Accessory Alcoholic Beverage Sales, Off-Premise
  - Alcoholic Beverage Establishment
  - Bars
  - Food Stores
  - Fast Food
  - Liquor Stores
  - Restaurants
  - Wholesale bakeries
- Health and Fitness Clubs
- Offices
  - Offices and services excluding medical
  - Medical offices and services
- Pawnshops
- Personal Services
  - General
  - Dry Cleaning Establishments

- Retail Sales/Rental Establishments
  - General
- Tattoo Establishments
- Vehicle/Equipment Sales and Service
  - Car Wash, Detailing
- Visitor Accommodations
  - Hotels/Motels

**EXHIBIT C**  
**SITE DEVELOPMENT REGULATIONS**

<b>Site Development Regulations</b>	
<b>Landscape Buffers Minimum</b>	
North	15 FT
Southeast	25 FT
West	15 FT
<b>Building Setbacks Minimum (Including Accessory Structures)</b>	
North	40 FT
Southeast	60 FT
West	60 FT
Proposed Use	Commercial/Retail/Office
Minimum Lot Size	10,000 SF
Minimum Lot Depth	100 FT
Minimum Lot Width	100 FT
Minimum Building Separation	20 FT
Maximum Floor Area Ratio (Far)	0.3
Maximum Building Height - Excluding Hotel	40 FT
Maximum Building Height - Hotel	59 FT
Maximum Floor Area Ratio (Far)	0.3
Minimum Open Space	116,546 ± SF (30%)
Minimum Usable Open Space	19,424 ± SF (5%)
Required Vehicular Parking Spaces	Shall Meet or Exceed LDC Sec. 4-85.10.2.

**EXHIBIT D**  
**MASTER CONCEPT PLAN**

*Refer to Following Pages*



310 NORTHDAL BLVD.  
SUITE 100  
AMPA, FLORIDA 33624  
OFFICE: 813-949-7449  
E CERT. OF AUTH. #4548

THESE DRAWINGS ARE FOR THE  
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EXPRESS WRITTEN CONSENT OF  
LANDIS, EVANS AND PARTNERS, INC.  
ALL RIGHTS RESERVED.

[illegible]

STATE ROAD 80 COMMERCIAL  
CITY OF LABELLE, FLORIDA 33935

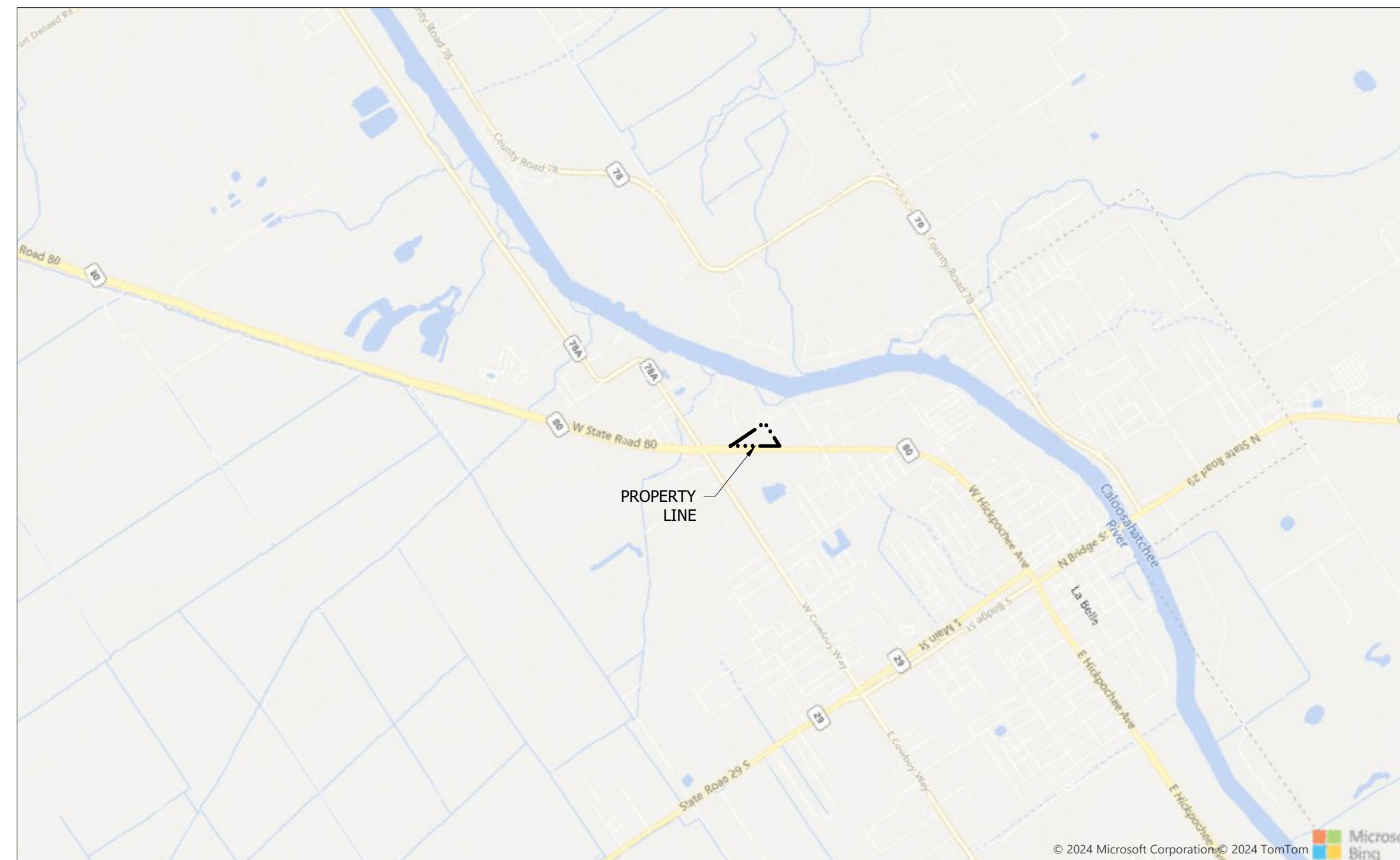
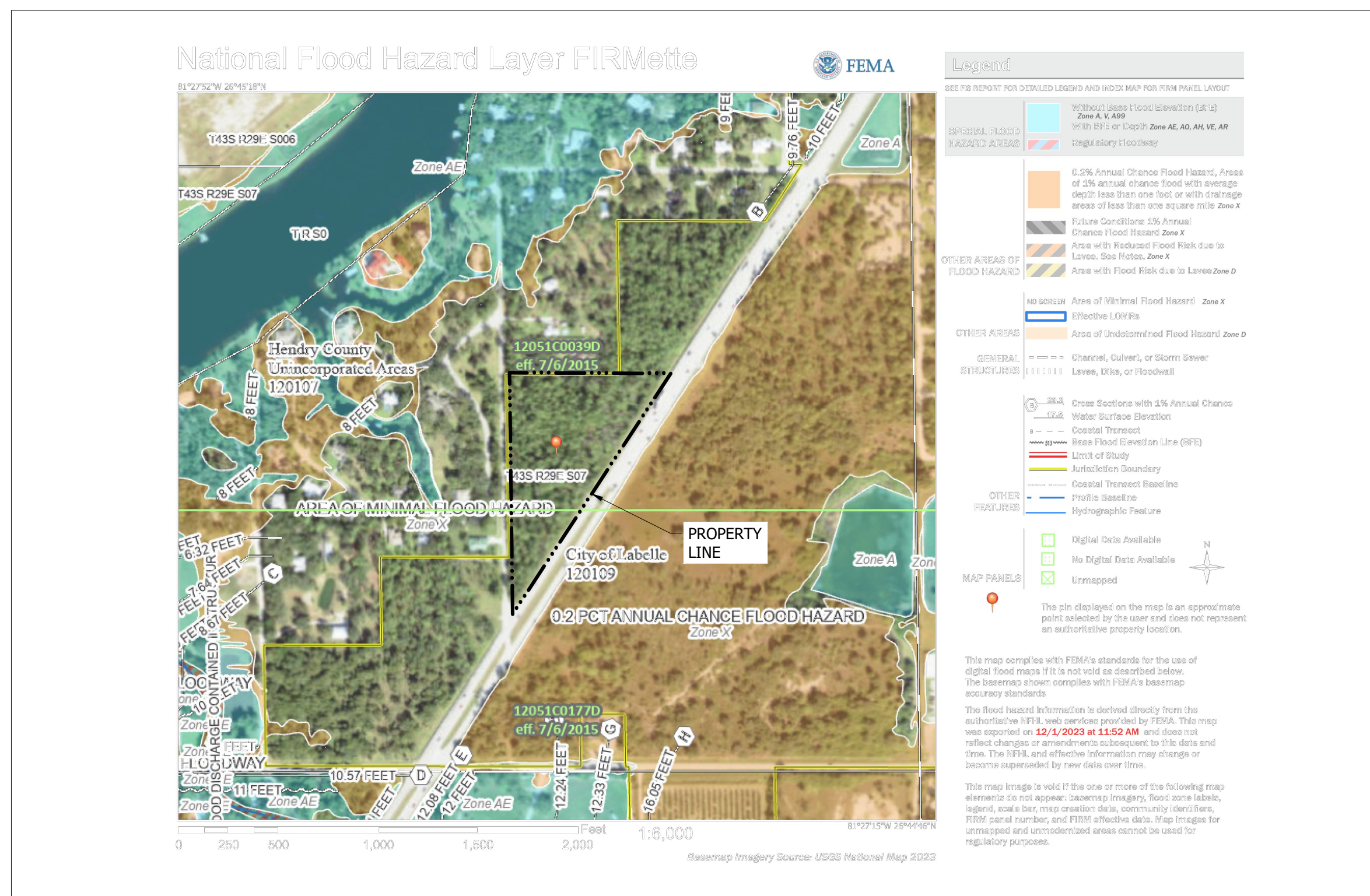
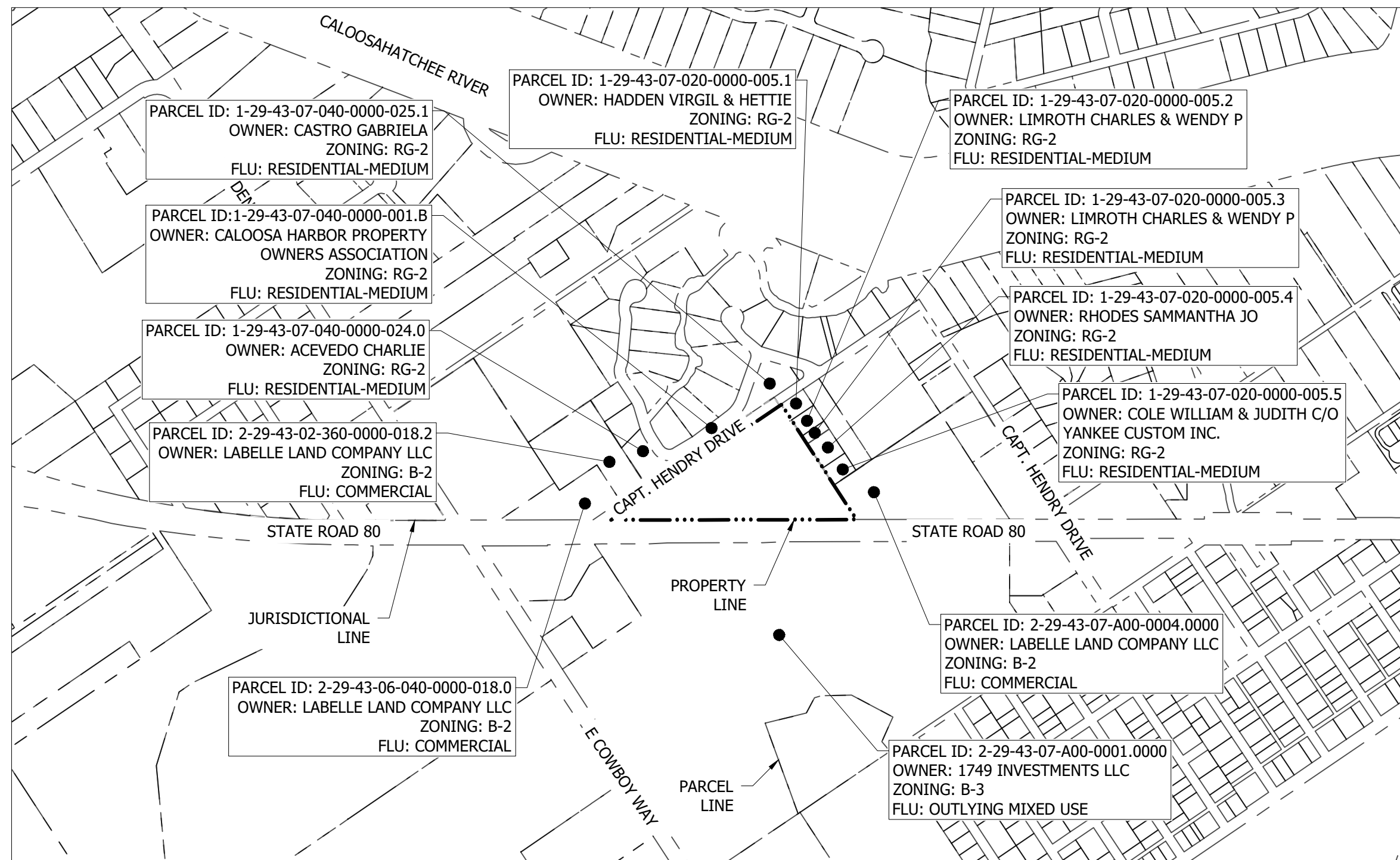
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SEALED AND THE SIGNATURE MUST BE  
VERIFIED ON ANY ELECTRONIC COPIES.

ENGINEER OF  
RECORD SIGNATURE

SEC TWP RING: 02/43/29 07/43/29	VERTICAL DATUM: <b>NAVD88</b>
---------------------------------------	----------------------------------

SHEET NUMBER:

## ZONE-1







3810 NORTHDAL BLVD.  
SUITE 100  
TAMPA, FLORIDA 33624  
OFFICE: 813-949-7449  
FBPE CERT. OF AUTH. #4548

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[illegible]

## PLANNED UNIT DEVELOPMENT

STATE ROAD 80 COMMERCIAL  
CITY OF LABELLE, FLORIDA 33935

CORY W. CHANDLER STATE OF  
FLORIDA, PROFESSIONAL ENGINEER,  
LICENSE NO. 96421

THIS ITEM HAS BEEN DIGITALLY  
SIGNED AND SEALED BY CORY W.  
CHANDLER ON THE DATE INDICATED

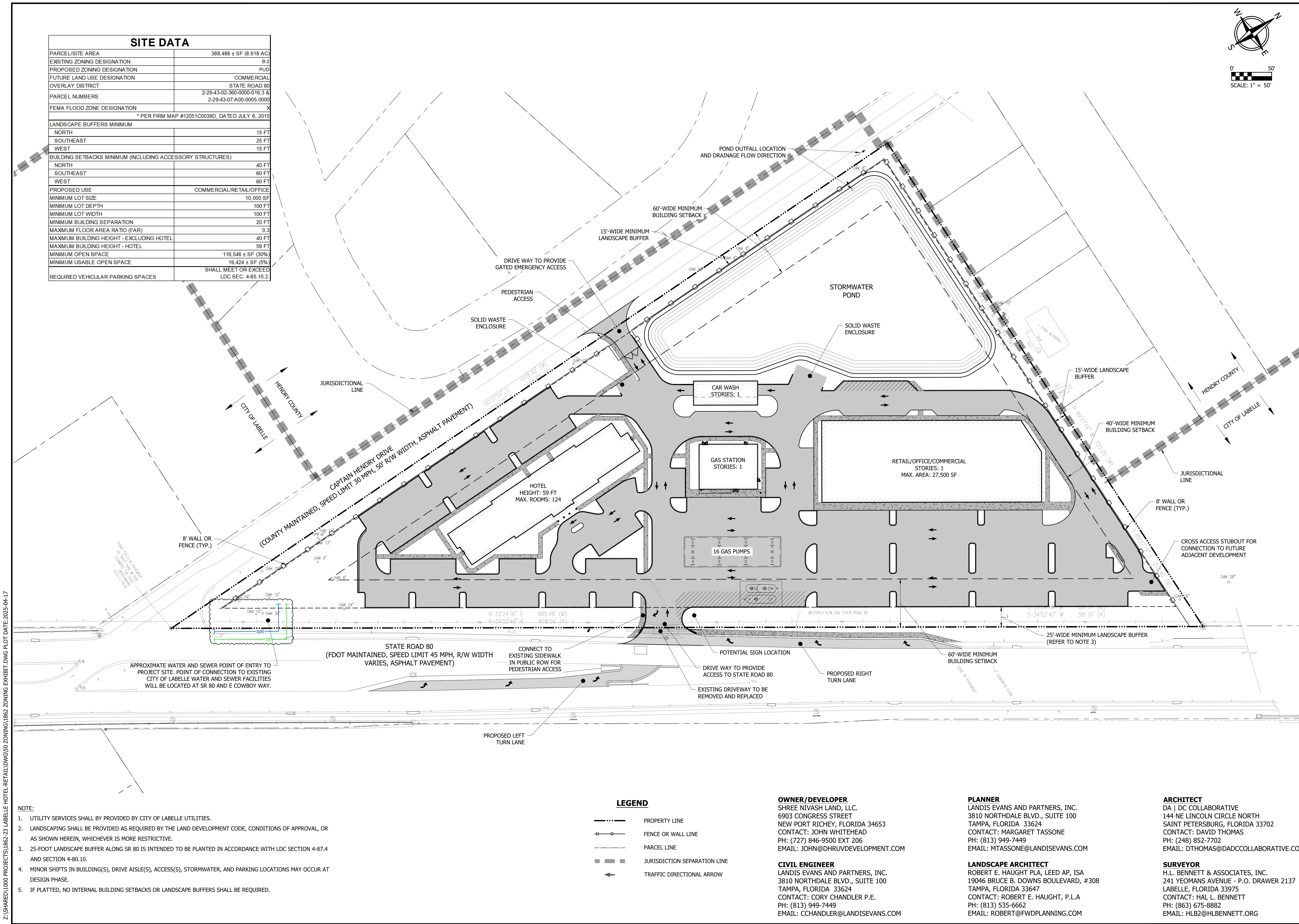
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ENGINEER OF  
RECORD SIGNATURE

FLOOD ZONE: <b>X</b>	PANELMAP NO.: <b>12051C0039D</b> DATED 07/06/2015
SEC TWP RING: <b>02/43/29</b> <b>07/43/29</b>	VERTICAL DATUM: <b>NAVD88</b>
DATE: 2025-04-17	JOB NO.: 1862-23

SHEET NUMBER:






ZONE-2



NOTE:

1. UTILITY SERVICES SHALL BE PROVIDED BY CITY OF LABELLE UTILITIES.
2. LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY THE LAND DEVELOPMENT CODE, CONDITIONS OF APPROVAL, OR AS SHOWN HEREIN, WHICHEVER IS MORE RESTRICTIVE.
3. 25-FOOT LANDSCAPE BUFFER ALONG SR 80 IS INTENDED TO BE PLANTED IN ACCORDANCE WITH LDC SECTION 4-87.4 AND SECTION 4-80.10.
4. MINOR SHIFTS IN BUILDING(S), DRIVE AISLE(S), ACCESS(S), STORMWATER, AND PARKING LOCATIONS MAY OCCUR AT DESIGN PHASE.
5. IF PLATTED, NO INTERNAL BUILDING SETBACKS OR LANDSCAPE BUFFERS SHALL BE REQUIRED.

### LEGEND

	PROPERTY LINE
	FENCE OR WALL LINE
	PARCEL LINE
	JURISDICTION SEPARATION LINE
	TRAFFIC DIRECTIONAL ARROW

**OWNER/DEVELOPER**

SHREE NIVASH LAND, LLC.  
6903 CONGRESS STREET  
NEW PORT RICHEY, FLORIDA 34653  
CONTACT: JOHN WHITEHEAD  
PH: (727) 846-9500 EXT 206  
EMAIL: JOHN@DHRUVDEVELOPMENT.COM

**CIVIL ENGINEER**

LANDIS EVANS AND PARTNERS, INC.  
3810 NORTHDAL BLVD., SUITE 100  
TAMPA, FLORIDA 33624  
CONTACT: CORY CHANDLER P.E.  
PH: (813) 949-7449  
EMAIL: CCHANDLER@LANDISEVANS.COM

## PLANNER

**LANDIS EVANS AND PARTNERS, INC.**  
3810 NORTHDAL BLVD., SUITE 100  
TAMPA, FLORIDA 33624  
CONTACT: MARGARET TASSONE  
PH: (813) 949-7449  
EMAIL: MTASSONE@LANDISEVANS.COM

## LANDSCAPE ARCHITECT

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