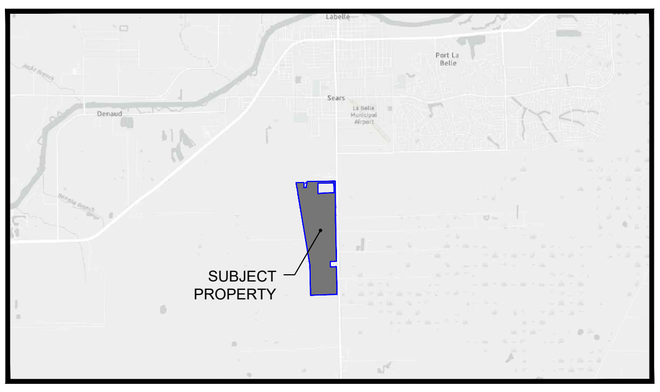
## PROPERTY INFORMATION

| | |
|---|---|
| PARCEL NUMBERS: | 2 29 43 20 A00 0001.0600 |
| | 2 29 43 20 A00 0001.0200 |
| | 2 29 43 20 A00 0003.0100 |
| | 2 29 43 20 A00 0007.0000 |
| | 2 29 43 28 A00 0002.0000 |
| | 2 29 43 29 A00 0003.0000 |
| | 2 29 43 32 A00 0003.0000 |
| | 2 29 43 33 A00 0002.0000 |
| SITE ADDRESS: | SOUTH STATE ROAD 29 |
| | LABELLE, FL 339351 |
| PROPERTY AREA: | 662.8 AC |
| EXISTING ZONING: | PUD |
| PROPOSED ZONING: | PUD |
| FUTURE LAND USE: | SOUTH LABELLE COMMUNITY |
| EXISTING USE: | AGRICULTURE |
| PROPOSED USE: | INDUSTRIAL/COMMERCIAL |
| FEMA PANEL NUMBER: | 12051C0177D & 12051C0180D (DATED JULY 6, 2015) |
| FEMA FLOOD ZONE: | X |

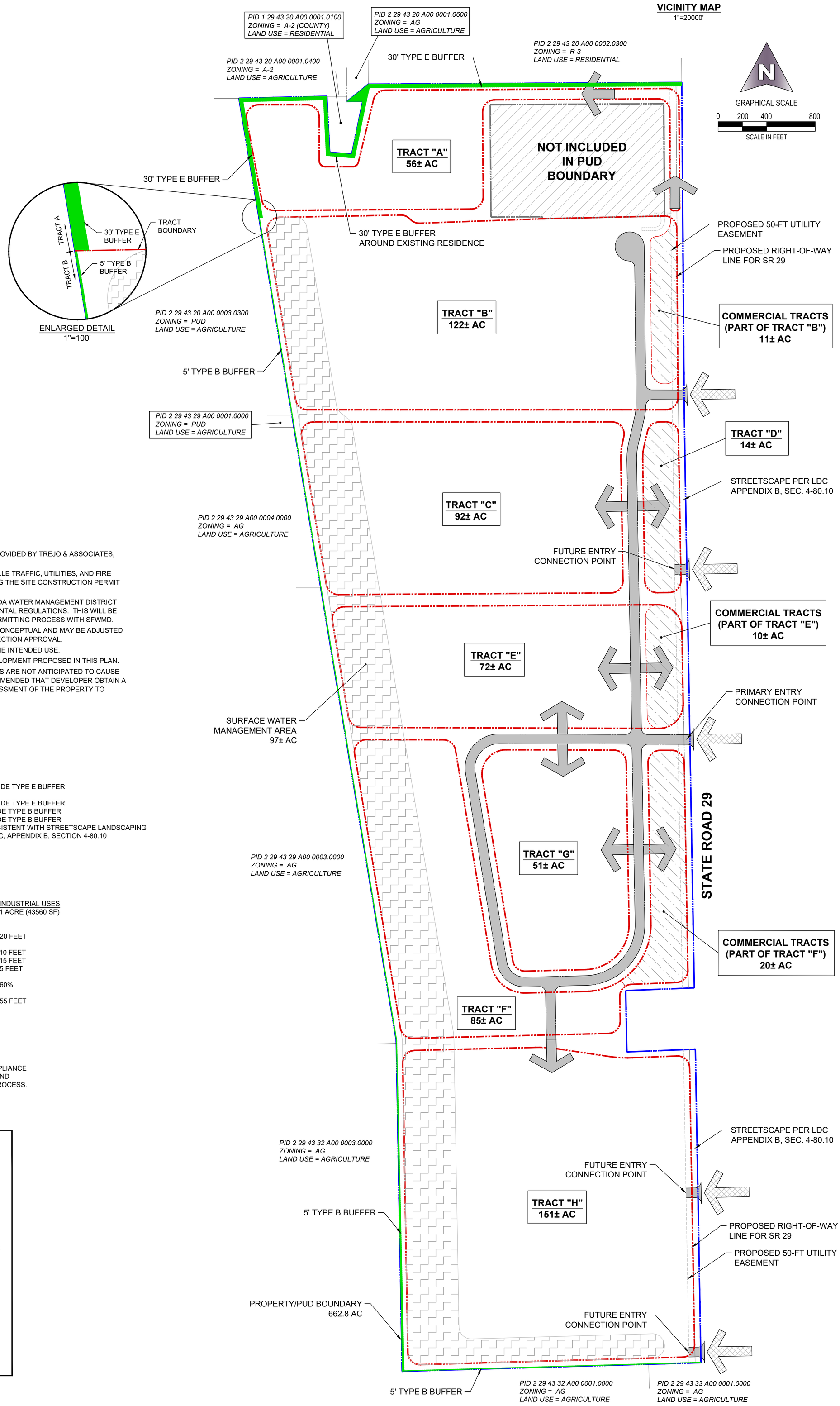
### PUD LAND USE SUMMARY

| TRACT NUMBER | GROSS AREA* | % | COMMERCIAL AREA | LAKE AREA | REMAINING AREA |
|---|---|---|---|---|---|
| TRACT "A" | 55.6 AC | 8.4% | 0.0 AC | 0.0 AC | 55.6 AC |
| TRACT "B" | 121.5 AC | 18.3% | 11.4 AC | 12.3 AC | 97.8 AC |
| TRACT "C" | 92.0 AC | 13.9% | 0.0 AC | 15.0 AC | 77.0 AC |
| TRACT "D" | 13.5 AC | 2.0% | 13.5 AC | 0.0 AC | 0.0 AC |
| TRACT "E" | 72.1 AC | 10.9% | 10.2 AC | 10.8 AC | 51.1 AC |
| TRACT "F" | 84.9 AC | 12.8% | 19.6 AC | 25.3 AC | 40.0 AC |
| TRACT "G" | 50.9 AC | 7.7% | 0.0 AC | 0.0 AC | 50.9 AC |
| TRACT "H" | 150.5 AC | 22.7% | 0.00 AC | 33.4 AC | 117.1 AC |
| ROADWAYS | 21.8 AC | 3.3% | 0.0 AC | 0.0 AC | 21.8 AC |
| TOTAL | 662.8 AC | 100.0% | 54.7 AC | 96.8 AC | 511.3 AC |

* ROADWAY AREAS ARE DEDUCTED FROM APPLICABLE TRACT AREAS AND INCLUDED IN ROADWAYS LINE ITEM




**VICINITY MAP**
1"=20000'




## PUD MASTER PLAN NOTES

1. MASTER CONCEPT PLAN BASED ON SURVEY OF PARCEL PROVIDED BY TREJO & ASSOCIATES, INC. RECEIVED 11/05/2020 AND 02/03/2021.
2. DETAILED SITE DESIGN SHALL COMPLY WITH CITY OF LABELLE TRAFFIC, UTILITIES, AND FIRE PERMIT REQUIREMENTS. THIS WILL BE ADDRESSED DURING THE SITE CONSTRUCTION PERMIT PROCESS WITH THE CITY OF LABELLE.
3. DETAILED SITE DESIGN SHALL COMPLY WITH SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) SURFACE WATER MANAGEMENT AND ENVIRONMENTAL REGULATIONS. THIS WILL BE ADDRESSED DURING THE ENVIRONMENTAL RESOURCE PERMITTING PROCESS WITH SFWMD.
4. INGRESS/EGRESS CONNECTIONS TO STATE ROAD 29 ARE CONCEPTUAL AND MAY BE ADJUSTED PER FDOT REQUIREMENTS WHILE SEEKING ACCESS CONNECTION APPROVAL.
5. THE PROPERTY'S CHARACTERISTICS ARE SUITABLE FOR THE INTENDED USE.
6. FLOODING IS NOT ANTICIPATED AS A RESULT OF THE DEVELOPMENT PROPOSED IN THIS PLAN.
7. THE ONSITE SOILS AND ENVIRONMENTAL CHARACTERISTICS ARE NOT ANTICIPATED TO CAUSE ADVERSE IMPACTS TO SURROUNDING AREAS. IT IS RECOMMENDED THAT DEVELOPER OBTAIN A GEOTECHNICAL EXPLORATION AND ENVIRONMENTAL ASSESSMENT OF THE PROPERTY TO CONFIRM THIS.

## OPEN SPACE & LANDSCAPE BUFFERS

| | | |
|---|---|---|
| MINIMUM OPEN SPACE: | 25% (COMMERCIAL)<br>20% (INDUSTRIAL) | |
| LANDSCAPE BUFFERS PROVIDED: | NORTH SIDE: | 30' WIDE TYPE E BUFFER |
| | WEST SIDE: | |
| | TRACT A: | 30' WIDE TYPE E BUFFER |
| | TRACTS B,C,E,F,H: | 5' WIDE TYPE B BUFFER |
| | SOUTH SIDE: | 5' WIDE TYPE B BUFFER |
| | EAST SIDE: | CONSISTENT WITH STREETSCAPE LANDSCAPING IN LDC, APPENDIX B, SECTION 4-80.10 |

## PROPERTY DEVELOPMENT REGULATIONS

| | COMMERCIAL USES | INDUSTRIAL USES |
|---|---|---|
| MINIMUM PARCEL SIZE: | 0.5 ACRE (21780 SF) | 1 ACRE (43560 SF) |
| MINIMUM BUILDING SETBACKS: | | |
| FRONT | 15 FEET (SR29)<br>20 FEET (OTHER) | 20 FEET |
| SIDE | 10 FEET | 10 FEET |
| REAR | 20 FEET | 15 FEET |
| ACCESSORY | 5 FEET | 5 FEET |
| MAXIMUM LOT COVERAGE: | 40% | 60% |
| MAXIMUM BUILDING HEIGHT: | 40 FEET | 55 FEET |

## PARKING REQUIREMENTS

EACH INDIVIDUAL TRACT WILL PROVIDE ONSITE PARKING IN COMPLIANCE WITH CITY LDC REQUIREMENTS AS EACH TRACT IS DEVELOPED AND REVIEWED THROUGH THE CITY'S SITE CONSTRUCTION PERMIT PROCESS.

## LEGEND

- EXTERNAL DRIVEWAY CONNECTION
- INTERNAL DRIVEWAY CONNECTION
- SURFACE WATER MANAGEMENT AREAS
- INTERNAL ROADWAY CORRIDOR
- LANDSCAPE BUFFERS
- COMMERCIAL TRACTS
- TRACT BOUNDARY

| NO. | REVISIONS | DATE | BY |
|---|---|---|---|
| 8 | | | |
| 7 | | | |
| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | DELETE HORTICULTURE USE; UPDATE BOUNDARY | 01/29/21 | SKC |

FILE NAME 202210Z10.DWG
FILE PATH G:\202210\DWG\
DRAWN BY SKC
CHECKED BY SKC
PLOT DATE WED. 2/3/2021 - 1:45 PM

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LABELLE, FLORIDA

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ENGINEER OF RECORD
ENGINEER OF RECORD
STEPHANIE K. CALDWELL, P.E.
FL P.E. NO. 56103
DATE: 2/3/2021

DRAWING TITLE
MASTER CONCEPT PLAN

GEI PROJECT NUMBER
202210

SHEET NUMBER
1