

PROPERTY INFORMATION

PARCEL NUMBER: 2-29-43-17-A00-0016.0000
 SITE ADDRESS: 815 WEST COWBOY WAY, LABELLE, FL 33935
 PROPERTY AREA: 9.35 ACRES
 EXISTING ZONING: R-3 / B-1
 PROPOSED ZONING: PUD
 EXISTING FUTURE LAND USE: COMMERCIAL & RESIDENTIAL
 PROPOSED FUTURE LAND USE: OUTLYING MIXED USE
 EXISTING USE: VACANT
 PROPOSED USE: MULTIFAMILY/COMMERCIAL
 FEMA PANEL NUMBER: 12051C0177D (DATED 07/09/2015)
 FEMA FLOOD ZONE: ZONE AE (BFE EL. 17) AND ZONE X

PUD MASTER PLAN NOTES

1. MASTER CONCEPT PLAN BASED ON SURVEY OF PARCEL PROVIDED BY H.L. BENNETT RECEIVED 04/15/2020.
2. DETAILED SITE DESIGN SHALL COMPLY WITH CITY OF LABELLE TRAFFIC, UTILITIES, AND FIRE PERMIT REQUIREMENTS. THIS WILL BE ADDRESSED DURING THE SITE DEVELOPMENT PLAN (SDP) 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. THE PROPERTY'S CHARACTERISTICS ARE SUITABLE FOR THE INTENDED USE.
5. FLOODING IS NOT ANTICIPATED AS A RESULT OF THE DEVELOPMENT PROPOSED IN THIS PLAN.
6. 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.

PROPERTY DEVELOPMENT REGULATIONS

MAXIMUM DENSITY: 10 UNITS PER ACRE
 MAXIMUM NO. OF UNITS: 9.35 ACRES * 10 UNITS/ACRE = 93 UNITS
 MAXIMUM COMMERCIAL AREA: 5000 SF
 MINIMUM BUILDING SETBACKS: 25 FEET (FRONT)
 15 FEET (SIDE)
 20 FEET (REAR)
 5 FEET (ACCESSORY)
 MAXIMUM BUILDING COVERAGE: 40%
 BUILDING COVERAGE PROVIDED: 18%
 MAXIMUM BUILDING HEIGHT: 45 FEET
 MINIMUM BUILDING SEPARATION: 20 FEET
 BUILDING SEPARATION PROVIDED: 20 FEET

OPEN SPACE & LANDSCAPE BUFFERS

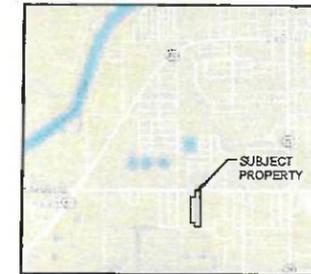
MINIMUM OPEN SPACE: 30%
 OPEN SPACE PROVIDED: 45%
 MINIMUM LANDSCAPE BUFFERS: NONE REQUIRED
 LANDSCAPE BUFFERS PROVIDED: EAST SIDE [COMMERCIAL]: 5' WIDE WITH TYPE B PLANTINGS
 EAST SIDE [RESIDENTIAL]: 5' WIDE WITH 8 MEDIUM OR 16 LARGE SHRUBS AND 6-FOOT HIGH FENCE/WALL
 NORTH AND SOUTH STREET FRONTAGES: CONSISTENT WITH STREETSCAPE LANDSCAPING LDC, APPENDIX B, SECTION 4-80-10

PARKING REQUIREMENTS

PARKING REQUIRED:
 MULTIFAMILY: 1.5 SPACES PER UNIT
 COMMERCIAL: 1 SPACE / 200 SF
 [MF]: 1.5 SP/UNIT * 93 UNITS = 140 SPACES
 [COMM]: 1 SP / 200 SF * 4800 SF = 24 SPACES
 TOTAL REQUIRED = 164 SPACES
 PARKING PROVIDED:
 MULTIFAMILY = 153 SPACES
 COMMERCIAL = 25 SPACES
 TOTAL PROVIDED = 181 SPACES
 (INCLUDES 8 ACCESSIBLE PARKING SPACES)

PUD LAND USE SUMMARY

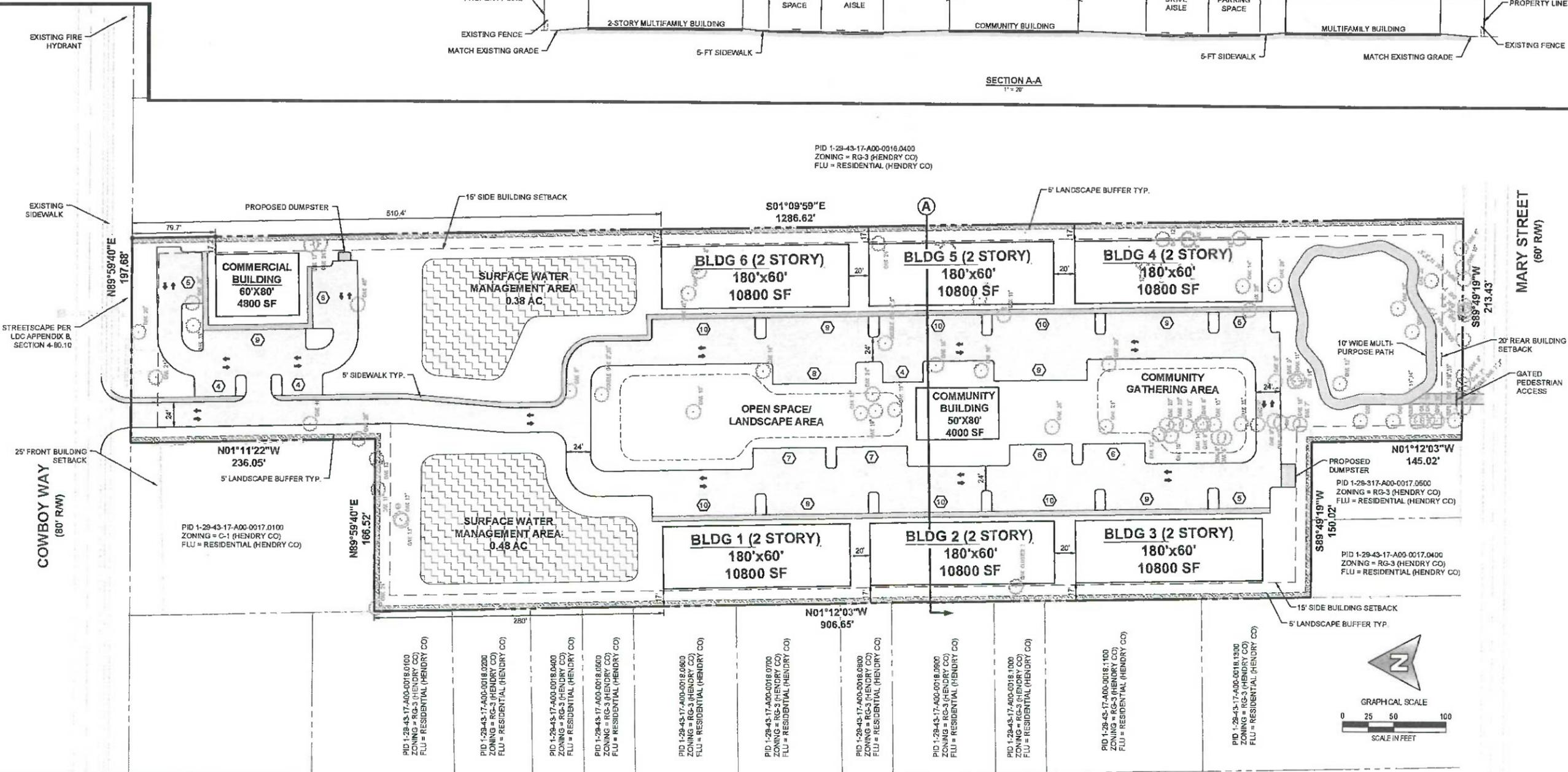
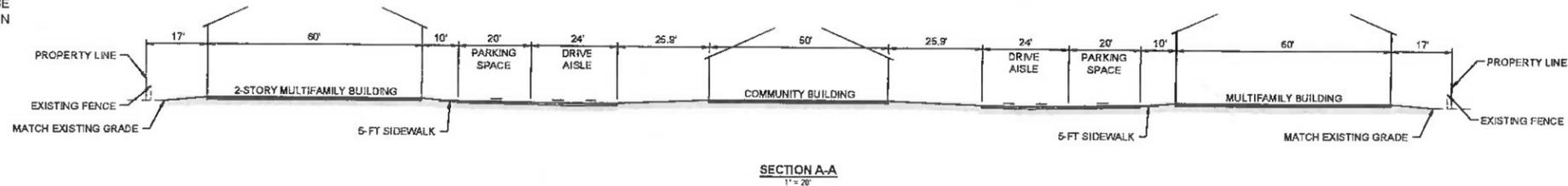
LAND USE	AREA	%
BUILDING	1.69 AC	18.1%
PAVEMENT/SIDEWALK	2.53 AC	27.1%
WATER MANAGEMENT AREAS	0.86 AC	9.2%
GREEN AREA	4.27 AC	45.6%
TOTAL	9.35 AC	100.0%



VICINITY MAP
1"=3000'

LEGEND

- LANDSCAPE BUFFERS
- EXISTING TREES (SIZES INDICATED)



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PROJECT NAME: LABELLE RIVERSIDE PUD
 REZONING REQUEST

CLIENT: LABELLE RIVERSIDE, INC.

3300 BAILEY LANE, SUITE 105
 MAPLES, FL 34105

FILE NAME: 200703210.DWG
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NO.	REVISIONS	DATE	BY
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NO			

PLAN STATUS: PERMIT APPROVAL NOT FOR CONSTRUCTION
 ISSUE DATE: MAY 2020

DRAWING TITLE: PUD MASTER CONCEPT PLAN

GET PROJECT NUMBER: 200703
 SHEET NUMBER: 1