

ZONED FOR ACTION!

SR 80 W CORRIDOR/ 4.32 ACRES



DONE! HENDRY COUNTY APPROVED PLANNED UNIT DEVELOPMENT ZONING IN PLACE, INCLUDING COMPREHENSIVE PLAN AMENDMENT, ON THIS 4.32 ACRE TRACT WITH 450+/- FEET ON 4-LANED STATE ROAD 80 WEST!

Approved Concept Plan and Topographical Survey available. Property now zoned for many commercial uses including office and retail space, restaurant and fast-food outlets, alcoholic beverage sales, financial institutions, medical facilities, hotels/motels, storage, convenience store, gas station, schools, and more! This location is close to the Walmart and Tractor Supply and by the Helms Road Extension which is the site of the new LaBelle High School facility. The site is only 3 miles east of Lee/Hendry County line and 30 minutes from Fort Myers.



- County: Hendry Strap #:
- 1-28-43-13-A00-0044.0200
- Zoning: PUD
- 2024 Taxes: \$2,848
- Lot Size: 4.32 Ac,M/L

- Dimensions: Approx. 420' x 450'
- Utilities: Will require well & septic
- Hwy Frontage: 450+/- feet on SR 80
- Description: Cleared; fenced & gated; nice trees throughout

Contact us for more information regarding this property

Sherri Denning, Broker Associate
Cell: 863-673-0829
Sherri@soland.com

Derik Royal, Realtor
Cell: 239-219-3165
Derik@solandcre.com

180 N Bridge St.,
LaBelle, FL 33935
Office: 863-675-4500

SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X" AS DETERMINED ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12071-0260 D. EFFECTIVE DATE: JULY 8, 2005.

DESCRIPTION: CORNERING AT A POINT ON THE NORTHEASTERNLY RIGHT OF WAY LINE OF SAID ROAD BEING 120 FEET FROM THE BEGINNING OF THE EAST LINE OF SECTION 13, TWP. 43 S., RGE. 29 E., FLORIDA, HENCE S 69°44'17" W. ALONG SAID NORTHEASTERNLY RIGHT OF WAY LINE 475.00 FEET TO THE POINT OF BEGINNING OF A PARCEL DESCRIBED AS AN EVIDENCE IN OR BOOK 435, PAGE 68, HEREIN CONTAINED, HENCE S 89°53'51" W. ALONG SAID RIGHT OF WAY LINE 448.71 FEET, HENCE S 89°53'51" W. ALONG SAID NORTHEASTERNLY RIGHT OF WAY LINE 448.71 FEET, HENCE S 89°53'51" W. ALONG SAID RIGHT OF WAY LINE 448.71 FEET TO THE RIGHT OF WAY LINE 448.71 FEET, HENCE S 89°53'51" E. 400.00 FEET TO THE POINT OF BEGINNING.

STA RINALA PLANNED UNIT DEVELOPMENT SCHEDULE OF USES

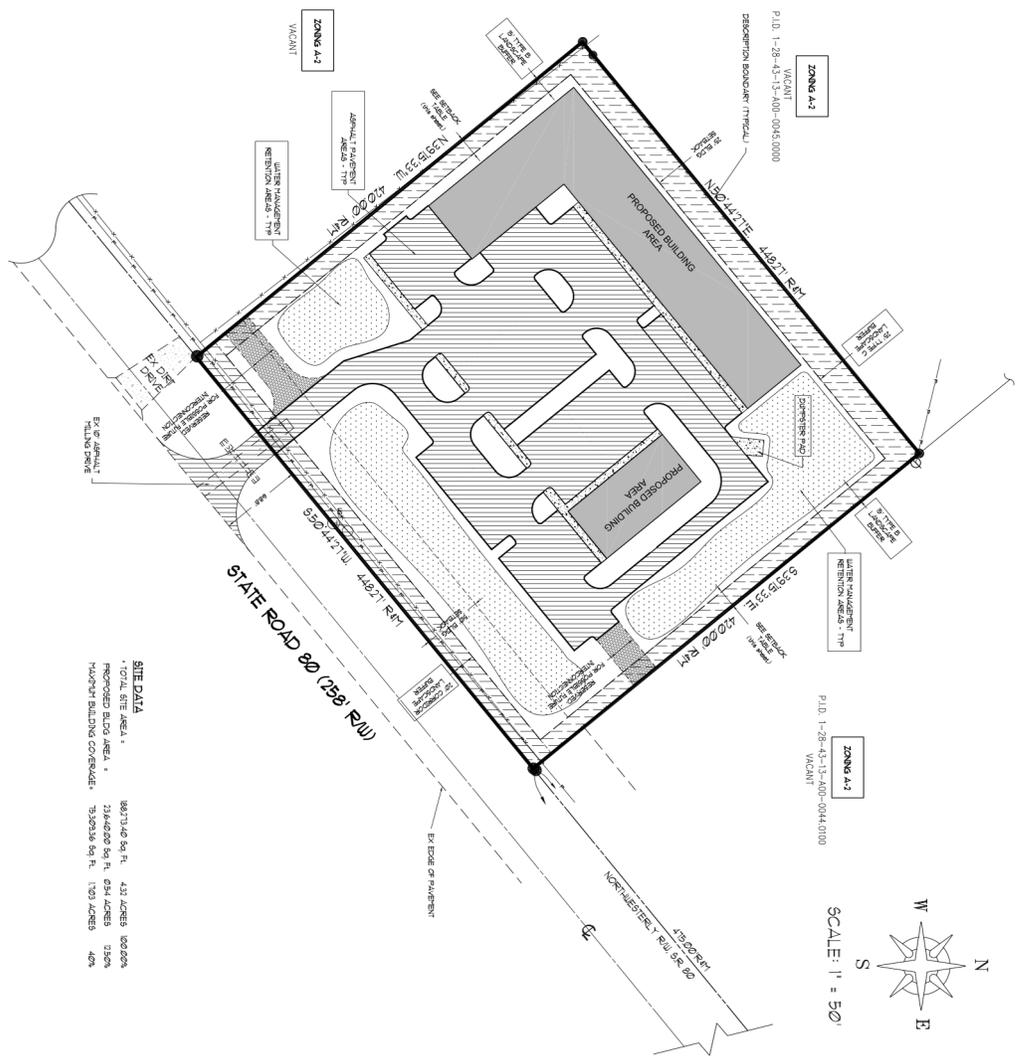
- Accessory Use/Structure
- Alcoholic Beverage Establishment, on and off-premise consumption
- Amusement Facilities, Indoor/Outdoor
- Animal Hospital/Clinic, not outdoor boarding
- Car Wash, Detailing
- Caretaker/Security Quarters
- Clubs, Lodges
- Convenience Store, with/without gas pumps
- Cultural Institutions
- Day Care, children or adult
- Drive-thru, accessory only
- Essential Services
- Financial Institutions
- Hotel/Motel
- Maintenance and Repair Services
- Mini-Warehouse
- New and Used Vehicle Sales
- Offices, including medical
- Outdoor Sales Area
- Outdoor Storage, fully enclosed by a fence or wall
- Personal Services, including dry cleaning establishments
- Private, Quasi-Public Facilities
- Religious Assemblies/Church
- Research and Development Services, indoor only
- Restaurants, including fast food (Max. 3,020 S.F.)
- Schools, Private
- Tattoo Establishments
- Vehicle Equipment Sales and Rentals
- Walk-In Clinic or similar

*All uses in accordance with Gateway Corridor, LDC Sec 1-56, Art. 11

LEGEND:

- ① WELL
- ⊕ BENCHMARK
- CENTER POINT
- OVERHEAD POWER LINES
- UTILITY BUILDING
- 3/8" BUSHING GAUGE
- 1/2" BUSHING GAUGE
- 1" BUSHING GAUGE
- 2" BUSHING GAUGE
- 4" BUSHING GAUGE
- 6" BUSHING GAUGE
- 8" BUSHING GAUGE
- 10" BUSHING GAUGE
- 12" BUSHING GAUGE
- 14" BUSHING GAUGE
- 16" BUSHING GAUGE
- 18" BUSHING GAUGE
- 20" BUSHING GAUGE
- 22" BUSHING GAUGE
- 24" BUSHING GAUGE
- 26" BUSHING GAUGE
- 28" BUSHING GAUGE
- 30" BUSHING GAUGE
- 32" BUSHING GAUGE
- 34" BUSHING GAUGE
- 36" BUSHING GAUGE
- 38" BUSHING GAUGE
- 40" BUSHING GAUGE
- 42" BUSHING GAUGE
- 44" BUSHING GAUGE
- 46" BUSHING GAUGE
- 48" BUSHING GAUGE
- 50" BUSHING GAUGE
- 52" BUSHING GAUGE
- 54" BUSHING GAUGE
- 56" BUSHING GAUGE
- 58" BUSHING GAUGE
- 60" BUSHING GAUGE
- 62" BUSHING GAUGE
- 64" BUSHING GAUGE
- 66" BUSHING GAUGE
- 68" BUSHING GAUGE
- 70" BUSHING GAUGE
- 72" BUSHING GAUGE
- 74" BUSHING GAUGE
- 76" BUSHING GAUGE
- 78" BUSHING GAUGE
- 80" BUSHING GAUGE
- 82" BUSHING GAUGE
- 84" BUSHING GAUGE
- 86" BUSHING GAUGE
- 88" BUSHING GAUGE
- 90" BUSHING GAUGE
- 92" BUSHING GAUGE
- 94" BUSHING GAUGE
- 96" BUSHING GAUGE
- 98" BUSHING GAUGE
- 100" BUSHING GAUGE

UTILITY LOCATING SERVICE: SUNSHINE STATE ONE CALL CENTER (1-800) 432-4770 (Minimum 48 hours notice required)



SITE DATA

TOTAL SITE AREA *	186,714.62 Sq. Ft.	4.27 ACRES	0.0202%
PROPOSED BLDG AREA *	218,420.00 Sq. Ft.	5.04 ACRES	11.50%
PLANNED BUILDING COVERAGE	75,929.64 Sq. Ft.	1.73 ACRES	4.0%

* Building height: 35' (max. allowed)

BUFFER TYPES
(SEC 86-39)

BUFFER TYPE	B	C
Min. width in ft.	15	25
Min. # of trees	5	7
Min. # of shrubs	10	30

Buffer Types (Per LDC) (leaflet east)

REVISIONS

1	Revised per RAIN 4/1/23 AP
2	Revised per RAIN 6/1/23 AP

STA RINALA PUD COMMERCIAL SITE
2490 W. STATE ROAD
LABELLE, FLORIDA 33935

CONCEPTUAL SITE PLAN
SEC 13, TWP. 43 S., RGE. 29 E.
HENRY COUNTY, FLORIDA

H. L. BENNETT & ASSOCIATES INC.
241 YEOMANS AVENUE - P.O. DRAWER 2131
LABELLE, FLORIDA 33935 PH. (863) 675-8882
LB. 21146 FAX (863) 675-1371

DRAWN BY: APAREZ
CHECKED BY: HLB
CLIENT: STEREN STA RINALA
JOB NO.: 0421
FILE NO.: 10479491
SHEET NO.: 3 OF 6