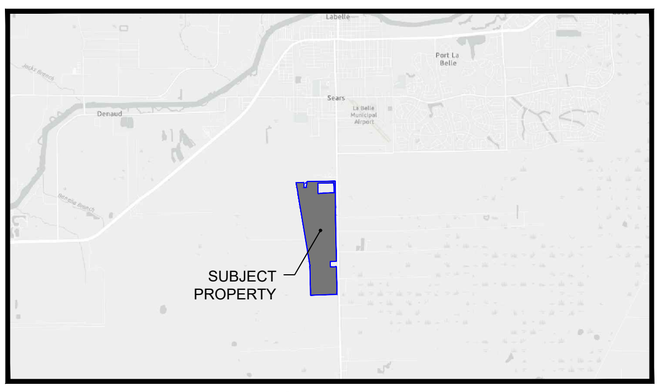
PROPERTY INFORMATION

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

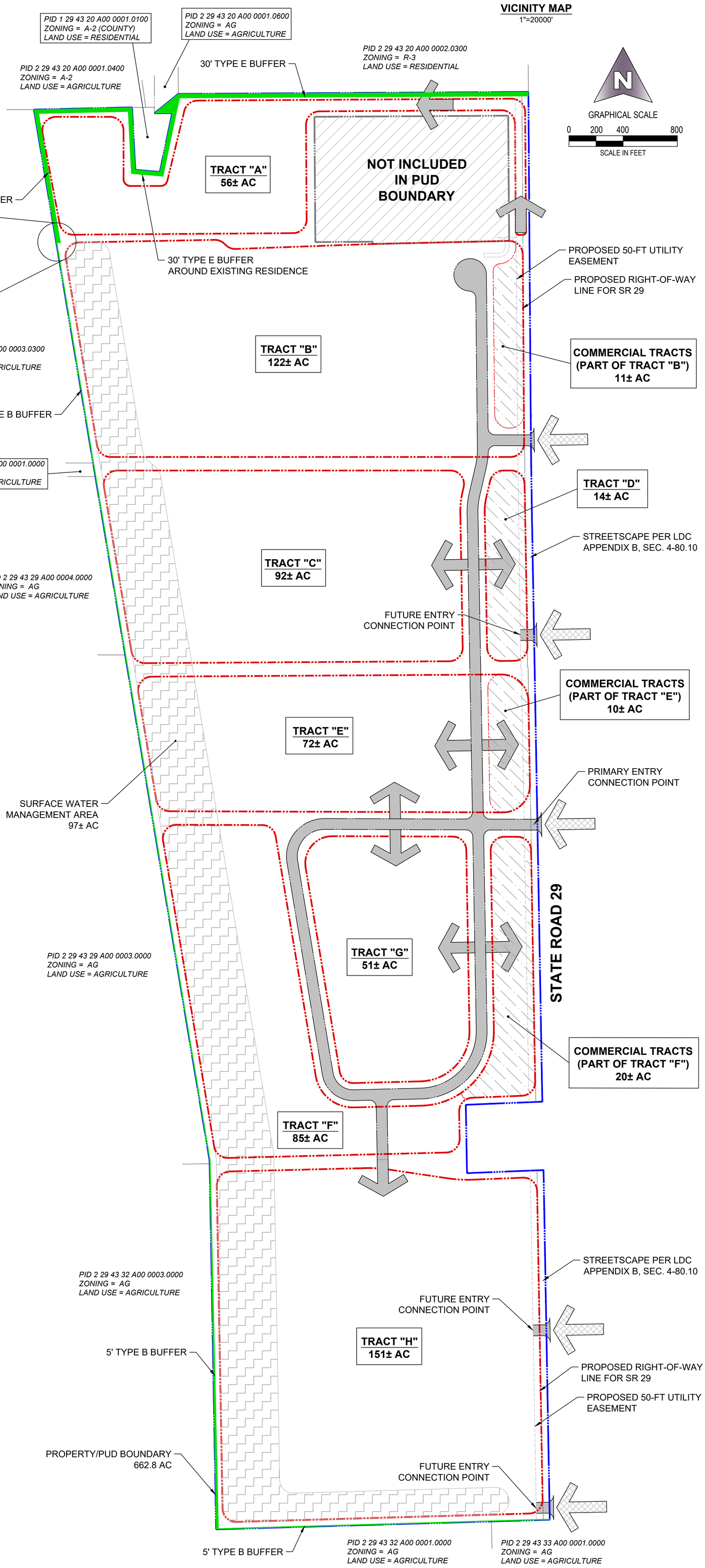
PUD LAND USE SUMMARY

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) 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) 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