



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



Proposed Uses and Intensity

This PUD zoning request is being sought to entitle the property for development of various commercial and office uses including retail shops/offices with a maximum of 35,000 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 deliveries. There will be dumpsters 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 will 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 45 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.



August 20, 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.

Margaret Tassone

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Project Planner

