

PROPOSED CONDITIONS OF APPROVAL

Approval of the request Planned Unit Development (PUD) rezoning, subject to the conditions listed, is based on the revised general site plan submitted April 18, 2025.

1. The project shall be limited to a maximum of 35,000 square feet of retail/office uses, and a maximum 124-room hotel.
2. The PUD shall comply with the following development standards:

Minimum Building Setbacks*:

North	40 Feet
West	60 Feet
Southeast	60 Feet
Minimum Distance Between Buildings	15 Feet
Maximum Building Height	40 Feet
Maximum Hotel Building Height**	45 Feet
Maximum Overall Building Coverage	30%

**If the project is platted, no internal building setbacks nor internal landscape buffers shall be required and the minimum building separation shall be 15 feet.*

***Only the Hotel use shall exceed 40 feet in height.*

3. Architectural features, including but not limited to parapets and other appurtenances that are customarily placed above the roof level and not intended for human occupancy, shall be exempt from the maximum building height limitations.
4. Commercial/Retail/Office uses may be developed in one or more buildings.
5. Existing non-invasive vegetation may be used to satisfy the LDC landscape buffer requirements if the developer can demonstrate the vegetation provides screening, buffering, and separation of unlike uses as intended by the landscape buffering requirements. If existing vegetation cannot be utilized, the developer shall provide landscape buffers along the perimeter of the PUD boundary as noted below. The developer, their successors and/or assignees shall be responsible for maintenance of the buffer.
 - 5.1 The developer shall provide a 15-foot-wide landscape buffer along the northern PUD boundary except for the area that provides the interconnection to the north. The northern landscape buffer shall provide 2 trees minimum 10-foot in height and 3 trees minimum 8-foot in height per 75 linear feet, a continuous row of shrubs to form a hedge, and an 8-foot-high opaque fence or wall.
 - 5.2 The developer shall provide a 15-foot-wide landscape buffer along the western PUD boundary except for the area that provides emergency access to Captain Hendry Drive. The western landscape buffer shall provide 2 trees minimum 10-foot in height and 3 trees minimum 8-foot in height per 75 linear feet, a continuous row of shrubs to form a hedge, and an 8-foot-high opaque fence or wall.
 - 5.3 The developer shall provide a 25-foot-wide landscape buffer along the southeastern PUD boundary that abuts State Road 80 except for the areas that provide vehicular and/or pedestrian connections to State Road 80. The southeastern landscape buffer shall provide 5 trees minimum 12-foot in height and 3 trees minimum 8-foot in height per 100 linear feet, and a continuous double row of shrubs to form a hedge.

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- 5.4 All trees shall have a minimum 2-inch caliper trunk at time of planting.
- 5.5 No buffering or screening shall be required to separate uses that are internal to the PUD.
6. Pond slopes not exceeding a 4:1 ratio shall be permitted within the landscape buffer areas.
7. The hotel shall provide glass/window treatment or other equivalent measures on the top two stories of hotel room windows that face Captain Hendry Drive. These treatments shall prevent the viewing of properties within the existing residential subdivision west of Captain Hendry Drive.
8. The development shall provide parking in accordance with the requirements of Section 4-85.10 of the City of LaBelle's Land Development Code.
9. Outdoor lighting internal to the project shall be designed so that any illumination which may emanate from lights on site shall not illuminate off site properties.
10. The developer shall construct a minimum 22-foot-wide stub-out for cross-access to the commercial property (Property ID 32543) north of the subject property.
11. The project shall construct a minimum 22-foot emergency access to Captain Hendry Drive that shall remain gated and used only in case of emergencies. The emergency access gate shall provide a Knox key, strobe switch, or other device as approved by the City of LaBelle's Fire Department.
12. The developer shall provide sidewalks internal to the project and sidewalk connections to State Road 80, Captain Hendry Drive, and the abutting commercial parcel to the north as indicated on the PUD Plan. The exact location of said sidewalks may shift slightly during the review of the Site Construction Plan and shall not require a modification of the PUD zoning.
13. Subject to FDOT review and approval, and prior to the issuance of Certificate of Occupancy, the developer shall construct a 315-foot-long northeast bound left turn lane on State Road 80 at the project driveway.
14. Subject to FDOT review and approval, and prior to the issuance of Certificate of Occupancy, the developer shall construct a 315-foot-long southwest bound right turn lane on State Road 80 at the project driveway.
15. Any required off-site utilities lines and appurtenances required to extend service to the PUD project shall be provided by the developer. The developer costs incurred for such off-site utilities' infrastructure shall be creditable against the Utility Connection Fees.
16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in this Development Order, the PUD Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of the City of LaBelle.
17. The stormwater system shall meet the South Florida Water Management District and City of LaBelle criteria for water quality treatment and discharge requirements. Any discharge to the State Road No. 80 drainage system shall comply with Florida Department of Transportation criteria (FDOT).
18. Signage will comply with the regulations in the Section 4-81.8 and 4-87.6 of the Land Development Code (LDC).