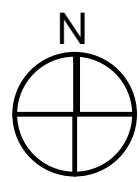
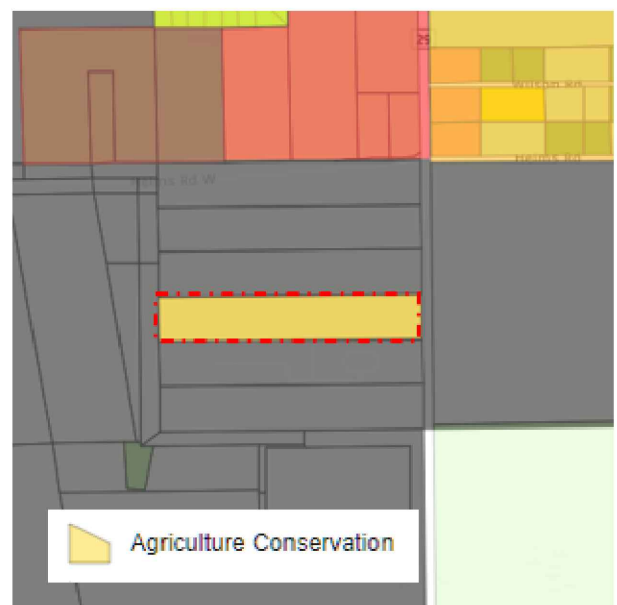




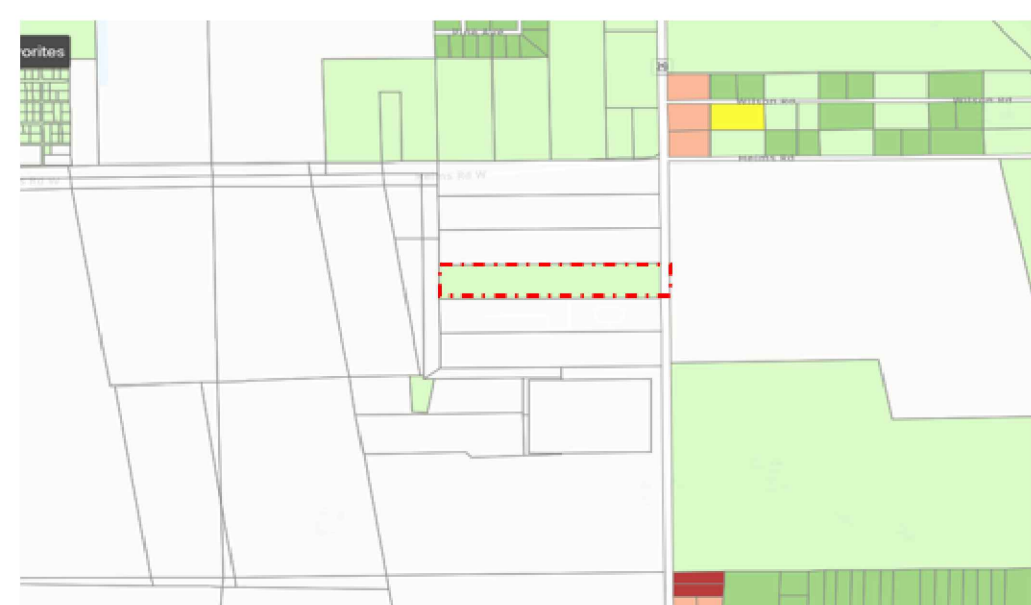
B-1
AS101
PROPOSED SITE KEY PLAN
1' = 50'-0"



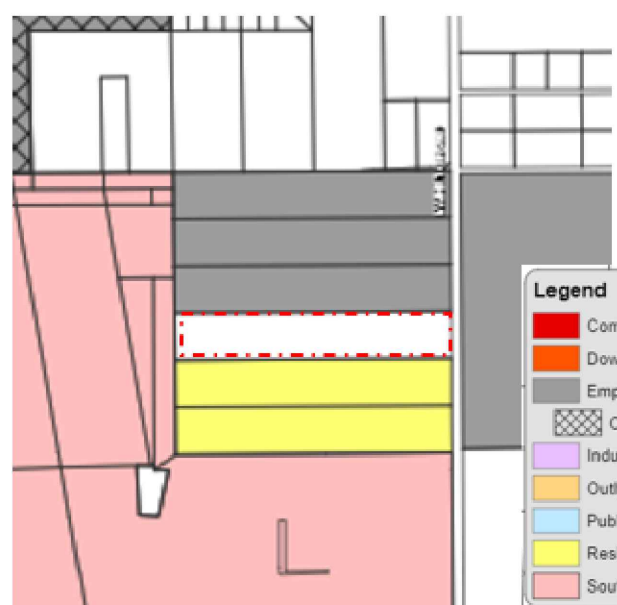
PROJECT SCOPE OF WORK
DEVELOPMENT OF A MIXED SPACE INCLUSIVE OF:
1. UP TO 10,000 SF OF COMMERCIAL SPACE
2. 288 UNIT AFFORDABLE MULTIFAMILY APARTMENTS (Phase I & II) and POTENTIAL OF AN ADDITIONAL 120 UNITS (PHASE III)
AS NEED ALLOWS
4. 5,000 SF CLUBHOUSE & SITE AMENITIES
AFFORDABLE HOUSING CRITERIA
PROJECT SHALL MEET OR EXCEED THE MINIMUM THRESHOLD OF AFFORDABILITY AS OUTLINED IN THE CITY OF LABELLE AND PASCO COUNTY COMPREHENSIVE PLAN AND THE PASCO COUNTY HOUSING AUTHORITY



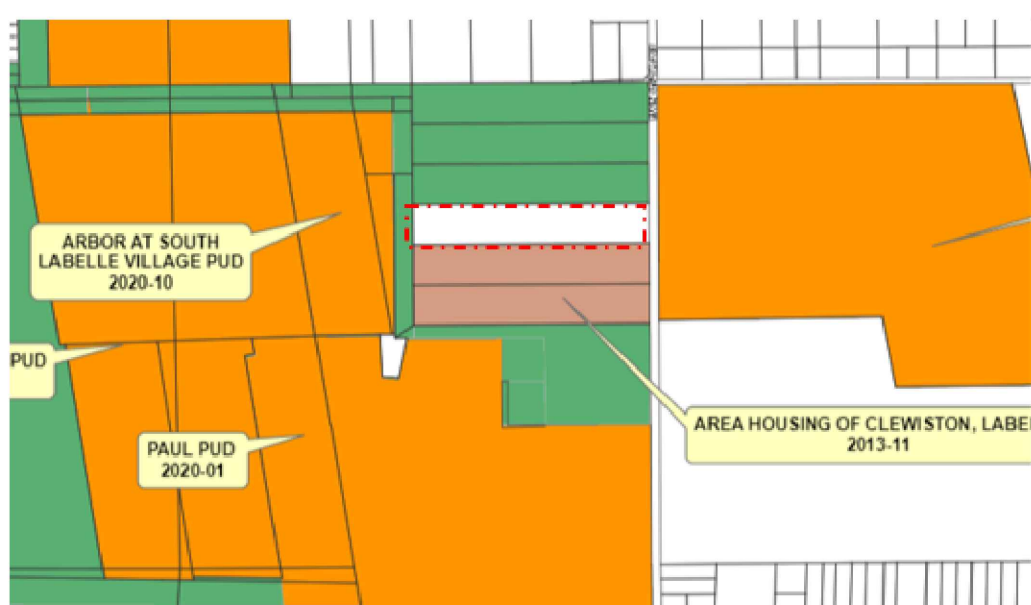
HENDRY COUNTY FUTURE LAND USE



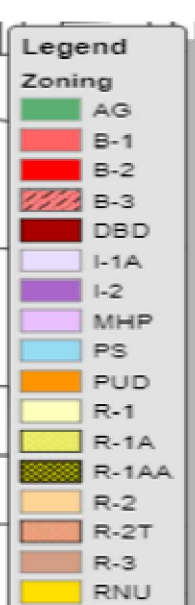
HENDRY COUNTY ZONING



LABELLE ADJACENT FUTURE LAND USE



LABELLE ADJACENT ZONING



A-2
AS101
ARCHITECTURAL STYLE
NTS

A1
PARTIAL SITE PLAN - NORTH 1/2

SITE DEVELOPMENT REGULATIONS TABLE		
Site Acres	26.127 ac	
Wetland Area	± 0.63 ac	
Upland Acreage	± 25.50 ac	
	Commercial	Multi-family
Proposed Units		264
Proposed Gross Density		10 du/ac
Phase 1	10,000 sf	96 du
Phase 2		96 du
Phase 3		72 du
Clubhouse and Site Amenities		3,500 sf
Parking	As per LDC	As per LDC
Min. Lot Area	22,000	N/A
Min. Lot Width	75 ft	100 ft
Min. Lot Depth	100 ft	100 ft
Max. Lot Coverage	70%	50%
Max. Height	35 ft*	35 ft*
Min. Setbacks		
Front (External ROW)	30 ft	20 ft
Front (Internal ROW)	15 ft	15 ft
Side	20 ft	15 ft
Rear	15 ft	20 ft
Minimum Building Separation:	20 ft	20 ft

*Measured from the average finish grade at the base of the structure to the midpoint of the roof

A-3
AS101
SITE STATISTICS
NTS

REVISIONS		
No.	Description	Date
1	REVISED PER CITY COMMENTS	10/19/24
2	REVISED PER CITY COMMENTS	7/10/25

PROJECT STATUS
CONSTRUCTION DOCUMENTS
PROGRESS ONLY

5/23/2022

PROJECT NUMBER
75-2022

SCALE
AS SHOWN

DRAWN BY
DECO/H3D

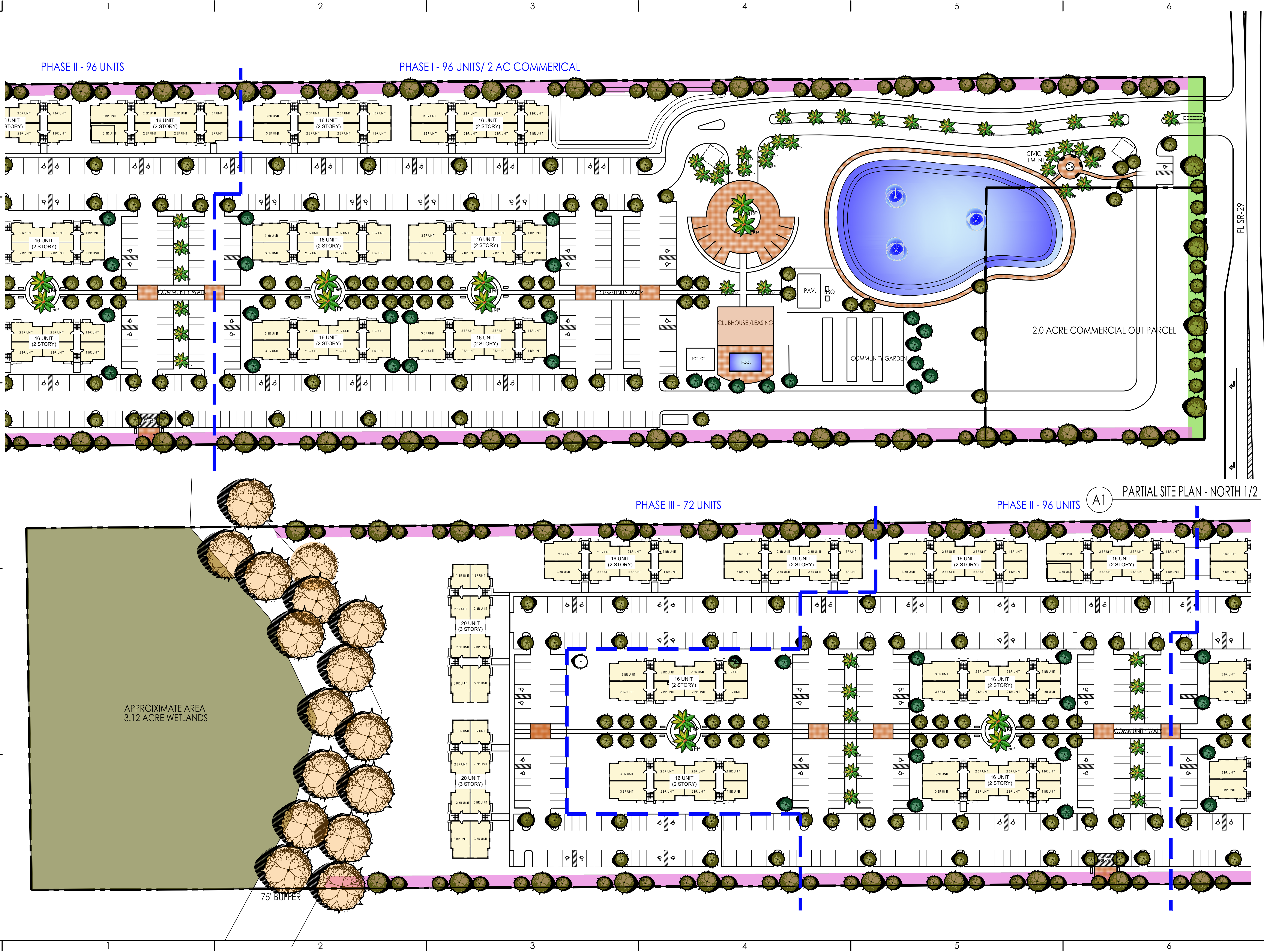
CHECKED BY
BPH

DRAWING TITLE
CONCEPTUAL SITE PLAN

PLAN
MIXED USE

DRAWING NUMBER
AS-101

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GHA
GALLO HERBERT ARCHITECTS
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442 PH: 561.794.0300 FAX: 561.794.0301

BRIAN P. HERBERT, FL AR0015474
PROJECT

The Residences at Grande Oaks
2250 STATE ROAD 29
LABELLE, FLORIDA
OWNER

DAN-NICO PROPERTIES

REVISIONS		
No.	Description	Date
1	REVISED PER CITY COMMENTS	10/19/24
2	REVISED PER CITY COMMENTS	7/10/25

PROJECT STATUS
CONSTRUCTION DOCUMENTS
PROGRESS ONLY

DATE
5/23/2022

PROJECT NUMBER
75-2022

SCALE
AS SHOWN

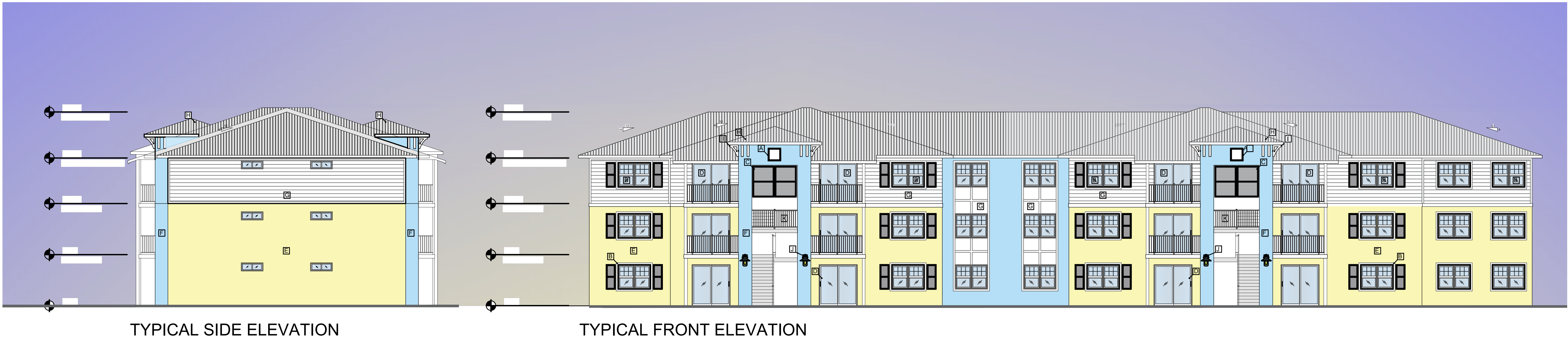
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DRAWING TITLE
CONCEPTUAL SITE PLAN
MIXED USE

DRAWING NUMBER
AS-102

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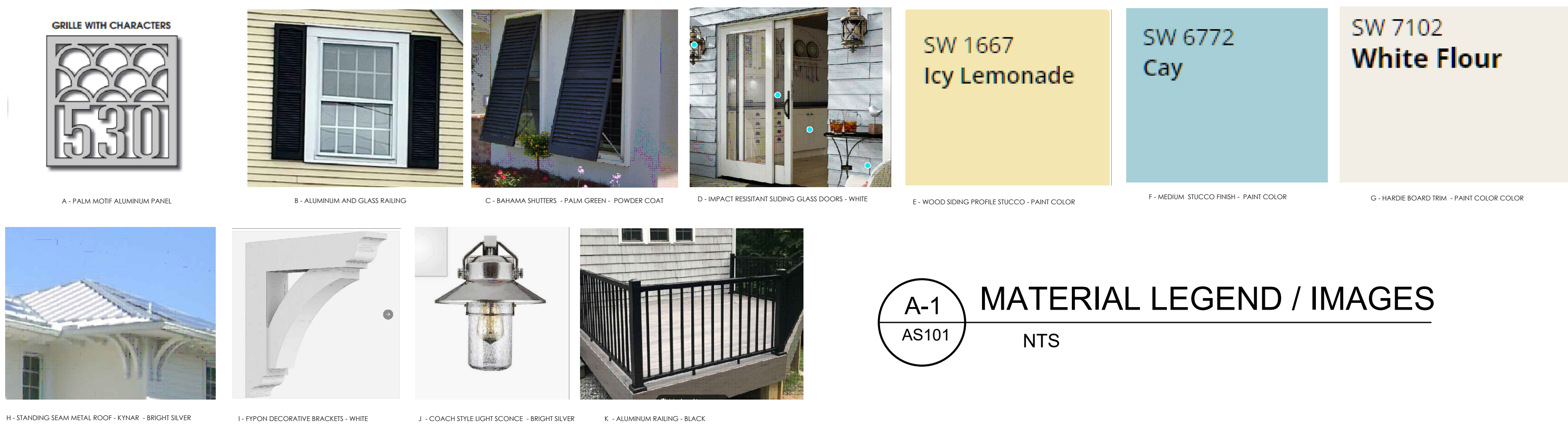
A-1
AS101
APARTMENT ELEVATIONS
 $\frac{1}{8}" = 1'-0"$



B-1
AS101
CLUBHOUSE ELEVATIONS
 $\frac{1}{8}" = 1'-0"$



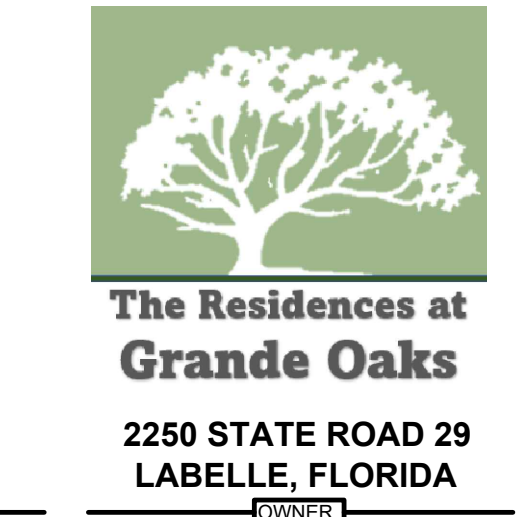
C-1
AS101
COMMUNITY SIGN INTENT
 $\frac{1}{8}" = 1'-0"$



A-1
AS101
MATERIAL LEGEND / IMAGES
NTS



BRIAN P. HERBERT, FL AR0015474
PROJECT



REVISIONS		
No.	Description	Date
1	REVISER PER CITY COMMENTS	10/19/24
2	REVISER PER CITY COMMENTS	7/10/25

PROJECT STATUS
CONSTRUCTION DOCUMENTS
PROGRESS ONLY
DATE

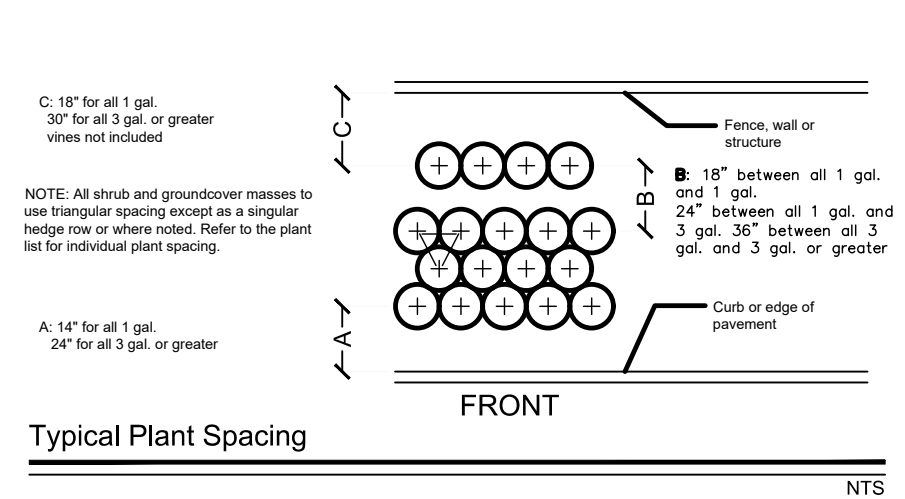
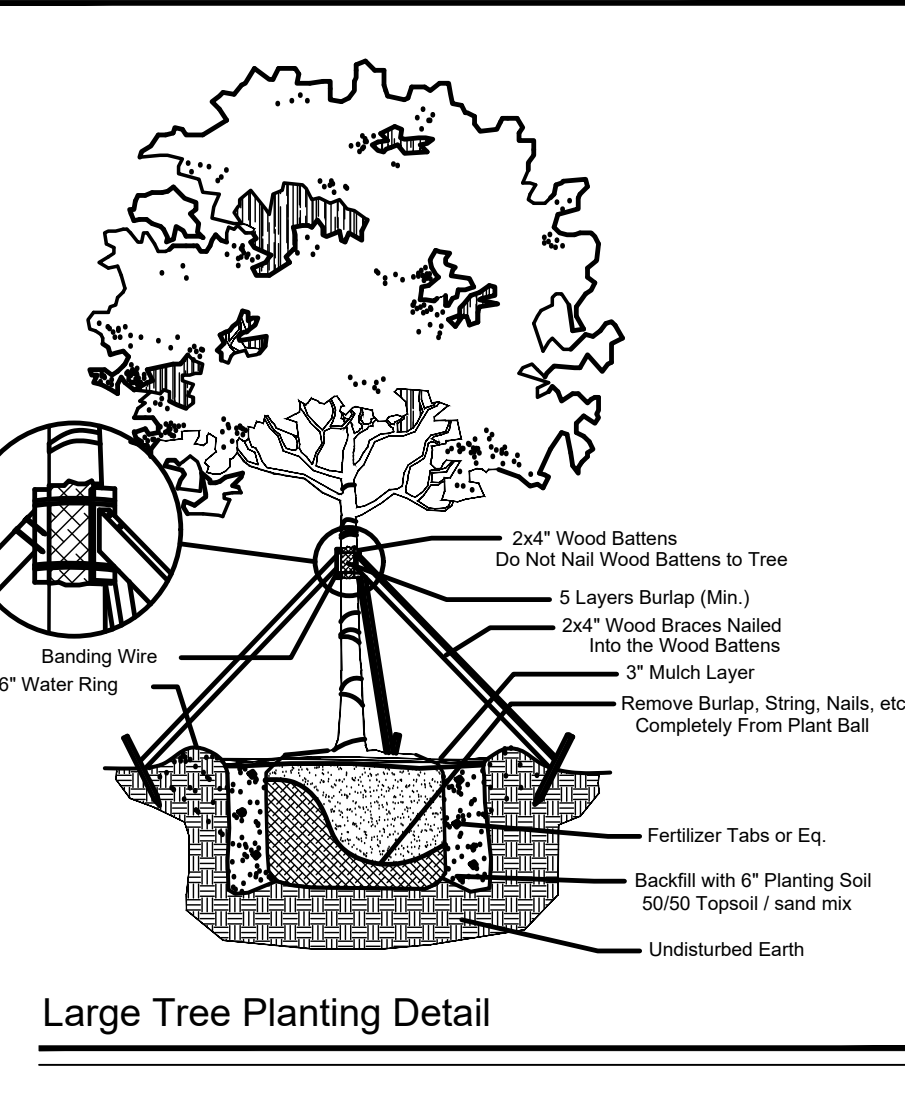
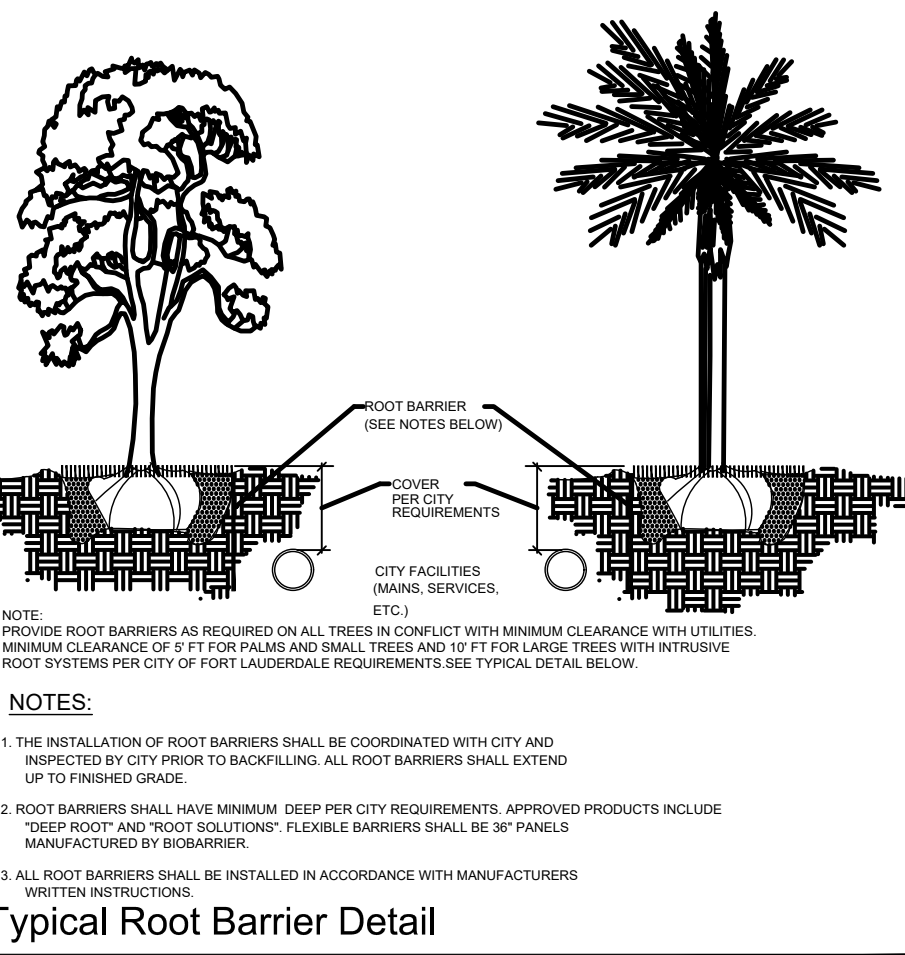
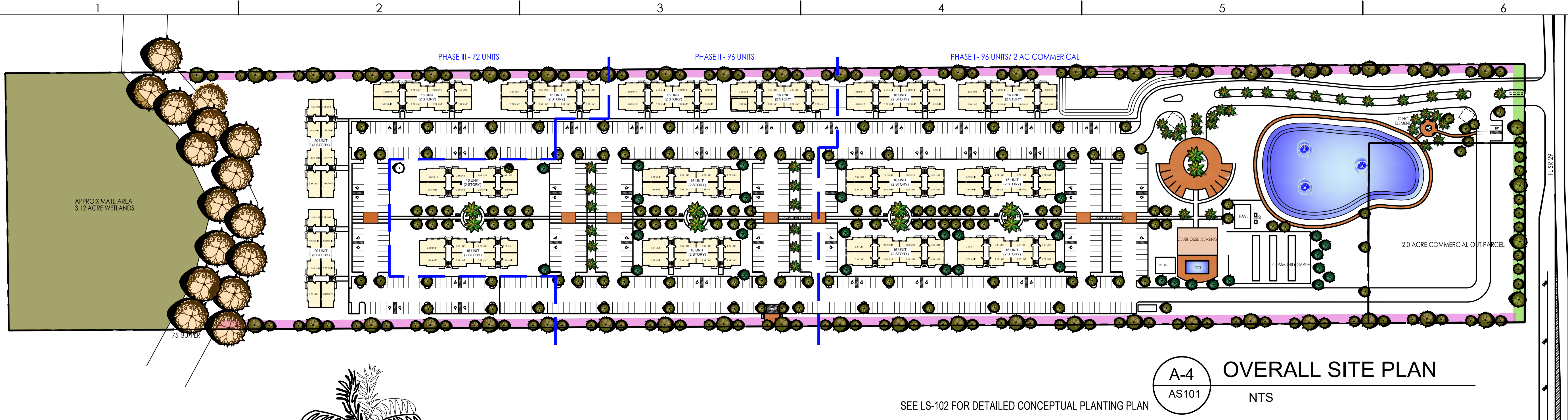
5/23/2022
PROJECT NUMBER
75-2022

SCALE
AS SHOWN

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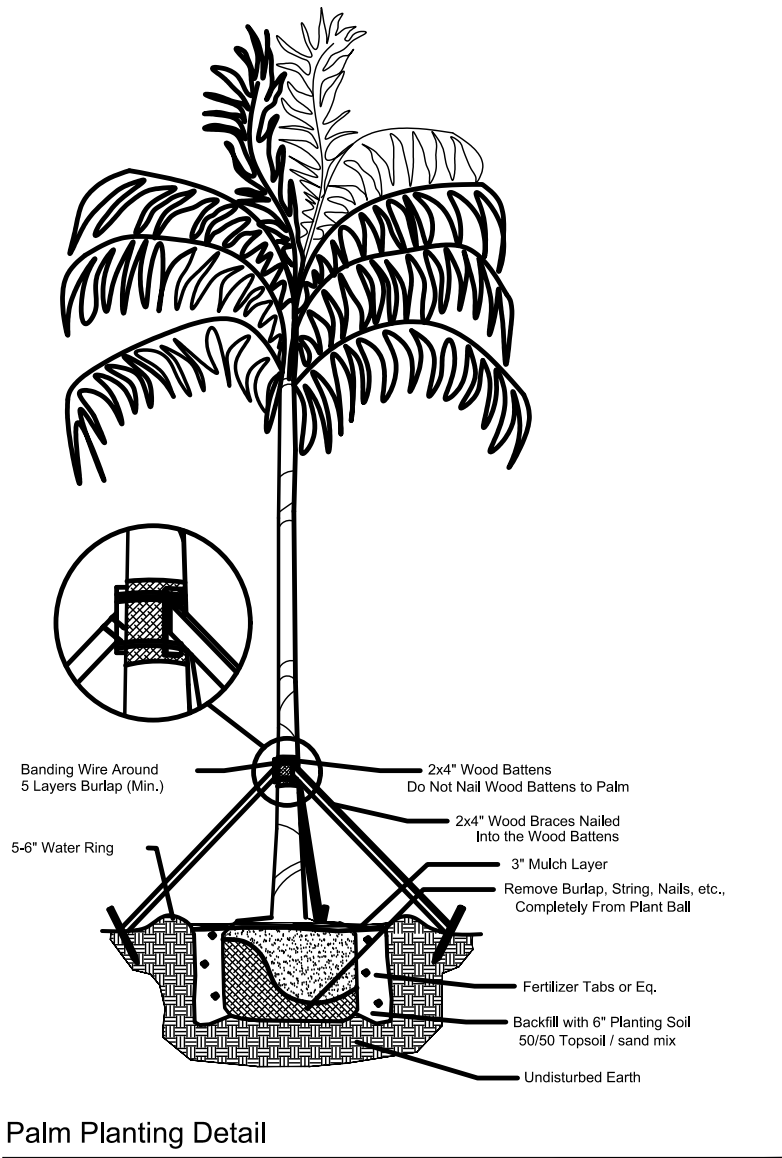
DRAWING TITLE
CONCEPTUAL SITE
PLAN
MIXED USE
DRAWING NUMBER

AS-201



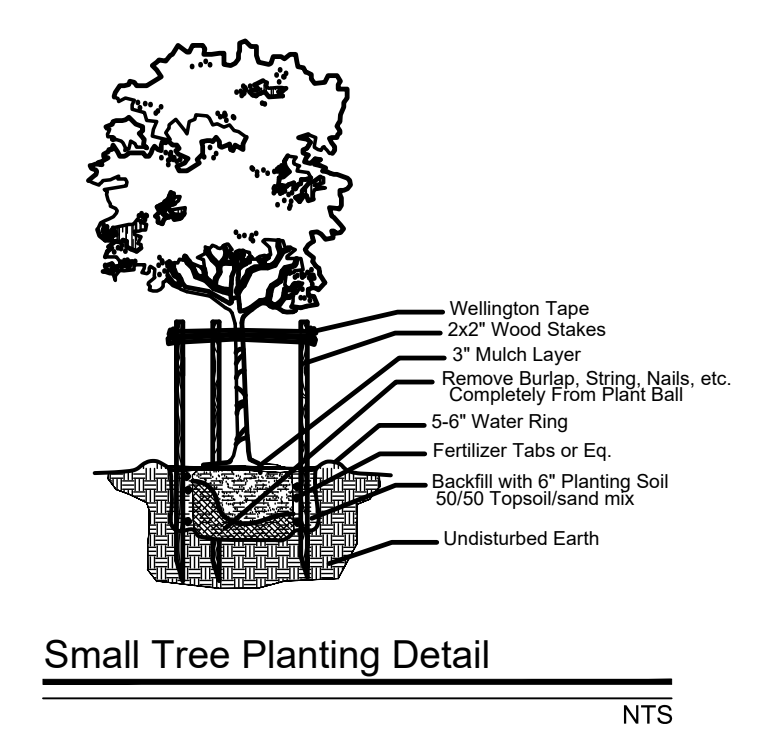
Typical Plant Spacing

NTS



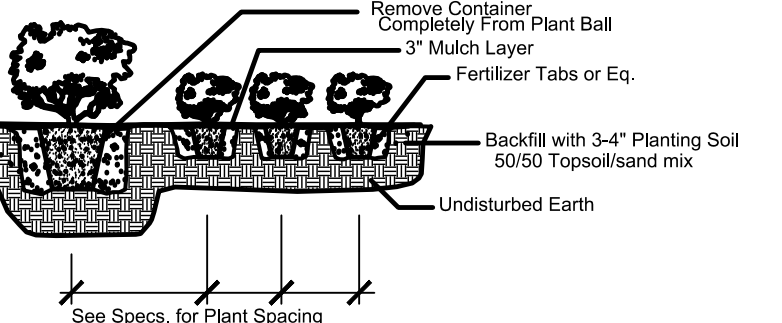
Palm Planting Detail

NTS



Small Tree Planting Detail

NTS



Shrub & Ground Cover Planting Detail

NTS

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

HYDROZONE NOTE: ONLY PLANTS WITH SIMILAR WATER REQUIREMENTS WILL BE PLACED WITHIN THE SAME IRRIGATION ZONE. THERE WILL BE THREE (3) SEPARATE HYDROZONES: TURF, MODERATE USE SHRUB, LOW USE SHRUB.

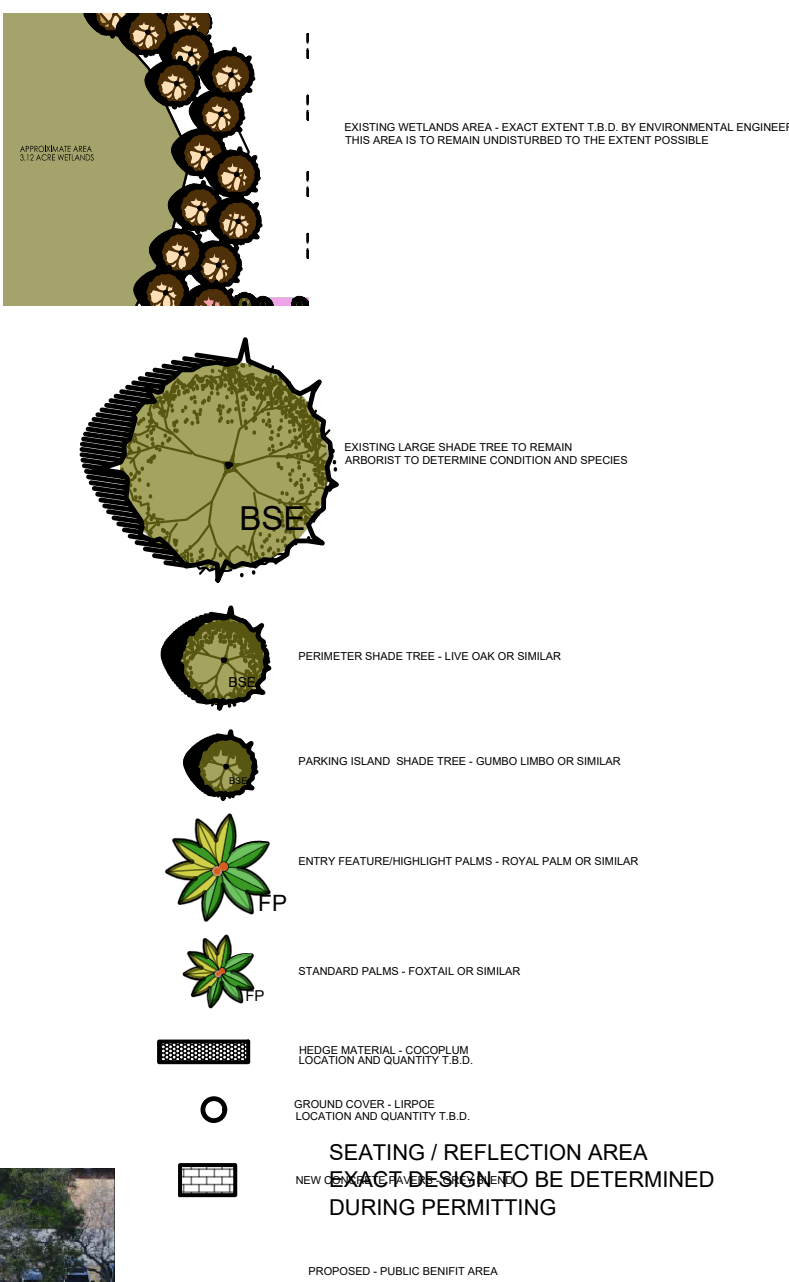
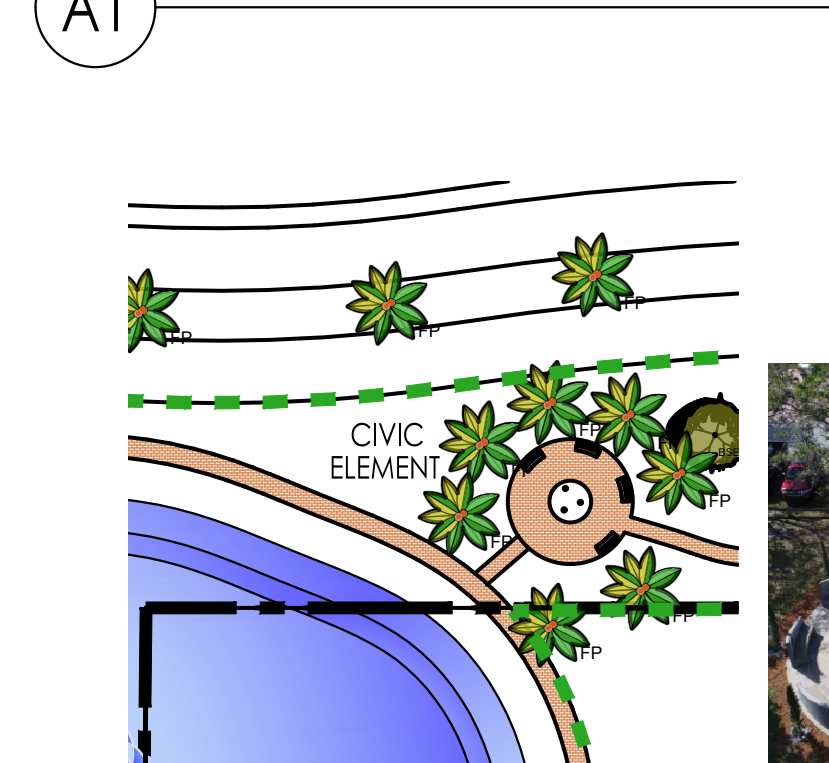
NOTES:

- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
- A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
- ALL SHADE AND MEDIUM TREES INSTALLED WITHIN 6' OF A PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM.
- NO TREES OR PALMS TO BE INSTALLED WITHIN 15' OF LIGHT POLES.

CONCEPTUAL LANDSCAPE PLAN NOTES:

The intent of this Conceptual Landscape Plan is to provide a general design intent for the project in regards to landscape amounts, quality and types for the Annexation and Rezoning process only. It is not intended to be a final design or planting plan and is therefore subject to change and shall be phased per development phasing. Ground cover and understory planting has not been shown due to conceptual nature.

A1 PARTIAL SITE PLAN - NORTH 1/2



BRIAN P. HERBERT FL AR0015474 PROJECT



2250 STATE ROAD 29 LABELLE, FLORIDA OWNER



REVISIONS		
No.	Description	Date
1	REVISED PER CITY COMMENTS	10/19/24
2	REVISED PER CITY COMMENTS	7/10/25

PROJECT STATUS: REZONING / ANNEXATION EXHIBIT DATE: 5/23/2023

PROJECT NUMBER: DNP-2023

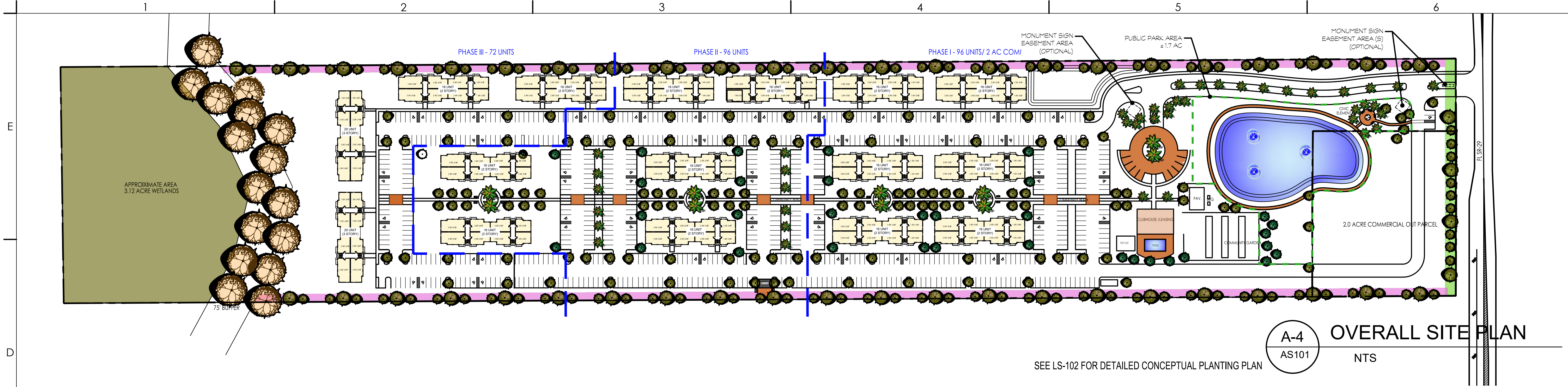
SCALE: AS SHOWN

DRAWN BY: DECO/H3D CHECKED BY: BPH

DRAWING TITLE: CONCEPTUAL LANDSCAPE PLAN

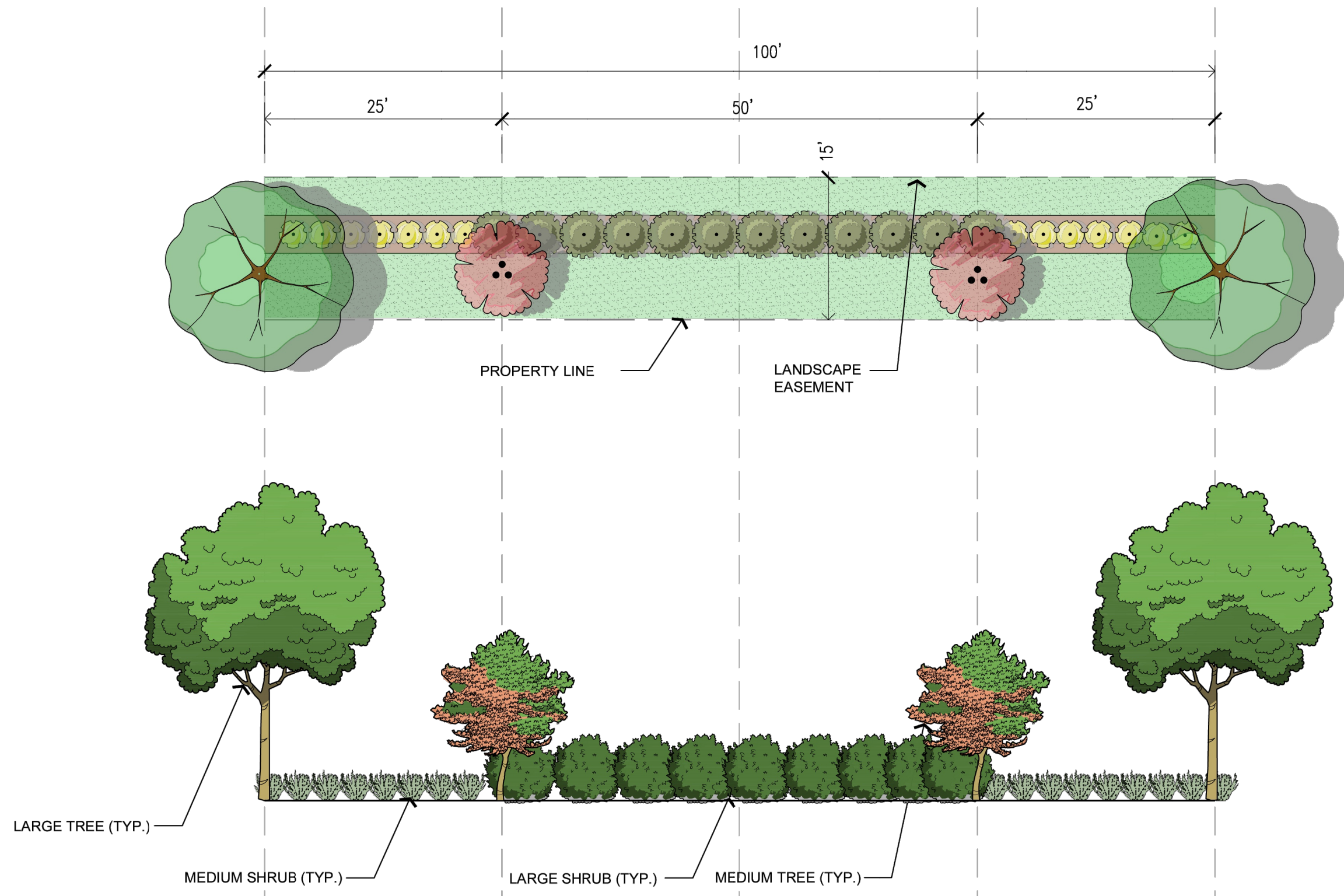
DRAWING NUMBER: LS-101

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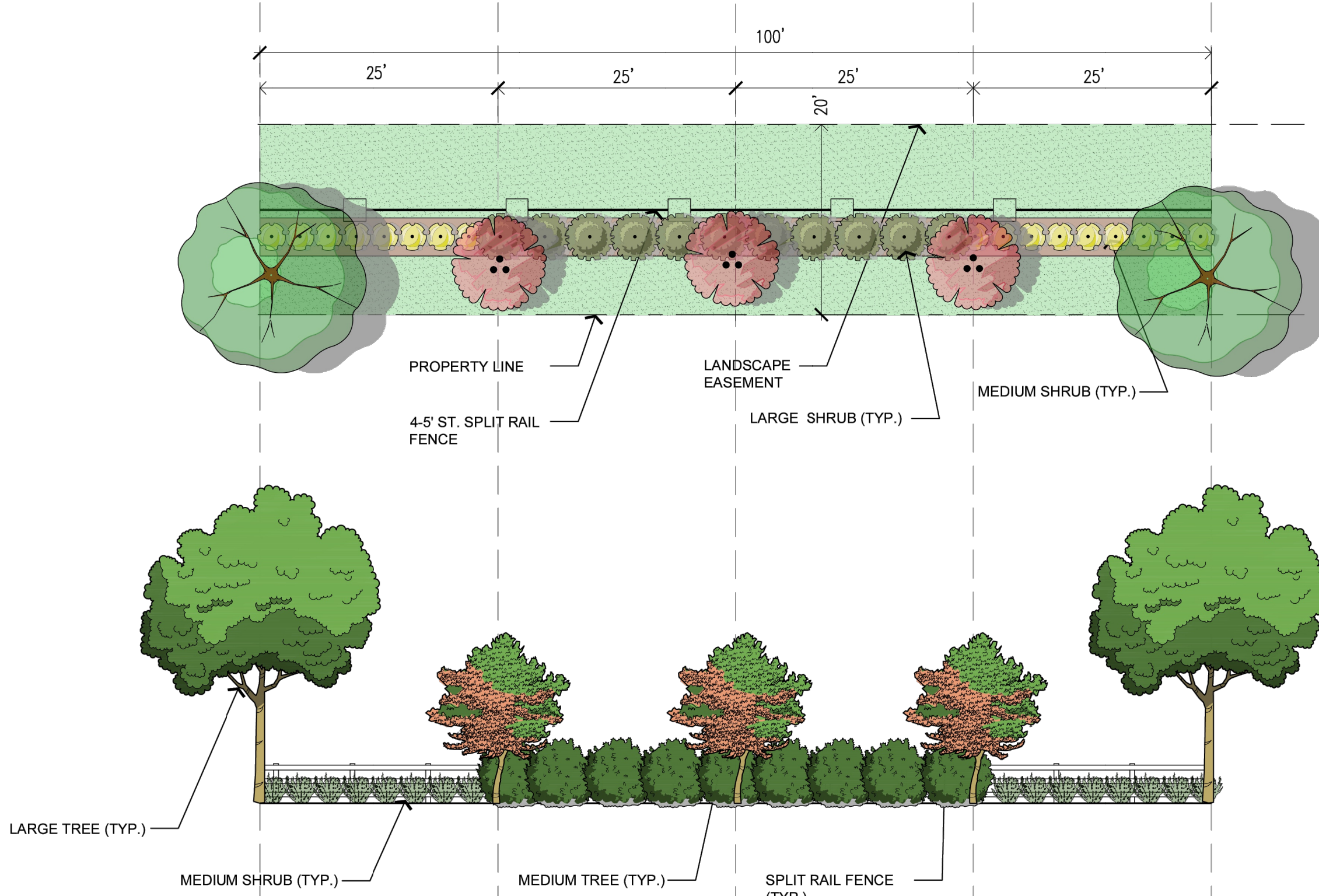
A-4 OVERALL SITE PLAN
AS101 NTS

100' BUFFER SECTIONS



NORTH/ SOUTH BUFFER
REQUIRED= NO BUFFER
PROPOSED BUFFER= BUFFER YARD TYPE 'B'-OPTION 2

BUFFER COLOR:
[Light Green Box]



EASTERN BUFFER
REQUIRED= 1 TREE PER 50'
PROPOSED BUFFER= 2 TREES PER 50'

BUFFER COLOR:
[Light Green Box]

GHA
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DAN-NICO PROPERTIES

REVISIONS		
No.	Description	Date
1	REVISED PER CITY COMMENTS	10/15/24
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PROJECT STATUS
REZONING / ANNEXATION
BUFFER EXHIBIT
DATE
5/23/2023
PROJECT NUMBER
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DRAWING TITLE
CONCEPTUAL
LANDSCAPE PLAN

DRAWING NUMBER
LS-102