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**CITY OF LABELLE
ORDINANCE 2023-12
BIRKLAND PLANNED UNIT DEVELOPMENT**

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AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING THE CITY OF LABELLE ZONING MAP FOR A 15.95+/-ACRE PROPERTY LOCATED IMMEDIATELY NORTH OF STATE ROAD 80, WEST OF E. FORT THOMPSON AVE; AMENDING THE ZONING DISTRICT SINGLE-FAMILY-LOW DENSITY (R1-A) TO THE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT; PROVIDING FOR IDENTIFICATION OF THE SUBJECT PROPERTY; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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WHEREAS, Birkland, LLC is the “Owner” of the real property located north of State Road 80 and west of E. Fort Thompson Ave, City of LaBelle, Florida, further described in Exhibit “A”, attached hereto;

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WHEREAS, the Owner, filed an application to rezone the subject property to Planned Unit Development to allow for the development options of a mixed-use development consistent with the City’s intent for the Outlying Mixed Use and Residential future land use categories; and

WHEREAS, after duly advertised public hearings held on June 8, 2023 before the LaBelle Local Planning Agency, and on March 14, 2024 and December 12, 2024 before the City Commission; and,

WHEREAS, the City Commission for the City of LaBelle has determined that the requested PUD rezoning is in compliance with the future land use designations of “Outlying Mixed Use” and “Residential” and approval of the PUD rezoning application will further the goals and objectives of the City of LaBelle Comprehensive Plan; and,

WHEREAS, the subject application and plans have been reviewed by City of LaBelle Planning Department in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of LaBelle, Florida:

Section 1. The forgoing recitals are true and correct and are incorporated herein by this reference.

Section 2. The above-mentioned Planned Unit Development (PUD) is hereby adopted, upon a finding that this is the most appropriate use of the property and this use will promote, protect and improve the health, safety, comfort, good order, appearance, convenience and general welfare of the public subject to the following conditions:

45 **BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF LABELLE,**
46 **FLORIDA, that:**
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- 48 1. The PUD Amendment request applied to the property is described in Exhibit ‘A’.
- 49 2. Allowable uses shall be limited to those listed in the Schedule of Uses, attached as Exhibit
50 ‘B’.
- 51 3. On-site consumption on premises or alcohol sales for off-site consumption (as a principal
52 or accessory use) requires a PUD amendment requiring public hearings.
- 53 4. Development Standards will conform to the Development Standards Table, attached as
54 Exhibit ‘C’.
- 55 5. All development must conform to the general design of the Master Concept Plan contained
56 in Exhibit ‘D’ and the requirements of the Land Development Code.
- 57 6. The maximum allowable unit count is 120 dwelling units.
- 58 7. The maximum allowable commercial square footage 20,000 square feet.
- 59 8. The maximum building height is 35 feet/2 stories.
- 60 9. Residential structures, including accessory and amenity structures, must be setback a
61 minimum of 205 feet from the northern property line and 224 feet from the Fort Thompson
62 Avenue right-of-way.
- 63 10. Commercial structures must be setback a minimum of 50 feet from the Fort Thompson
64 Avenue right-of-way.
- 65 11. A decorative, opaque wall or fence not less than 6 feet in height must be installed along
66 the Fort Thompson Avenue frontage, with all required plantings on the exterior of the
67 wall.
- 68 12. Development must connect to the City’s potable water and sanitary sewer system. A
69 demonstration of capacity will be required at the time of site construction permitting,
70 including demonstration of a hydrant system to provide adequate and continuous water
71 flow for firefighting purposes.
- 72 13. Site construction plans must demonstrate an internal sidewalk system to connect the
73 proposed buildings to on-site green space areas, parking, and to the external sidewalk
74 network.
- 75 14. The project will provide parking spaces in accordance with the Land Development Code
76 for both residential and non-residential uses, with the exception that the required off-street
77 parking for multiple-family dwellings shall be 1.5 spaces per unit per the LDC in effect
78 prior to May 4, 2023.
- 79 15. Access to SR 80 will require a permit from the Florida Department of Transportation and
80 this approval does not guarantee or grant access as shown on the MCP.
- 81 16. One (1) additional point of emergency-only unpaved, stabilized ingress/egress will be
82 required on either Ft. Thompson Avenue OR N. Cypress Street. Ingress will be permitted
83 for emergency service providers only.
- 84 17. A Master Signage Plan shall be provided in accordance with the Land Development Code
85 at the time of site construction permitting to ensure cohesive and consistent signage design
86 for both residential and non-residential components.
- 87 18. A consistent Old Florida architectural vernacular must be applied to all residential and
88 non-residential buildings. All commercial buildings shall adhere to the following design
89 standards:

- 90 a. Old Florida vernacular to be displayed through inclusion of elements including but
91 not limited to: front porches, covered corridors, walkways, pitched and/ or metal
92 roofs, shutters, and paneled siding.
- 93 b. Roof overhangs are required on all commercial buildings.
- 94 c. If flat roofs are used, they are to be enclosed from State Road 80 view by parapets,
95 mansards or a combination of the two.
- 96 d. Facade treatments are to be provided in accordance with LDC 4-91(b)(2).
- 97 e. Exterior building colors to be derived from earth tones with subtle hues of primary
98 building color.
- 99 f. Structures shall reflect similar architectural features such as style, materials, details,
100 and color.
- 101 19. All residential buildings shall adhere to the Old Florida vernacular architectural style
102 compatible with design standards identified for commercial buildings through inclusion
103 of a minimum of three (3) of the following elements: front porches, pitched and/ or metal
104 roofs, shutters, gabled rooflines, and paneled siding.
- 105 20. The developer/owner or their designee, which may include a property owners association
106 (POA) must maintain common areas, parking areas, and infrastructure within the project.
107 If a POA is established, documents must be provided to the City at the time of site
108 construction plan permitting.
- 109 21. 8 acres of open space must be provided within the project. A minimum of 1 acre of useable
110 open space must be provided for dedicated passive and active recreational space for
111 residents. These useable open space areas must be exclusive of perimeter buffers,
112 stormwater lakes/ponds, detentions areas.
- 113 22. Dumpsters, recycling facilities and service areas must be setback a minimum of 50 feet
114 from the PUD boundaries and screened via an opaque wall or fence.
- 115 23. A 25-foot-wide streetscape buffer must be provided along Fort Thompson Avenue and
116 SR 80 and must comply with the State Road 80 Overlay including a minimum of six (6)
117 trees per one hundred (100) linear feet and shrubs to form a hedge row installed at 36"
118 and maintained at 60".
- 119 24. Where native vegetation is proposed for preservation along perimeters of the project, and
120 plant materials meet or exceed a minimum of 10 trees per 100 linear feet and a minimum
121 of 20 feet in width, no perimeter buffer is required.
- 122 25. Internal to the site, vehicle use areas and commercial area abutting residential uses or
123 internal rights-of-way must provide a minimum buffer of 10 feet with 5 trees per 100
124 linear feet and a double hedgerow installed at 24" and maintained at 48".
- 125 26. This approval authorizes the removal of 1,978 inches of significant oak trees and the
126 preservation of 2,650 total inches of significant oak trees on-site. At the time of site
127 construction plan application, the developer must provide landscape plans demonstrating
128 the mitigation in accordance with the LDC for replacement of 1 inch of live oak tree for
129 each inch removed. All replacement trees must be replanted on-site.
- 130 27. The PUD Master Concept Plan will remain valid for not more than five (5) years from the
131 date of City Commission approval. Horizontal construction must commence within five
132 (5) years or the MCP will be deemed vacated. Upon such time a new PUD zoning approval
133 must be filed and approved by the City Commission. A one (1) time extension of two (2)
134 years may be submitted to the City prior to vacation of the MCP and approved

135 administratively. All other extensions require City Commission approval, except for any
136 tolling or extensions in accordance with State law.

137 28. The City is conducting a risk assessment and capital planning for adequate fire protection.
138 The project may be subject in the future to impact fees or capital assessments to address
139 the project impact.

140 29. In addition to applicable school impact fee payments required at the time of building
141 permit issuance, the developer must obtain a letter of school concurrency prior to issuance
142 of a site construction permit or enter into a proportionate fair share payment agreement
143 with the Hendry County School District to mitigate the project’s impacts.
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145 **Section 3. Conflict with other Ordinances.** The provisions of this article shall supersede any
146 provisions of existing ordinances in conflict herewith to the extent of said conflict.
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148 **Section 4. Severability.** In the event that any portion of this ordinance is for any reason held
149 invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a
150 separate, distinct and independent provision, and such holding shall not affect the validity of the
151 remaining portions of this ordinance.
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153 **Section 5. Effective Date.** This Ordinance shall become effective immediately upon its
154 adoption.
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157 **PASSED AND ADOPTED** in open session this ____ day _____, 2024.
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160 THE CITY OF LABELLE, FLORIDA
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163 By: _____
164 Julie C. Wilkins, Mayor
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166 Attest: _____
167 Tijauna Warner, Deputy City Clerk
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169 APPROVED AS TO FORM AND
170 LEGAL SUFFICIENCY:
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173 By: _____
174 Derek Rooney, City Attorney
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	Vote:	AYE	NAY
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182	Mayor Wilkins	_____	_____
183	Commissioner Vargas	_____	_____
184	Commissioner Ratica	_____	_____
185	Commissioner Akin	_____	_____
186	Commissioner Spratt	_____	_____
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**EXHIBIT A
LEGAL DESCRIPTION**

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A PARCEL OF LAND LYING AND BEING IN SECTION 4, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 104, OF GOODNO'S ADDITION TO LABELLE, AS RECORDED IN PLAT BOOK 3, AT PAGE 3, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING AND BEING IN HENDRY COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 28 MINUTES 16 SECONDS WEST, ALONG THE NORTH LINE OF SAID BLOCK 104, 30.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF FORT THOMPSON AVENUE; THENCE SOUTH 00 DEGREES 24 MINUTES 14 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE 522.99 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (O.R.B.) 643, AT PAGE (PG.) 143, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, SAID SOUTHEAST CORNER BEING THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE SOUTH 88 DEGREES 28 MINUTES 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LANDS, 170.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 14 SECONDS WEST, PARALLEL TO SAID WEST RIGHT-OF-WAY LINE, AND ALONG THE WEST LINE OF SAID LANDS, AND THE WEST LINE OF YEOMAN'S SUBDIVISION UNIT NO. 1, AS RECORDED IN PLAT BOOK 4, AT PAGE 90, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, 523.06 FEET TO THE NORTH LINE OF SAID BLOCK 104; THENCE SOUTH 88 DEGREES 28 MINUTES 16 SECONDS WEST, ALONG THE NORTH TINE OF SAID BLOCK 104, 218.9 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 104; THENCE SOUTH 00 DEGREES 19 MINUTES 14 SECONDS EAST, ALONG THE WEST LINE OF SAID BLOCK 104, 773.16 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 104 AND THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 80; THENCE NORTH 88 DEGREES 28 MINUTES 50 SECONDS EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 390.04 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 00 DEGREES 24 MINUTES 14 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 250.21 FEET TO THE POINT OF BEGINNING.

AND

BLOCKS 35 AND 36, OF LABELLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 47, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING AND BEING IN HENDRY COUNTY, FLORIDA, LESS THE NORTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY PURPOSES.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LANDS:

LOT 1

A PARCEL IN SECTION 4, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA, BEING A PART OF BLOCK 36, GOODNO'S SUBDIVISION OF LABELLE AS RECORDED IN PLAT BOOK 1, PAGE 47, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

234 BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID BLOCK 36 AND THE
235 SOUTH RIGHT OF WAY LINE OF OKLAHOMA AVENUE, THENCE: SOUTH 88°30'14"
236 WEST, 263.56 FEET ALONG SAID SOUTH RIGHT OF WAY LINE OF OKLAHOMA
237 AVENUE TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°19'44" EAST, 165.03
238 FEET TO A LINE 165 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT OF
239 WAY LINE OF OKLAHOMA AVENUE; THENCE SOUTH 88°30'14" WEST, 131.64 FEET,
240 ALONG SAID PARALLEL LINE; THENCE NORTH 00°22'27" WEST 165.03 FEET ALONG
241 THE EASTERLY RIGHT OF WAY LINE OF CYPRESS STREET (NOT OPEN); THENCE
242 NORTH 88°30'14" EAST, 131.77 FEET, ALONG SAID SOUTH RIGHT OF WAY LINE OF
243 OKLAHOMA AVENUE TO THE TRUE POINT OF BEGINNING. THE SAME PARCEL
244 BEING DESCRIBED IN O.R. BOOK 704, PAGE 1438, PUBLIC RECORDS, HENDRY
245 COUNTY, FLORIDA.

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247 AND

248 LESS: LOT 6

249 COMMENCING AT THE INTERSECTION OF THE EAST LINE OF BLOCK 36 OF
250 GOODNO'S SUBDIVISION AND THE SOUTH RIGHT-OF-WAY LINE OF OKLAHOMA
251 AVENUE THENCE NORTH 88 DEGREES, 30 MINUTES, 14 SECONDS EAST, 263.56 FEET
252 ALONG THE SOUTH RIGHT OF WAY LINE OF OKLAHOMA AVENUE TO THE TRUE
253 POINT OF BEGINNING, THENCE CONTINUE NORTH 88 DEGREES 30 MINUTES 14
254 SECONDS EAST, 131.87 FEET TO THE WEST LINE OF BLOCK 104 OF SAID GOODNO'S
255 SUBDIVISION, THENCE; SOUTH 00 DEGREES 19 MINUTES 14 SECONDS EAST 165.03
256 FEET ALONG SAID WEST LINE TO A LINE 165 FEET SOUTH OF AND PARALLEL WITH
257 SAID SOUTH RIGHT OF WAY LINE OF OKLAHOMA AVENUE, THENCE; SOUTH 88
258 DEGREES 30 MINUTES 14 SECONDS WEST 131.84 FEET ALONG SAID PARALLEL LINE,
259 THENCE; N 00 DEGREES 19 MINUTES 44 SECONDS WEST 165.03 FEET TO THE TRUE
260 POINT OF BEGINNING. THE SAME PARCEL BEING DESCRIBED IN O.R. BOOK 709,
261 PAGE 1462, PUBLIC RECORDS, HENDRY COUNTY, FLORIDA.

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263 AND

264 LESS: LOT 2

265 A PARCEL IN SECTION 4, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY,
266 FLORIDA, BEING A PART OF BLOCK 36, GOODNO'S SUBDIVISION OF LABELLE AS
267 RECORDED IN PLAT BOOK 1, PAGE 47 OF THE PUBLIC RECORDS OF LEE COUNTY,
268 FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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270 BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID BLOCK 36 AND THE
271 SOUTH RIGHT OF WAY LINE OF OKLAHOMA AVENUE, THENCE: SOUTH 88°30'14"
272 WEST, 131.78 FEET. ALONG SAID SOUTH RIGHT OF WAY LINE OF OKLAHOMA
273 AVENUE TO THE TRUE POINT OF BEGINNING, THENCE; SOUTH 00°19'44" EAST, 165.03
274 FEET, TO A LINE 165 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT OF
275 WAY LINE OF OKLAHOMA AVENUE, THENCE; SOUTH 88°30'14" WEST, 131.78 FEET
276 ALONG SAID PARALLEL LINE, THENCE; NORTH 00°19'44" WEST 165.03 FEET,
277 THENCE; NORTH 88°30'14" EAST 131.77 FEET. ALONG SAID SOUTH RIGHT OF WAY

278 LINE TO THE TRUE POINT OF BEGINNING. BEING THE SAME LANDS AS DESCRIBED
279 IN O.R. BOOK 707, PAGE 1814, PUBLIC RECORDS, HENDRY COUNTY, FLORIDA.

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281 AND

282 LESS: LOT 3

283 A PARCEL IN SECTION 4, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY,
284 FLORIDA, BEING A PART OF BLOCK 36, GOODNO'S SUBDIVISION OF LABELLE AS
285 RECORDED IN PLAT BOOK 1, PAGE 47 OF THE PUBLIC RECORDS OF LEE COUNTY,
286 FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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288 BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID BLOCK 36 AND THE
289 SOUTH RIGHT OF WAY LINE OF OKLAHOMA AVENUE, THENCE; SOUTH 00°19'44"
290 EAST, 165.03 FEET, ALONG SAID EAST LINE OF BLOCK 36 TO A LINE 165 FEET SOUTH
291 OF AND PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE OF OKLAHOMA
292 AVENUE, THENCE; SOUTH 88°30'14" WEST, 131.78 FEET, ALONG SAID PARALLEL
293 LINE, THENCE; NORTH 00°19'44" WEST, 165.03 FEET, THENCE; NORTH 88°30'14" EAST,
294 131.78 FEET, ALONG SAID SOUTH RIGHT OF WAY LINE TO THE TRUE POINT OF
295 BEGINNING. BEING THE SAME LANDS DESCRIBED IN O.R. BOOK 726, PAGE 158,
296 PUBLIC RECORDS, HENDRY COUNTY, FLORIDA.

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298 AND

299 LESS: LOT 4

300 A PARCEL IN SECTION 4, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY,
301 FLORIDA, BEING A PART OF BLOCK 36, GOODNO'S SUBDIVISION OF LABELLE AS
302 RECORDED IN PLAT BOOK 1, PAGE 47 OF THE PUBLIC RECORDS OF LEE COUNTY,
303 FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE
304 INTERSECTION OF THE EAST LINE OF SAID BLOCK 36, GOODNO'S SUBDIVISION
305 AND THE SOUTH RIGHT OF WAY LINE OF OKLAHOMA AVENUE, THENCE: NORTH
306 88 DEGREES 30'14" EAST, 131.78 FEET; ALONG SAID SOUTH RIGHT OF WAY LINE OF
307 OKLAHOMA AVENUE, THENCE; SOUTH 00 DEGREES 19'44" EAST, 165.03 FEET TO A
308 LINE 165 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE
309 OF OKLAHOMA AVENUE, THENCE; SOUTH 88 DEGREES 30'14" WEST 131.78 FEET
310 ALONG SAID PARALLEL LINE, THENCE; NORTH 00'19'44" WEST 165.03 FEET TO THE
311 POINT OF BEGINNING. BEING THE SAME LANDS DESCRIBED IN O.R. BOOK 747,
312 PAGE 525, PUBLIC RECORDS, HENDRY COUNTY, FLORIDA.

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314 CONTAINING A COMPUTED AREA OF 15.95 ACRES MORE OR LESS.

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**EXHIBIT B
SCHEDULE OF USES**

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Residential

- Administrative Offices
- Accessory Uses and Structures
- City of LaBelle Essential Public Utility Stations
- Excavation, Water Retention
- Fences, Walls
- Dwellings, Multi-Family
- Parking Lot
- Public/Quasi-Public Utilities
- Recreational Facilities (private)
- Signs (in accordance with Appendix B, Section 4-81)

Commercial

- Accessory Uses and Structures
- Business Services
- City of LaBelle Utilities
- Clubs/Lodges
- Cultural institutions
- Financial Institutions
- Health Care Facilities
- Government Offices
- Medical Offices
- Professional Offices
- Personal Services
- Pharmacies
- Retail Sales
- Restaurants (on-site or off-site consumption of alcohol requires a PUD Amendment requiring public hearings)

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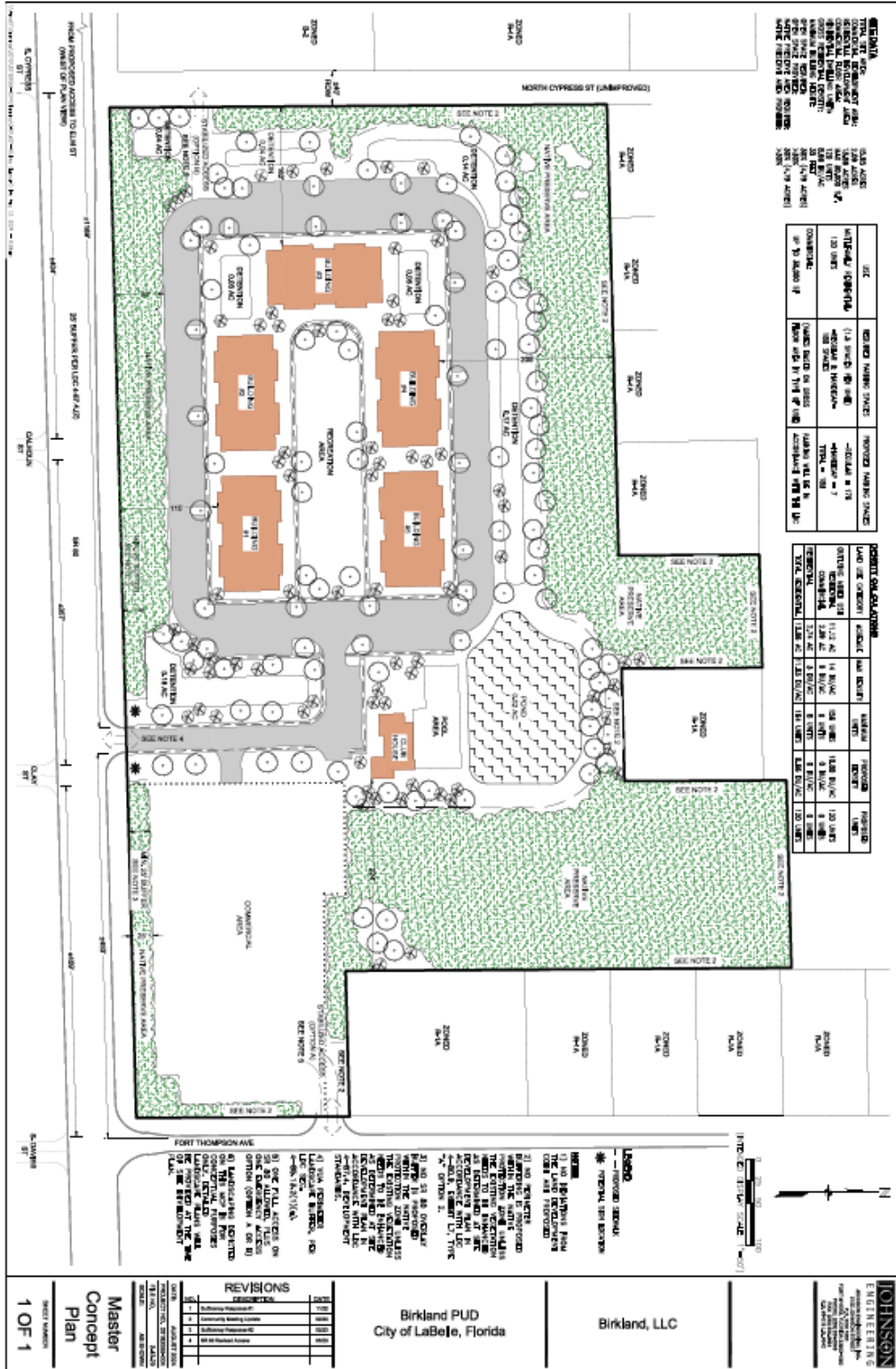
EXHIBIT C
SITE DEVELOPMENT REGULATIONS

	Commercial	Multi-Family
Min. Lot Area	20,000 SF	N/A
Min. Lot Width	100'	100'
Min. Lot Depth	100'	100'
Max Lot Coverage	40%	40%
Max Number of Habitable Floors	2 stories/35 feet	2 stories/35 feet
Minimum Setbacks ^(1, 2 & 3) :		
Front (External ROW)	50'	25'
Front (Internal ROW)	20'	20'
Side	40'	15'
Rear	40'	20'
Building Separation	40'	½ BH

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1. Except that this may be reduced to 30 ft where buffered from the ROW by native preserve area from SR 80 only. See Note 3 for setbacks from Fort Thompson Avenue.
2. Minimum setback from northern property line for principal and accessory structures is 205 feet.
3. Minimum setback from Fort Thompson Avenue for residential principal and accessory structures is 224 feet, and 50 feet from commercial structures.

EXHIBIT D - MASTER CONCEPT PLAN



GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND THE FLORIDA ELECTRICAL CODE.
 2. THE DESIGNER HAS CONDUCTED VISUAL AND PHOTOGRAPHIC SURVEYS OF THE SITE AND ADJACENT AREAS.
 3. THE DESIGNER HAS CONDUCTED VISUAL AND PHOTOGRAPHIC SURVEYS OF THE SITE AND ADJACENT AREAS.
 4. THE DESIGNER HAS CONDUCTED VISUAL AND PHOTOGRAPHIC SURVEYS OF THE SITE AND ADJACENT AREAS.
 5. THE DESIGNER HAS CONDUCTED VISUAL AND PHOTOGRAPHIC SURVEYS OF THE SITE AND ADJACENT AREAS.

ITEM	DESCRIPTION	REVISIONS
1	REVISION 1	DATE
2	REVISION 2	DATE
3	REVISION 3	DATE
4	REVISION 4	DATE
5	REVISION 5	DATE

ITEM	DESCRIPTION	REVISIONS
1	REVISION 1	DATE
2	REVISION 2	DATE
3	REVISION 3	DATE
4	REVISION 4	DATE
5	REVISION 5	DATE

LEGEND:
 - PROPOSED DRIVEWAY
 - EXISTING DRIVEWAY
 - EXISTING SIDEWALK
 - EXISTING CURB
 - EXISTING PAVEMENT
 - EXISTING ASPHALT
 - EXISTING CONCRETE
 - EXISTING GRAVEL
 - EXISTING SAND
 - EXISTING SOIL
 - EXISTING VEGETATION
 - EXISTING TREES
 - EXISTING SHRUBS
 - EXISTING FENCES
 - EXISTING UTILITIES
 - EXISTING STRUCTURES
 - EXISTING ROADS

NO.	DATE	DESCRIPTION
1	10/15/2023	ISSUED FOR PERMIT
2	11/01/2023	REVISION 1
3	11/15/2023	REVISION 2
4	12/01/2023	REVISION 3
5	12/15/2023	REVISION 4
6	01/01/2024	REVISION 5

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2023	ISSUED FOR PERMIT
2	11/01/2023	REVISION 1
3	11/15/2023	REVISION 2
4	12/01/2023	REVISION 3
5	12/15/2023	REVISION 4
6	01/01/2024	REVISION 5

Master Concept Plan
 1 OF 1

Birkland PUD
 City of LaBelle, Florida

Birkland, LLC

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 LA BELLE, FL 33905
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