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PLANT WORLD  
CITY OF LABELLE ANNEXATION APPLICATION

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**CITY OF LABELLE  
VOLUNTARY ANNEXATION  
AGREEMENT PETITION**

1. Submittal review conference  
Date \_\_\_\_\_ CC \_\_\_\_\_
2. Legal Department:  
Date \_\_\_\_\_ Atty \_\_\_\_\_
3. Planner Review  
Date \_\_\_\_\_ Plnr \_\_\_\_\_
4. Legal Department:  
Date \_\_\_\_\_ Atty \_\_\_\_\_

Date Received \_\_\_\_\_

File Number: ARV-200 - \_\_\_\_\_

Date Adopted: \_\_\_\_\_

**Petitioner:** Alico Inc. (represented by Mitch Hutchcraft)

Address: 10070 Daniels Interstate Court, Suite 200, Fort Myers, FL 33913

Telephone #: 239-405-1694 Fax #: \_\_\_\_\_ E-mail: mhutchcraft@alicoinc.com

**Agent for Petitioner:** Dan Delisi

Address: P.O. Box. 8065, West Palm Beach, FL 33407

Telephone #: 239-913-7159 Fax #: \_\_\_\_\_ E-mail: dan@delisi-inc.com

**Owner of Property:** Alico Inc.

Address: 10070 Daniels Interstate Court, Suite 200, Fort Myers, FL 33913

Telephone #: 239-226-2030 Fax #: \_\_\_\_\_ E-mail: jkiernan@alicoinc.com

Address/Location of Subject Property W SR 80, Labelle, Florida 33935

Folio Number of Subject Property 1 29 43 18 A00 0013.0000, 1 29 43 18 A00 0018.0000, and 2 29 43 18 A00 0020.0000

Legal Description of Property Involved See Attached, Exhibit A.

Lot Size 83.08 Acres Existing Use of Property Vacant/Agriculture

Existing Structures on Property (Include Height and Square Feet) Vacant

Existing Zoning A-2 (Hendry County) and AG (LaBelle)

Existing Comprehensive Plan Designation Multi-Use (Hendry County) and Residential (LaBelle)

Uses Proposed Residential with Ancillary Recreation and Community Facilities

Proposed Number of Dwelling Units and/or Commercial Square Footage 330 DU

Not to Exceed

Maximum Building Heights 2 Stories/24'

Total Acreage/Square Footage of Subject Property 83.08 Acres (See Survey, Attached)



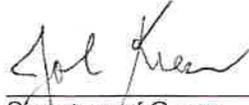
Signature of Petitioner

Mitchel A. Hutchcraft for Alico Inc.

Print or type name of person signing above

11/24/2025

Date



Signature of Owner

John Kiernan, President and CEO, Alico

Print or type name of person signing above

11/24/25

Date

Signature of Equitable Owner (if applicable)

Print or type name of person signing above

Date

**NOTE: IF THE PETITIONER WISHES TO BE REPRESENTED BY AN AGENT, THE POWER OF ATTORNEY ON THE FOLLOWING PAGE MUST BE PROPERLY EXECUTED. IF DRAWINGS PREPARED BY AN ARCHITECTURAL, ENGINEERING OR OTHER FIRM ARE SUBMITTED, THE FIRM MUST EXECUTE THE ATTACHED PERMISSION TO REPRODUCE.**

AFFIDAVIT

I, John Kiernan, President and CEO Alico certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief.

KNOW ALL MEN THAT I, John Kiernan, do hereby constitute and appoint Dan Delisi my true and lawful attorney, to execute the foregoing instrument in my name, place and stead this 24<sup>th</sup> day of NOVEMBER, 2025.

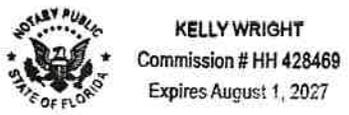
John Kiernan Date: 11/24/25  
Signature of owner or authorized agent

John Kiernan  
Print or type name of person signing above

Alico Incorporated  
Name of owner/agent entity if a corporation, L.L.C., partnership, or trust  
President and CEO  
Representative capacity of person signing Affidavit:  
President of Vice President of Corporation  
Managing Member of L.L.C.  
General Partner  
Trustee

STATE OF FLORIDA )  
COUNTY OF LEE )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of NOVEMBER, 2025, by JOHN KIERMAN who is personally known to me or ~~who has produced~~ as identification and who did not take an oath.



Kelly Wright  
Notary Public  
Kelly Wright  
Print or type name  
My Commission Expires: August 1, 2027

KNOW ALL MEN THAT I, \_\_\_\_\_, \_\_\_\_\_ (Title), of the firm of \_\_\_\_\_, do hereby grant the City of LaBelle permission to reproduce all or a portion of all plans, drawings, etc., submitted in connection with the foregoing petition.

\_\_\_\_\_  
Signature  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_ who is personally known to me or who has produced as identification and who did not take an oath.

\_\_\_\_\_  
Notary Public  
Print or type name  
My Commission Expires: \_\_\_\_\_

**CONFIRMATION OF OWNERSHIP BY OWNER; AND  
AUTHORIZATION FOR AGENT OR PETITIONER (WHEN A DIFFERENT ENTITY)**

The undersigned to hereby swear or affirm that they are the fee simple title holders and owners of the record of property commonly known as Alico Plant World  
And legally described in Exhibit A attached hereto.

The property described herein is the subject of a Voluntary Annexation application. We hereby designate Dan Delisi as the legal representative of the property in the course of seeking approval of this application. This representative will remain the only entity to authorize development activity until such time as anew or amended authorization is delivered to the City.

[Signature]  
Owner Signature

John Kiernan  
Printed Name

Alico Incorporated  
Name of owner entity if a corporation, L.L.C., partnership, trust

President and CEO  
Representative capacity of person signing: President or Vice  
President of Corporation, Managing Member of L.L.C., General  
Partner, Trustee

10070 Daniels Interstate Court, Suite 200, Fort Myers, FL 33913  
Address of Owner

**STATE OF FLORIDA )**  
COUNTY OF Lee )

Sworn to (or affirmed) and subscribed before me this 24<sup>th</sup> day of NOVEMBER, 2025, by JOHN KIERNAN  
( ) capacity if applicable who is personally known to me or produced as identification.



**KELLY WRIGHT**  
Commission # HH 428469  
Expires August 1, 2027

[Signature]  
Notary Public  
Notary Public – State of Florida  
My commission expires August 1, 2027

Kelly Wright  
Name typed, stamped or printed

**TITLE COMMITMENT INFORMATION**

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMMITMENT FILE NO. 22072528 JP3, WITH AN EFFECTIVE DATE OF JANUARY 31, 2024 AT 8:00AM.

**LEGAL DESCRIPTION**

THE LAND IS DESCRIBED AS FOLLOWS:  
 PARCEL 1: THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA; LESS & EXCEPT BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 RUN EAST 420 FEET; THENCE SOUTH 833 FEET; THENCE WEST 420 FEET; THENCE NORTH TO THE POINT OF BEGINNING.  
 PARCEL 2: NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA.  
 PARCEL 3: THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA.  
 PARCEL 4: TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN WHY ME LORD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND LABELLE PLANT WORLD, INC., A FLORIDA CORPORATION, RECORDED NOVEMBER 9, 2023 IN OFFICIAL RECORDS BOOK 1064, PAGE 649, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.

**NOTES CORRESPONDING TO SCHEDULE B**

- 11 - TERMS AND CONDITIONS OF THAT CERTAIN RIGHT OF FIRST REFUSAL FOR PURCHASE OF REAL PROPERTY BY AND BETWEEN ALICO-AGRI, LTD., A FLORIDA LIMITED PARTNERSHIP, AND LABELLE PLANT WORLD, INC., RECORDED SEPTEMBER 17, 2004 IN OFFICIAL RECORDS BOOK 682, PAGE 1097, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2) (AFFECTS, PLOTTED AND SHOWN)
- 12 - EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED JUNE 22, 1973 IN OFFICIAL RECORDS BOOK 166, PAGE 409, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA. (AS TO PARCEL 4) (AFFECTS PARCELS 3 & 4, PLOTTED AS SHOWN)
- 13 - TERMS AND CONDITIONS OF THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN WHY ME LORD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND LABELLE PLANT WORLD, INC., A FLORIDA CORPORATION, RECORDED NOVEMBER 9, 2023 IN OFFICIAL RECORDS BOOK 1064, PAGE 649, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA. (AS TO PARCEL 4) (AFFECTS, PLOTTED AS SHOWN)
- 14 - TERMS AND CONDITIONS OF THAT CERTAIN HENDRY COUNTY ENGINEERING DEPARTMENT RIGHT-OF-WAY USAGE PERMIT, ALONG WITH ATTACHMENTS THERETO, GIVEN TO LABELLE PLANT WORLD, INC., AND THEIR SUCCESSORS-IN-INTEREST, DATED OCTOBER 24, 2023, AS REVISED ON NOVEMBER 1, 2023, AND RECORDED FEBRUARY 7, 2024 IN OFFICIAL RECORDS BOOK 1069, PAGE 1480, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA. (AFFECTS, APPROXIMATE LOCATION SHOWN)

**LEGEND**

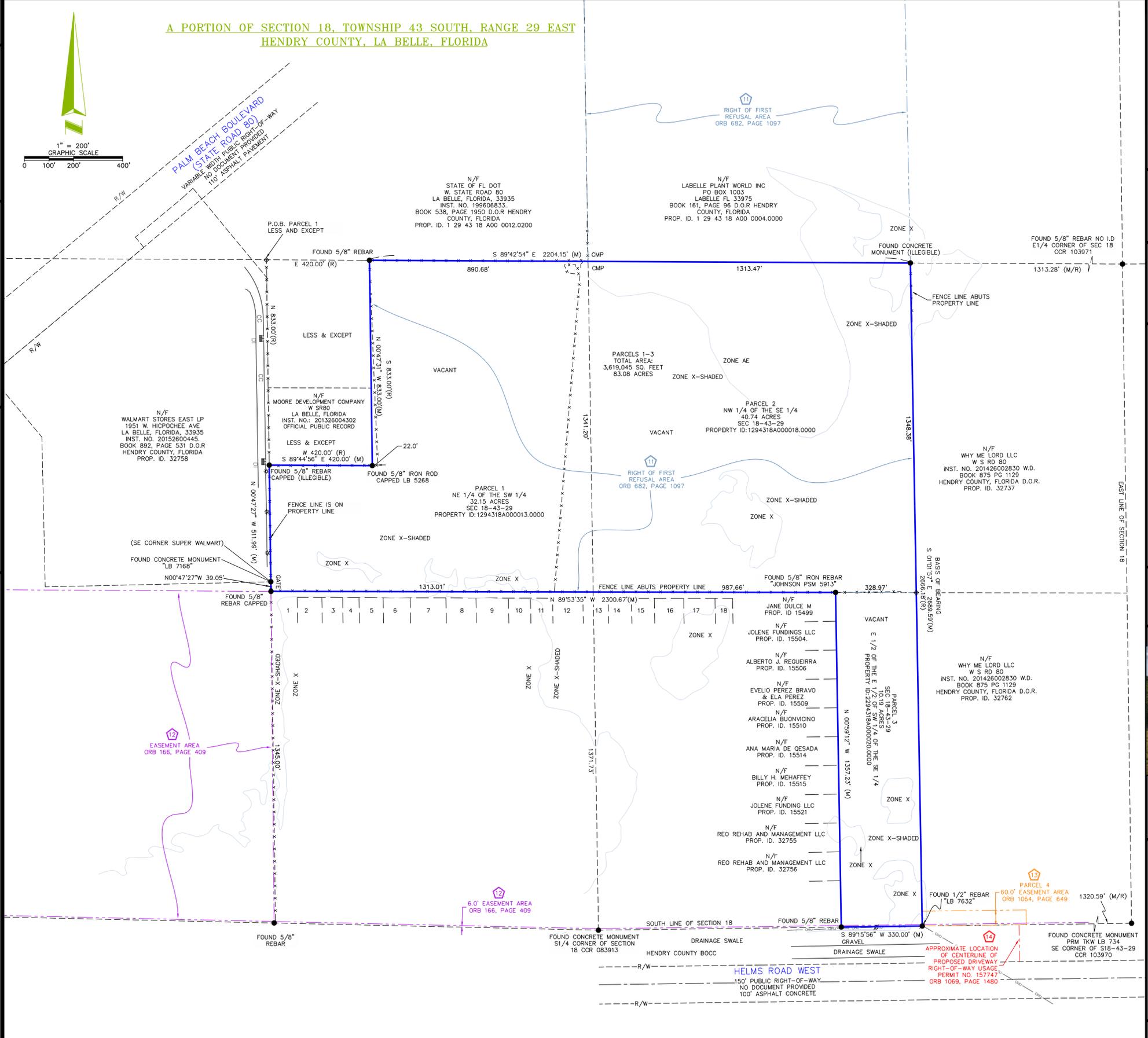
* LIGHT POLE	DI DRAINAGE INLET
Ø UTILITY POLE	R/W RIGHT OF WAY
R/W RIGHT OF WAY	N/F NOW OR FORMERLY
● FOUND MONUMENT (AS NOTED)	(R) RECORD DIMENSION
⊕ COMPUTED POINT	(M) MEASURED/CALCULATED DIMENSION
SQ.FT. SQUARE FEET	D.O.R. DEED OF RECORDS
D.P.R. OFFICIAL PUBLIC RECORDS	--- CENTERLINE
CCR CERTIFIED CORNER RECORD	--- OVERHEAD UTILITY LINE
P.O.B. POINT OF BEGINNING	- - - CHAINLINK FENCE
CMP CORRUGATED METAL PIPE	--- BOUNDARY LINE
	- - - EASEMENT LINE

**ADJOINER TABLE**

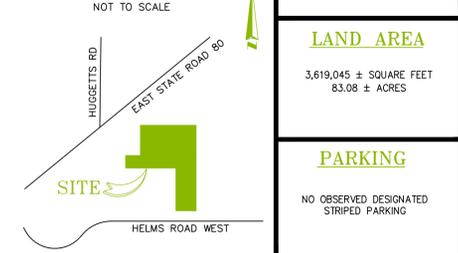
1	N/F LABELLE PLANT WORLD INC. PROP. ID 15363
2	N/F HENRY VICTORIA V PROP. ID 15362
3	N/F TOPA PROPERTIES INC. PROP. ID 15361
4	N/F FLORES MAGDALENA PROP. ID 15360
5	N/F DIAZ MANUEL PROP. ID 15359
6	N/F POWERS DANNY J PROP. ID 15358
7	N/F ARROWHEAD INVESTMENTS OF SWFL PROP. ID 15357
8	N/F REYES JUAN JOSE POMPA PROP. ID 15356
9	N/F REYES EULALIO M & BERTA PROP. ID 15355
10	N/F ELIZABETH G MACK RT 24 INC PROP. ID 15354
11	N/F GATTO JOHN RICHARD PROP. ID 15353
12	N/F ALL TRANS CARGO CORP PROP. ID 15352
13	N/F ARCILA LILLY PROP. ID 15456
14	N/F PHILLIP JEANETTE W PROP. ID 15455
15	N/F JOLENE FUNDING LLC PROP. ID 15477
16	N/F REO REHAB AND MANAGEMENT LLC PROP. ID 15476
17	N/F GUMBS JASMIN PROP. ID 15502
18	N/F TRUJILLO DIEGO FERNANDO PROP. ID 15500

**SIGNIFICANT OBSERVATIONS**

NONE OBSERVED AT THE TIME OF THE SURVEY



**VICINITY MAP**



**SHEET 1 OF 1**

<b>LAND AREA</b>	3,619.045 ± SQUARE FEET 83.08 ± ACRES
<b>PARKING</b>	NO OBSERVED DESIGNATED STRIPED PARKING

**FLOOD INFORMATION**

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES 'AE', 'X', & 'X-SHADED' ON FLOOD INSURANCE RATE MAP NUMBER 12043C0490E, WHICH BEARS AN EFFECTIVE DATE OF 3/22/2022 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

**BEARING BASIS**

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83-2011, AS MEASURED ALONG THE EAST LINE OF THE SUBJECT PROPERTY WHICH BEARS S 01°01'57" E PER GPS COORDINATE OBSERVATIONS.  
 LATITUDE: 26°44'23.31566"  
 LONGITUDE: 81°27'59.41684"  
 CONVERGENCE ANGLE: 001°2'35.64975"

**GENERAL NOTES**

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVICES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT LEGAL ACCESS TO HELMS ROAD WEST, BEING A PUBLIC STREET OR HIGHWAY, VIA THE EASEMENT AGREEMENT RECORDED NOVEMBER 9, 2023 IN ORB 1064, PAGE 649, AND THAT CERTAIN RIGHT-OF-WAY USAGE PERMIT NO. 157747.
- THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- THERE WERE NO APPARENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE NEAREST INTERESTING STREET IS THE INTERSECTION OF HELMS ROADWAY AND PALM BEACH BLVD., WHICH IS APPROXIMATELY 4,166' FROM THE SW CORNER OF THE SUBJECT PROPERTY.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- NO BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY.
- THE NEAREST PUBLIC RIGHT-OF-WAY IS HELMS ROAD WEST WHICH LIES 150' FROM THE SOUTH LINE OF SUBJECT PROPERTY.

**ALTA/NSPS LAND TITLE SURVEY**

AEI JOB #485703  
 ALICO/PLANT WORLD  
 EAST STATE ROAD 80  
 HENDRY COUNTY  
 LA BELLE, FLORIDA 33935

**SITE PICTURE**



**COORDINATED BY:**  
 AEI CONSULTANTS  
 2500 CAMINO DIABLO  
 WALNUT CREEK, CA, 94597  
 TELEPHONE: 925.746.6000  
 EMAIL: SURVEYS@AEICONSULTANTS.COM

**SURVEYOR'S CERTIFICATE**

TO: TRENAM LAW, ALICO, INC., A FLORIDA CORPORATION; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B1, 7C, 8, 9, 13, 16, AND 17 OF TABLE A THEREOF.  
 THE FIELDWORK WAS COMPLETED ON 11/21/2023.  
 DATE OF PLAT OR MAP: 11/21/2023.

PETER G. JOHNSON  
 PROFESSIONAL SURVEYOR AND MAPPER LS5913  
 STATE OF FLORIDA  
 FLORIDA C.O.A. LB8173

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
02/08/24	CLIENT COMMENTS	WA	23-7598
			SCALE: 1" = 200'
			DRAWN BY: WA
			APPROVED BY: AJ

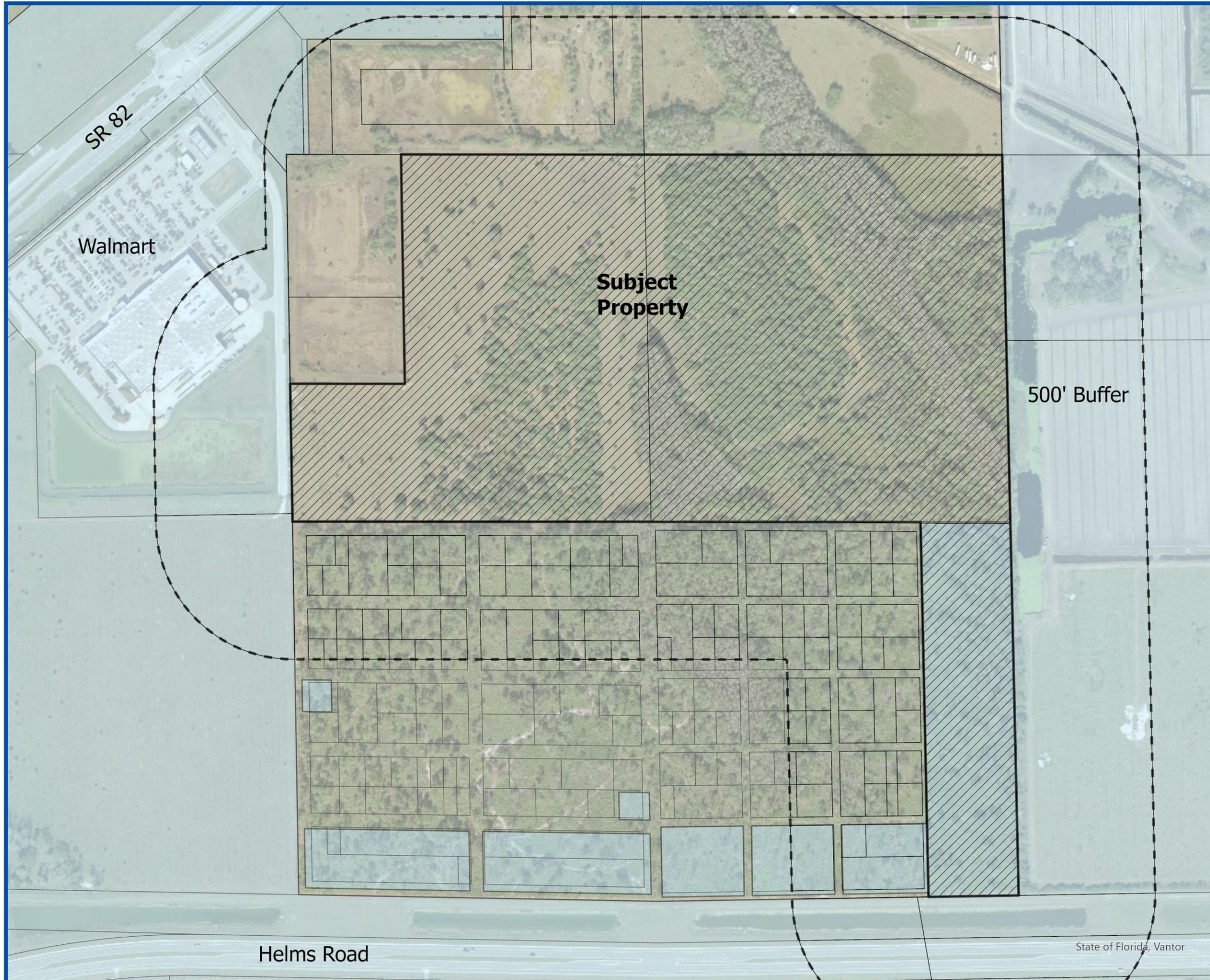
SURVEYED BY:  
 BLEW & ASSOCIATES, P.A.  
 3825 N SHILOH DRIVE  
 FAYETTEVILLE, AR 72703.  
 SURVEY@BLEWINC.COM

# EXHIBIT A Location Map

Alico Plant World Property  
Hendry County, Florida

## Legend

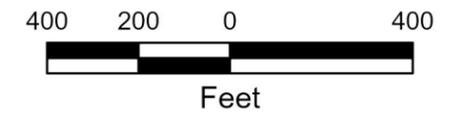
-  Plant World Boundary
-  500' Buffer
-  Hendry\_County\_Parcels
-  Ownership within 500 buffer
- City Limits
  -  LaBelle City Limits



500' Buffer

Helms Road

State of Florida, Vantor



1 inch equals 400 feet

**ALICO**  
incorporated

