

EXHIBIT C
LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 168.00 FEET OF LOT 16, AND THAT PORTION OF LOTS 17 AND 18, LYING NORTH AND WEST OF THE RIGHT-OF-WAY OF STATE ROAD 80, SECTION 7, TOWNSHIP 43 SOUTH, RANGE 19 EAST, HENDRY COUNTY, FLORIDA. SAID LOTS BEING A PORTION OF L.V. HULL SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 12, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE N 88°58'50" W (BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 7, BEING ASSUMED TO BEAR DUE NORTH), ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 1320.45 FEET TO THE PROLONGATION OF THE EAST LINE OF THE AFOREMENTIONED L.V. HULL SUBDIVISION; THENCE N 00°00'05" E, ALONG SAID EAST LINE, A DISTANCE OF 1436.15 FEET, TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 80, AND THE POINT OF BEGINNING OF THE LAND HERIN DESCRIBED; THENCE CONTINUE N 00°00'05" E, ALONG SAID EAST LINE, A DISTANCE OF 151.54 FEET TO THE SOUTHEAST CORNER OF LOT 16; THENCE CONTINUE N 00°00'05" E, ALONG SAID EAST LINE, A DISTANCE OF 168.00 FEET; THENCE N 88°58'55" W, A DISTANCE OF 5007.16 FEET, TO THE EAST RIGHT-OF-WAY OF CAPTAIN HENDRY DRIVE; THENCE S 00°00'22" E, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1078.89 FEET, TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 80; THENCE N 34°02'40" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 905.54 FEET, TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND LYING IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE S 88°58'50" E (BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 7, BEING ASSUMED TO BEAR DUE NORTH), ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 1320.45 FEET TO THE PROLONGATION OF THE EAST LINE OF THE L.V. HULL SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 12, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N 00°00'05" E, ALONG SAID EAST LINE, A DISTANCE OF 1436.15 FEET, TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 80, AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE N 00°00'05" E, ALONG SAID EAST LINE, A DISTANCE OF 151.54 FEET, TO THE SOUTHEAST CORNER OF LOT 16; THENCE CONTINUE N 00°00'05" E, ALONG SAID EAST LINE, A DISTANCE OF 168.00 FEET; THENCE S 34°02'40" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 381.01 FEET, TO THE POINT OF BEGINNING.

EXHIBIT B
SCHEDULE OF USES

NON-RESIDENTIAL

- Institutional, Public, Quasi-Public - Accessory Use/Structure
- Clubs, Lodges
- Cultural Institutions
- Health Care
- Government Offices
- Schools, Private
- Commercial - Accessory Use/Structure
- Animal Sales and Services
 - Grooming
 - Animal Hospital/Clinic
 - Retail Sales
- Bowling Alleys
- Convenience Stores
 - With Gas Pumps
 - Without Gas Pumps
- Day Care Center
- Financial Institutions
- Food and Beverage Sales/Establishments
 - Accessory Alcoholic Beverage Sales, On-Premise
 - Accessory Alcoholic Beverage Sales, Off-Premise
 - Alcoholic Beverage Establishment
 - Bars
 - Food Stores
 - Fast Food
 - Liquor Stores
 - Restaurants
 - Wholesale bakeries
- Health and Fitness Clubs
- Offices
 - Offices and services excluding medical
 - Medical offices and services
- Pawnshops
- Personal Services
 - General
 - Dry Cleaning Establishments

- Retail Sales/Rental Establishments
 - General
- Tattoo Establishments
- Vehicle/Equipment Sales and Service
 - Car Wash, Detailing
- Visitor Accommodations
 - Hotels/Motels

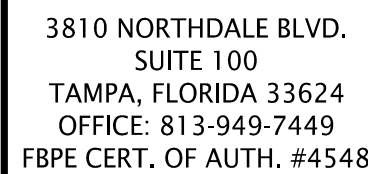
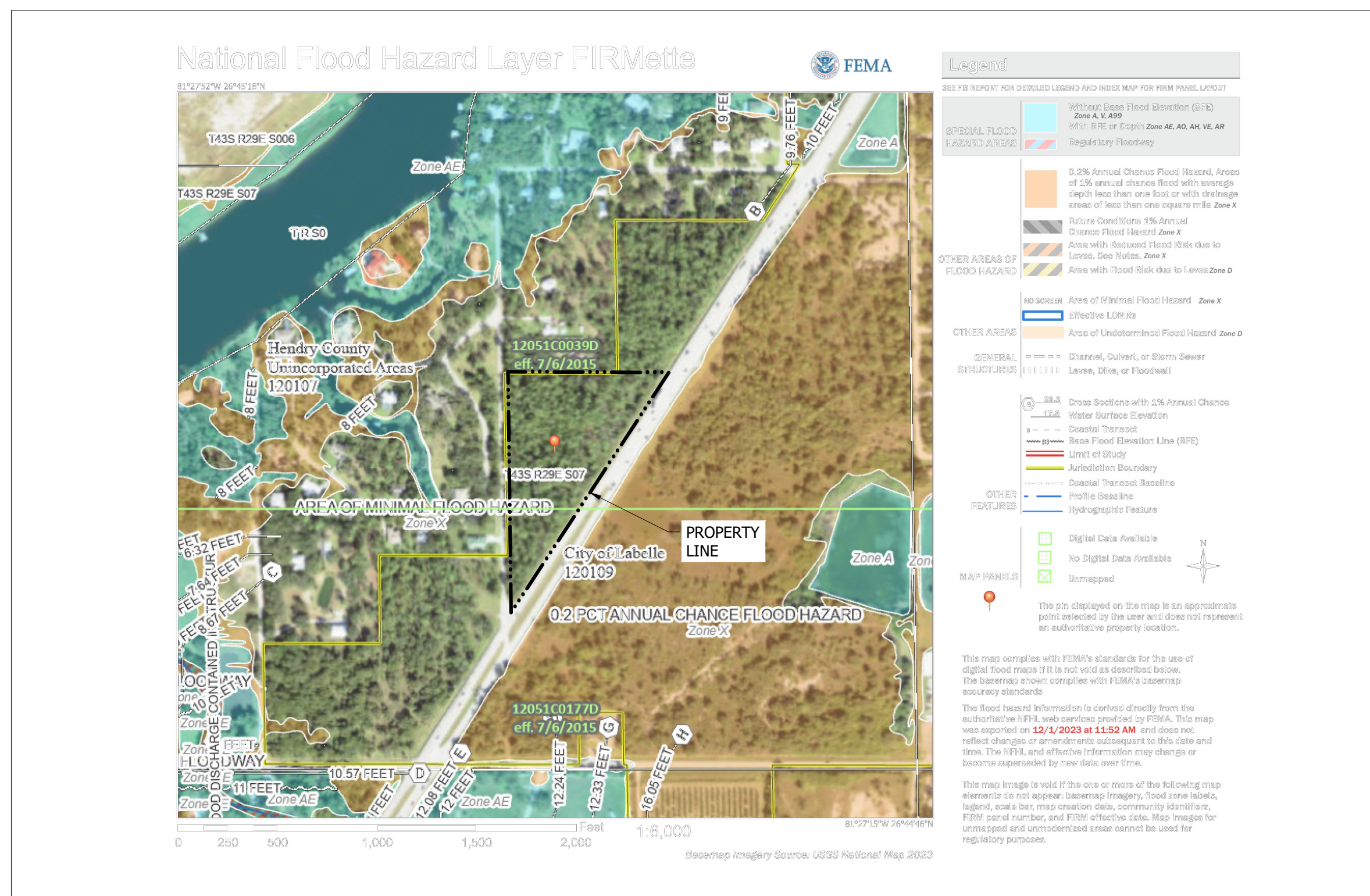
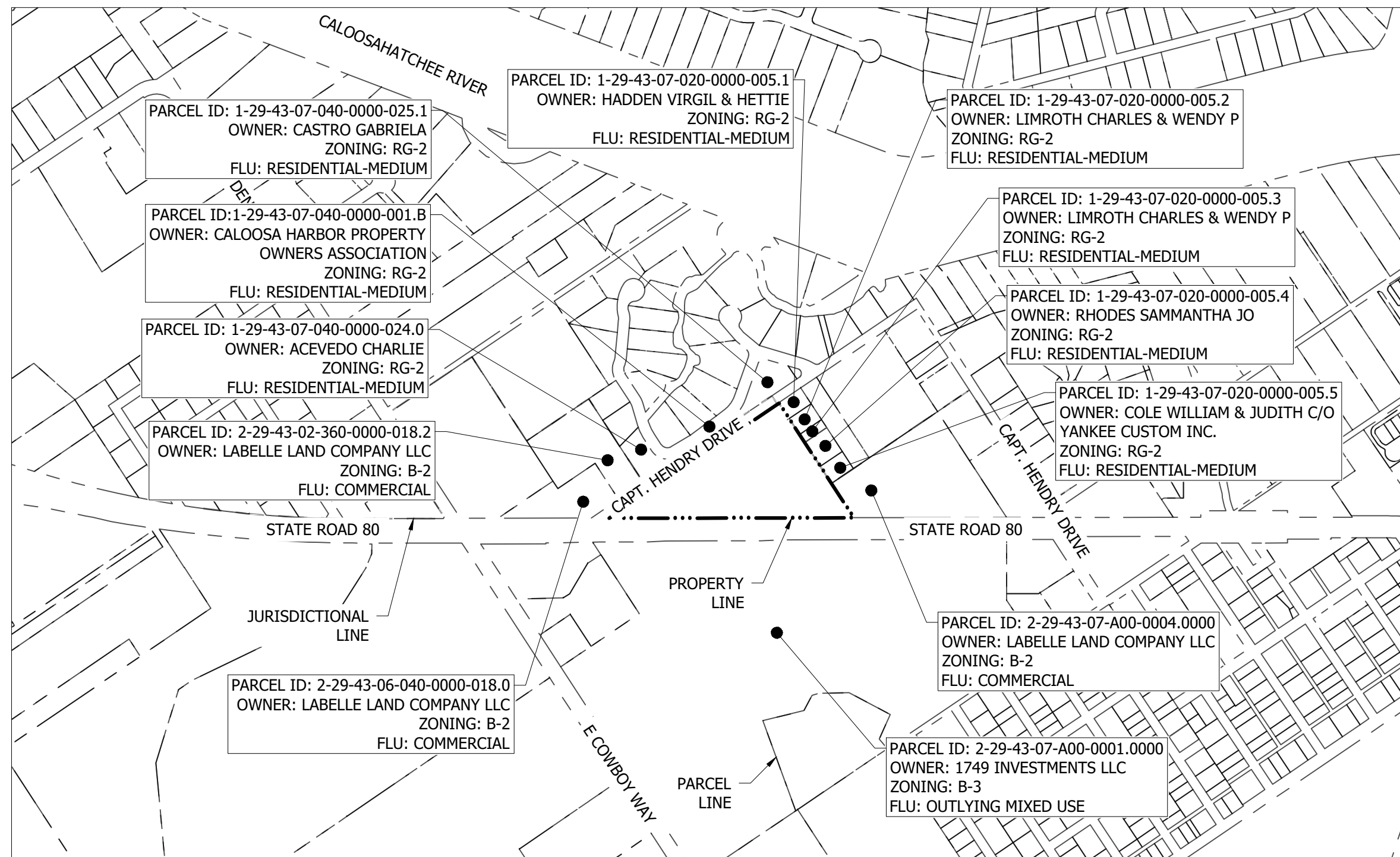
EXHIBIT C

SITE DEVELOPMENT REGULATIONS

Site Development Regulations	
Landscape Buffers Minimum	
North	15 FT
Southeast	25 FT
West	15 FT
Building Setbacks Minimum (Including Accessory Structures)	
North	40 FT
Southeast	60 FT
West	60 FT
Proposed Use	Commercial/Retail/Office
Minimum Lot Size	10,000 SF
Minimum Lot Depth	100 FT
Minimum Lot Width	100 FT
Minimum Building Separation	20 FT
Maximum Floor Area Ratio (Far)	0.3
Maximum Building Height - Excluding Hotel	40 FT
Maximum Building Height - Hotel	59 FT
Maximum Floor Area Ratio (Far)	0.3
Minimum Open Space	116,546 ± SF (30%)
Minimum Usable Open Space	19,424 ± SF (5%)
Required Vehicular Parking Spaces	Shall Meet or Exceed LDC Sec. 4-85.10.2.

EXHIBIT D
MASTER CONCEPT PLAN

Refer to Following Pages



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[illegible]

PLANNED UNIT DEVELOPMENT

STATE ROAD 80 COMMERCIAL
CITY OF LABELLE, FLORIDA 33935

CORY W. CHANDLER STATE OF
FLORIDA, PROFESSIONAL ENGINEER,
LICENSE NO. 96421

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY CORY W.
CHANDLER ON THE DATE INDICATED
HERE.

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ENGINEER OF
RECORD SIGNATURE

FLOOD ZONE: X	PANEL/MAP NO.: 12051C0039D DATED 07/06/2015
SEC TWP RNG: 02/43/29 07/43/29	VERTICAL DATUM: NAVD88
DATE: 2025-04-17	JOB NO.: 1862-23

SHEET NUMBER:

ZONE-1

LEGEND

- PROPERTY LINE
- FENCE OR WALL LINE
- PARCEL LINE
- JURISDICTION SEPARATION LINE
- TRAFFIC DIRECTIONAL ARROW

OWNER/DEVELOPER
SHREE NIVASH LAND, LLC.
6903 CONGRESS STREET
NEW PORT RICHEY, FLORIDA 34653
CONTACT: JOHN WHITEHEAD
PH: (727) 846-9500 EXT 206
EMAIL: JOHN@DHRUVDEVELOPMENT.COM

CIVIL ENGINEER
LANDIS EVANS AND PARTNERS, INC.
3810 NORTHDAL BLVD., SUITE 100
TAMPA, FLORIDA 33624

PLANNER
LANDIS EVANS AND PARTNERS, INC.
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TAMPA, FLORIDA 33624
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LANDSCAPE ARCHITECT
ROBERT E. HAUGHT PLA, LEED AP, ISA
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ARCHITECT
DA | DC COLLABORATIVE
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SAINT PETERSBURG, FLORIDA 33702
CONTACT: DAVID THOMAS
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EMAIL: DTHOMAS@DADCCOLLABORATIVE.COM

SURVEYOR
H.L. BENNETT & ASSOCIATES, INC.
241 YEOMANS AVENUE - P.O. DRAWER 2137
LABELLE, FLORIDA 33975

NOTE:

1. UTILITY SERVICES SHALL BE PROVIDED BY CITY OF LABELLE UTILITIES.
2. LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY THE LAND DEVELOPMENT CODE, CONDITIONS OF APPROVAL, OR AS SHOWN HEREIN, WHICHEVER IS MORE RESTRICTIVE.
3. 25-FOOT LANDSCAPE BUFFER ALONG SR 80 IS INTENDED TO BE PLANTED IN ACCORDANCE WITH LDC SECTION 4-87.4 AND SECTION 4-80.10.
4. MINOR SHIFTS IN BUILDING(S), DRIVE AISLE(S), ACCESS(S), STORMWATER, AND PARKING LOCATIONS MAY OCCUR AT DESIGN PHASE.
5. IF PLATTED, NO INTERNAL BUILDING SETBACKS OR LANDSCAPE BUFFERS SHALL BE REQUIRED.

	PROPERTY LINE
	FENCE OR WALL LINE
	PARCEL LINE
	JURISDICTION SEPARATION LINE
	TRAFFIC DIRECTIONAL ARROW

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ZONE-2