



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: PUD-200 - ____

Date Adopted:

Petitioner: Shree Nivash Land LLC

Address: 6903 Congress Street, New Port Richey, FL 34653

Telephone #: 888-883-4788 x3 Fax #: _____ E-mail: amit@dhruvdevelopment.com

Agent for Petitioner: Landis Evans and Partners Inc

Address: 3810 Northdale Blvd, Suite 100, Tampa, FL 33624

Telephone #: 813-949-7449 Fax #: _____ E-mail: jkowal@landisevans.com

Owner of Property: Shree Nivash Land LLC

Address: 6903 Congress Street, New Port Richey, FL 34653

Telephone #: 888-883-4788 x3 Fax #: _____ E-mail: amit@dhruvdevelopment.com

Address/Location of Subject Property West of State Road 80 and east of Captain Hendry Drive

Folio Number of Subject Property 31976 & 32544

Legal Description of Property Involved See Attached

Lot Size 8.92 acres Existing Use of Property Vacant

Existing Structures on Property (Include Height and Square Feet) N/A

Existing Zoning B-2 Requested Zoning PUD

Existing Comprehensive Plan Designation Commercial

Reason for request (proposed use) With this PUD zoning we are requesting commercial uses to include a hotel, convenience store with gas pumps, car wash, and general retail/office.

See Narrative for further details

[illegible]

Signature of Petitioner

Vijay Patel
Print or type name of person signing above

Date _____

Vijay Patel
Signature of Owner

Vijay Patel
Print or type name of person signing above

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.

**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 Property IDs: 31976 & 32544
And legally described in Exhibit A attached hereto.

The property described herein is the subject of a Rezone application. We hereby designate Landis Evans and Partners, Inc and its employees 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.

Vijay Patel
Owner Signature

Vijay Patel
Printed Name

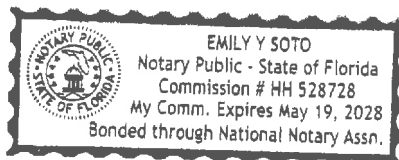
Shree Nivash Land LLC
Name of owner entity if a corporation, L.L.C., partnership, trust

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

6903 Congress Street, New Port Richey, Florida 34653
Address of Owner

STATE OF FLORIDA)
COUNTY OF PASCO)

Sworn to (or affirmed) and subscribed before me this 8 day of
January, 2025, by Vijay Patel
(owner) capacity if applicable who is personally known to me or produced
as identification.



[Signature]
Notary Public
Notary Public – State of Florida
My commission expires May 19 2028
Emily Soto
Name typed, stamped or printed

AFFIDAVIT

I, _____, 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, _____, do hereby constitute and appoint _____ my true and lawful attorney, to execute the foregoing instrument in my name, place and stead this _____ day of _____.

Signature of owner or authorized agent Date: _____

Print or type name of person signing above

Name of owner/agent entity if a corporation, L.L.C., partnership, or trust

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 _____)

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: _____

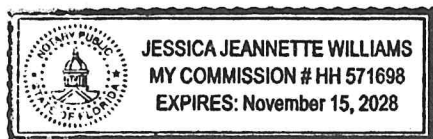
KNOW ALL MEN THAT I, Bruce Landis, P.E., AICP, _____ (Title), of the firm of Landis Evans and Partners, Inc, do hereby grant the City of LaBelle permission to reproduce all or a portion of all plans, drawings, etc., submitted in connection with the foregoing petition.

[Signature]
Signature
Title: President
Date: 1-3-25

STATE OF FLORIDA)
COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me this 3 day of January 2025, by Bruce Landis who is personally known to me or who has produced _____ as identification and who did not take an oath.

Jessica Jeannette Williams
Notary Public
Jessica Jeannette Williams
Print or type name
My Commission Expires: Nov. 15, 2028



INSTRUCTIONS FOR FILING A PLANNED USE DEVELOPMENT PETITION

PROCEDURE:

1. Rezone petitions may be obtained at the City Clerk's office and may be initiated by the owner of the property involved or his legally designated representative. A petition must be completed and submitted to the City Clerk, together with the required fee and supportive materials, at least 14 days prior to the next scheduled City Commission meeting.

Petitioners are required to arrange a submittal-review conference with the City Clerk to take place at the time of submittal. Petitioners may arrange an appointment by calling 675-2872. Petitions received later than 14 days in advance of a meeting or petitions which are determined to be incomplete will be placed on the agenda of the next meeting. Therefore, early submittal and the submittal-review conference with the City Clerk will help ensure consideration of your petition by the City Commission

City Commission meetings are held regularly on the second Thursday of each month, beginning at 7:00 p.m.

2. After reviewing the petition for completeness, the City Clerk will discuss it with other City staff relative to their specific areas of responsibility as they relate to the request.
3. Once the application is deemed complete by the City Clerk, it will be forwarded to the City Attorney to determine its legal sufficiency.
4. After the City Attorney has signed off as to legal sufficiency the application shall be forwarded to the City Planner for review.
5. The City Attorney shall review the application prior to the date of hearing by the City Commission to ensure all statutory requirements have been met.
6. The petitioner or his authorized representative shall appear at the City Commission meeting. The City Commission will consider the recommendation of the staff and the comments by the petitioner and the public. The City may vote to approve, deny, or approve the petition with conditions
7. Action on a rezone petition is taken by resolution; action on the actual Rezoning of the property is taken by ordinance.

PURPOSE: The Planned Unit Development process is intended to accommodate integrated and well designed developments in accordance with approved development plans. The district is intended to offer flexibility of design and to encourage imaginative, functional, high quality land planning development which is compatible with adjacent and nearby lands and activities. Lands proposed for development under the PUD may contain a mixture of residential, commercial, recreational and/or other uses provided the use is not in conflict with the Future Land Use.

STANDARDS: In their analysis of the rezone petition and the proposed development plan, and prior to official action recommending in favor of or approving the petition and plan, the Planning Advisory Board and City Council shall ensure that the following standards and conditions are met and shall deny the request if the following standards are not met:

1. Land uses within the development shall be appropriate in their proposed location, in their relationships to each other, and in their relationships with uses and activities on adjacent and nearby properties.
2. The development shall comply with applicable city plans and planning policies, and shall have a beneficial effect both upon the area of the city in which it is proposed to be established and upon the city as a whole.
3. The total land area within the development and the area devoted to each functional portion of the development shall be adequate to serve its intended purpose.
4. Streets; utilities; drainage facilities; recreation areas; building heights, sizes and yards; and vehicular parking and loading facilities shall be appropriate for the particular use or uses involved, and shall equal or exceed the level of design and construction quality required of similar land development elsewhere in the city.
5. Visual character and community amenities shall be equal or better in quality than that required by standard zoning districts for similar development.
6. Open space shall be adequate for the type of development and the population densities proposed.
7. Areas proposed for common ownership shall be subject to a reliable and continuing maintenance guarantee.
8. In the case of developments which are to be constructed in several units, the proposed units shall be shown on the overall development plan. The proposed construction units shall individually comply with the standards set forth in this section in order that, if for any reason construction ceases prior to completion of the entire planned development, the resulting partially complete project will adequately serve its purchasers and occupants and will not cause a general public problem.

PURPOSE OF GENERAL DEVELOPMENT AND SITE PLAN REVIEW: The purpose of the general development and site plan review is:

1. To encourage logic, imagination, innovation, and variety in the design process.
2. To make certain that the proposed development is compatible with its surrounding area.
3. To ensure appropriate planning and to require the necessary improvements with respect to:

- a. Vehicular entry and exit drives
- b. On-site vehicular circulation
- c. Access ways for emergency and service vehicles
- d. The impact of traffic generated by the project on traffic patterns and volumes on adjoining and nearby streets and the adequacy of such streets to accommodate such traffic
- e. The adequacy of public utilities
- f. The adequacy of buffers between the project and adjoining dissimilar uses
- g. Off-site improvements necessitated by the traffic or other aspects of the proposed project

REQUIRED SUPPORTIVE MATERIALS:

- 1. A check in the amount of the PUD application fee made payable to the City of LaBelle (see fee schedule).
- 2. A recitation of all covenants, both existing and proposed to run with the land.
- 3. A statement of proposed development criteria and standards.
- 4. A list and mailing labels of property owners within 500 feet, measured from the closest property boundary of the subject property.

SPECIFIC REQUIREMENTS

- 1. The name of the proposed development.
- 2. The name and address of the owner of the property with proof of ownership.
- 3. The name, address, and seal of the individual or firm which prepared the relevant plans.
- 4. The total tract boundary drawn in accordance with the minimum technical standards as required by the Florida Board of Land Surveyors with distances marked to at least the nearest foot that includes the following information:
 - a. Graphic scale.
 - b. North point or arrow.
 - c. Location of the front, side, and rear yards as required by the applicable zoning district.
 - d. All zoning district boundaries which divide, or abut, the property.
 - e. Location, ground floor elevations, and areas of all existing and proposed structures
 - f. Construction limit line, showing all areas to remain undisturbed.
 - g. Location of proposed buffer yards and usable open space.
 - h. Location and dimensions of all easements.
 - i. All existing and proposed points of motor vehicle access to the property.
 - j. All existing and proposed parking areas and loading spaces, including stalls, aisles, and driveways.
 - k. Location of bulk trash containers and dumpsters, screened as required.
 - l. All watercourses, wetlands, bogs, swamps, marshes, floodways and flood plain boundaries and environmentally sensitive zones, including source of data.
 - m. Existing and proposed fire hydrants, water, sewer, electric, and other utility lines and

- easements.
 - n. Location of public and private existing and proposed water mains and waste water facilities, including pump stations, storage tanks and related facilities.
 - o. Location of any areas to be commonly owned and/or used and the method by which they will be owned managed and maintained.
 - p. Areas, if any, proposed to be converted, dedicated, or reserved for public use.
 - q. Location and width of all existing and proposed sidewalks.
 - r. Location of all rights-of-way dividing or abutting the property.
5. Grading / Water Management Plan that includes:
- a. Existing topography with sufficient information to determine existing drainage patterns. Spot elevations shall be provided at a minimum of twelve per acre.
 - b. Topographic contours to be depicted by solid lines wherever grade changes are proposed. Sufficient information shall be provided to determine drainage patterns and the impact the proposed project will have on all adjacent properties.
 - c. Location, size, and materials of all existing and proposed retaining walls.
 - d. Provisions for storm drainage, including catch basins, retention ponds, detention ponds, drywells, energy dissipaters, manholes, culverts, and similar facilities with storm water management calculations therefore.
 - e. A statement of all surfacing and curbing material to be used in parking and loading areas.
6. Vicinity map showing all lots, streets, and driveways within 500 feet from the exterior boundary of the lot.
7. Detailed architect's elevations for all facades at a scale of not less than 1/8" = 1'- 0" and renderings of the principal facades. A general sketch showing the proposed building in relationship to adjacent buildings shall also be provided.
8. A narrative that includes the following information:
- a. Proposed use of the property.
 - b. Total size of each lot to the nearest square foot.
 - c. Provisions for potable water distribution and sewerage disposal, including location and size of existing and proposed mains and laterals, pump stations and related sewerage treatment facilities.
 - d. Names of all existing and proposed public and/or private streets.
9. Landscape plan showing location, species type, size, and quantity.
10. A block on the site plan with the following written information, as applicable.
- a. Zoning district(s) in which the property lies.
 - b. Total size of the property to at least the nearest square foot.
 - c. Gross floor area of each building.
 - d. Proposed percentage of building lot coverage.
 - e. Height of all buildings and other structures in feet and stories.
 - f. Number of parking spaces required and provided for each use and method of calculation.
 - g. Number of handicapped parking spaces required and provided
 - h. Proposed overall density for each lot (number of dwelling units per acre)
 - i. Minimum usable open space required, and provided, in square feet.

11. One colored site plan for meeting presentation purposes.
12. 10 (ten) SETS* of the following:
 - a. Completed petition form (*Original and 9 copies*);
 - b. Proof of ownership (10 copies of deed, property tax receipt, etc.).
 - c. A site plan. Ten (10) copies of a site plan must be submitted with thirty-five (10) copies of the petition and any other necessary supportive materials (i.e 10 complete sets). This plan must be at a suitable scale and be no smaller in size than 8-1/2" x 11" and no larger in size than 34" x 36". Plans larger than 8-1/2" x 11", MUST BE FOLDED. The architectural, engineering or other firm preparing the plans MUST SIGN permission to reproduce on Page 3 of the application and have his or her signature notarized. The site plan must show all data pertinent to the proposed rezone, including at least the following:
 - (1) Date of drawing
 - (2) Scale
 - (3) North arrow
 - (4) Name of person or firm who drew the plan
 - (5) Location of existing parcels of land within 500 feet of the property proposed to be rezoned and other information which may be pertinent
 - (6) All properties immediately adjacent to and across an alley or street: show location of building footprints, access points, other significant features
 - (7) Existing zoning districts and land uses within 500 feet of the property that is the subject of this petition
 - (8) Graphic illustration of area/property to be rezoned
13. One legible reduced plan (either 8½" x 11" or 11" x 17").
14. All 8½ x 11" papers must be three-hole punched to accommodate packets for City Council. All plans or supplemental material that is larger than 8½ x 11" must be placed in plastic sleeves that are three-hole punched or presented in a way that is suitable for inclusion in a three-ring binder.
15. A residential impact statement petition may also be required.

*For example, one petition, one site plan, one landscape plan, and one each of other supportive materials should be put together to comprise a set. Do not submit, for example, one stack of 9 site plans, one stack of 9 landscape plans, and one stack of 9 petitions separate from each other supportive material, as this is not a set.

PLEASE NOTE: If the petition is continued *for any reason*, additional folded plans *may* be required OR, if any changes are made, an additional 10 folded plans will absolutely be required. The City of LaBelle reserves the right to refuse to accept a petition if incomplete on the filing deadline date. The complete petition may be submitted for the following month's PAB meeting.

It is recommended that the typical architectural elevations be in color.



January 14, 2025

City of LaBelle
481 West Hickpochee Ave
Labelle, Florida
(863) 675-2872

RE: State Road 80 Commercial Planned Unit Development Rezoning
Parcel Nos. 2 29 43 02 360 0000-016.3 & 2 29 43 07 A00 0005.0000

To Whom it May Concern:

This letter accompanies an application and the required documents for a Planned Unit Development (PUD) rezoning to permit a commercial/office development. The property is approximately 8.92 +/- acres northwest of State Road 80 (SR-80) and east of Captain Hendry Drive. This letter is intended to address the Land Development Code (LDC) standards required for considering a Planned Unit Development rezoning (LDC Chapter 4, Article V, Sec. 4-78).

The property is situated on the west side of the City of LaBelle with abutting lands to the north and west within unincorporated Hendry County. The subject property is currently zoned Business General-2 (B-2) with a future land use (FLU) classification of Commercial. The abutting properties to the north and west are zoned RG-2 (medium density residential) within unincorporated Hendry County.

Evidence of Unified Control

The property was purchased in June of 2024 by Shree Nivash Land, LLC. The deed associated with this action is included with this submittal.

The property owners abutting, adjoining and across the street from our proposed development are shown in Figure 1 below. The data presented in this figure was taken from the Hendry County Florida, GIS website using the Hendry County Parcel data downloaded on December 13, 2024.



Figure 1 Property Owners Nearby the Proposed Development





Proposed Uses and Intensity

This PUD zoning request is being sought to entitle the property for development of various commercial and office uses to include a 4,100 +/- square foot convenience store, a 16-pump gas station, a 2,500 +/- square foot carwash, retail shops/offices totaling approximately 27,210 +/- square feet, and a four-story, 124-room hotel. The project is anticipated to be completed in one phase.

Our proposed commercial development achieves the purpose and intent of the B-2 zoning district in providing for the retailing of commodities and professional services, grouping these compatible retail uses on the subject site and is abutting a major roadway. The proposed PUD zoning provides design criteria for development of the property as one wholistic commercial/office site.

Consistent with the Comprehensive Plan

The proposed uses are appropriate within the commercial FLU category as it is intended to accommodate commercial uses along the frontage of SR-80 that are more auto oriented while respecting alternative modes of transportation. Our site proposes one access to SR-80 that will be shared by all proposed uses on our site, and an emergency access to Captain Hendry Dr that will be gated for access by emergency response vehicles. A stub-out to the north is also being provided for a future connection. Internally the site is designed to accommodate pedestrians as well as vehicles with the site's pedestrian access connecting to the existing sidewalks along the northwest side of SR-80 and to Captain Hendry Dr. This project is compliant with the locational criteria found in the Comprehensive Plan as it is along the street frontages of SR-80 and Captain Hendry Dr providing direct access to SR-80, provides a potential future cross connection to the north, an emergency access to Captain Hendry Dr, and safe pedestrian circulation into and throughout the project site (Policy 1.3.4 Commercial Land Use Category).

Additionally, this request is consistent with the Locational Standards of Policy 1.6.1. as the project is requesting a maximum 0.3 floor area ratio (FAR) where 1.0 is permissible within the Commercial FLU of the Comprehensive Plan, it will connect to public water and wastewater systems, it is approximately 2.5 miles from a fire station, will provide required separation, buffering and screening from existing residential uses, and will comply with all other agency's regulatory requirements.

Our project is designed to protect the existing neighborhoods with sensitivity to the surrounding residents in mind. Our proposed structures will be centrally situated on our site, providing larger setbacks than required by the City of LaBelle. Our anticipated site layout makes use of the stormwater pond as an additional separator to the existing residential uses, providing a transition to the lesser intense residential uses. The properties to the west are separated from our property by Captain Hendry Dr with 50-foot of right of way.

Our proposed project is appropriate for this location based on policies from Objective 10.5: Commercial Land Uses of the *City of LaBelle's Comprehensive Plan*. Our development will promote the fiscal health of the City with the addition of non-residential uses in a location that currently lacks such residential support uses (Policy 10.1.1). This new commercial development, specifically





the proposed retail sales, will provide opportunities for new businesses (Policy 10.5.1.). This development will assist with ensuring a vibrant and sustainable local economy with the addition of our proposed mixture of uses on this site (Policy 10.5.3).

Traffic Impact

The property has an existing driveway connection to SR-80. We propose to modify this access point for this development as permitted by FDOT. The property also anticipates a connection to Captain Hendry Dr that shall be used for emergencies only. A Traffic Impact Analysis is being submitted along with this application. As noted in the submitted analysis, the trips generated by this development will not reduce the adopted Level of Service for all segments, in all scenarios within the study area. The Traffic Impact Analysis recommended a northeast bound left turn lane and a southwest bound right turn lane at the project's driveway access, which have been included in our proposed conditions of approval.

Covenants

There are no existing covenants bound to this property.

This proposed project will be developed in accordance with the provisions of the PUD application and all materials submitted herein and in accordance with the city's applicable LDC provisions and any specific modifications requested by the city commission.

Upon approval of the PUD, the property will be subject to the associated conditions of approval. The conditions of approval or development order shall be binding upon the developer and its successors and assigns.

Development Criteria and Standards

Along with this application we have submitted proposed conditions of approval for this PUD which include the development's design criteria and standards.

We desire to keep existing non-invasive vegetation in areas where possible. If unable to keep the existing non-invasive vegetation we are providing a 25-foot landscape buffer along SR-80 to enhance the viewshed from the roadway. This buffer shall include 5 large trees and 3 medium trees per 100 linear feet with a continuous double row of hedges. For this landscape buffer area, we propose the large trees be 12 feet in height and the medium trees to be 8 feet in height. Along the west and north of our property we are providing 15-foot landscape buffers, except in areas provided for vehicular connections and areas where the stormwater pond abuts our property boundary. The western landscape buffer abutting Captain Hendry Dr and the northern landscape buffer abutting the existing residential uses shall include 2 large trees and 3 medium trees per 100 linear feet with a continuous hedge row and an 8-foot fence/wall. For these landscape buffer areas, we propose the large trees be 10 feet in height and the medium trees to be 8 feet in height. All proposed trees shall be a minimum of 2-inch caliper at the time of planting.

Our proposed building setbacks are at least three times greater than those required by the City's LDC. Table 1 below demonstrates the LDC requirements compared to our proposal.





Table 1 Minimum Building Setbacks Comparison

| | LDC Required Minimum Setbacks | Our Proposed Minimum Setbacks |
|-----------|-------------------------------|-------------------------------|
| North | 5 Feet | 40 Feet |
| Southeast | 20 Feet | 60 Feet |
| West | 20 Feet | 60 Feet* |

**An additional 50 Feet of right of way separates our development from existing residents to the west*

Off-street parking will be provided on-site in accordance with the LDC regulations, and a loading area will be provided for non-fuel deliveries. There will be a dumpster on-site for generated refuse screened from residential uses and rights of way.

To balance automobile-oriented development with multi-modal transportation choices, our proposed site layout provides safe pedestrian passage to the site from the north, SR-80, and Captain Hendry Dr as well as throughout the site. Where pedestrian passages enter the vehicular areas on the site, we provide pedestrian crosswalks with appropriate markings and signs. The future cross-access to the north will also provide pedestrian access.

The proposed building, vehicular use area, and stormwater ponds will be landscaped according to the regulations in the Land Development Code. Irrigation for proposed plantings will be provided.

With the proposed building setbacks, proposed landscape buffers with applicable screening, and adherence to other land development regulations, the proposed development will be compatible with the existing uses to the north and west of our site.

Fire Rescue Services [RESERVED]

Police Services [RESERVED]

LDC Deviations

LDC, Section 4-76(b) for the Business General (B-2) district identifies a maximum of 40-feet building height. With this PUD zoning we are requesting the proposed hotel be permitted to a maximum height of 59 feet. All other structures proposed for this development shall comply with the maximum height of 40 feet.

There are no wetlands on our property, nor does it contain environmentally critical areas or natural resources. This request will comply with all environmental regulations and will obtain proper permits from SWFWMD and other applicable agencies.

The request will comply with all other provisions of the Comprehensive Plan for the City of Labelle and the Land Development Code.



January 14, 2025
State Road 80 Commercial – City of LaBelle



Accompanying this cover letter are the following items:

- Completed Application with Authorization Affidavit
- Proof of Ownership
- Legal Description of the property
- Adjacent Owners list (within 500 feet of the property)
- Site Plan (11"x17")
- Renderings of buildings
- Traffic Analysis Report
- Proposed Conditions of Approval
- Application Fee (previously paid)

Sincerely,

Landis Evans and Partners, Inc.

Jessica Kowal

Jessica Kowal, MPA
Project Planner





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SHREE NIVASH LAND LLC

Filing Information

Document Number L24000012305
FEI/EIN Number NONE
Date Filed 01/10/2024
State FL
Status ACTIVE

Principal Address

6903 CONGRESS ST
NEW PORT RICHEY, FL 34653

Mailing Address

6903 CONGRESS ST
NEW PORT RICHEY, FL 34653

Registered Agent Name & Address

PATEL, VIJAY
6903 CONGRESS ST
NEW PORT RICHEY, FL 34653

Authorized Person(s) Detail

Name & Address

Title AMBR

PATEL, VIJAY
6903 CONGRESS ST
NEW PORT RICHEY, FL 34653

Title AMBR

PATEL, YOGESHKUMAR
9949 VIA SAN MARCO LOOP
FT. MYERS, FL 33905

Title AMBR

PATEL, ANAND
2820 VIA PIAZZA LOOP
FT. MYERS, FL 33905

Annual Reports

No Annual Reports Filed

Document Images

No images are available for this filing.

Florida Department of State, Division of Corporations

Prepared by and return to:

Sharon Zuccaro
Henderson, Franklin, Starnes & Holt, P.A.
1715 Monroe Street
Fort Myers, FL 33901
(239) 344-1100

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **27th day of June, 2024** between **Meador Family Holdings, LLC, a Florida limited liability company** whose post office address is **1331 Commerce Drive, Labelle, FL 33935**, grantor, and **SHREE NIVASH LAND LLC, a Florida limited liability company** whose post office address is **6903 Congress Street, New Port Richey, FL 34653**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hendry County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof

Parcel Numbers: 2294302-36000000163 and 2074329-A0000050000.

Subject to property taxes for the year of closing; covenants, restrictions, and public utility easements of records; existing zoning and governmental regulations.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2023.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

Signed, sealed and delivered in our presence:

J.W.M.
Witness #1
Printed Name: JAMES W. MCCARRIER
Address: 1715 MONROE ST
FOOT MYERS, FL 33901

Meador Family Holdings, LLC, a Florida limited liability company

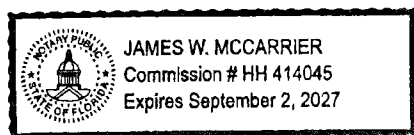
By: [Signature]
Paul J. Meador, Managing Member

[Signature]
Witness #2
Printed Name: KAREN ADKINS
Address: 1715 MONROE ST
FOOT MYERS, FL 33901

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of June, 2024 by Paul J. Meador, Managing Member of Meador Family Holdings, LLC, a Florida limited liability company, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Exhibit "A"

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 29 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 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 N 88°58'55" W, a distance of 507.16 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 1/2 of the Southeast 1/4 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 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 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 88°58'55" E, a distance of 213.33 feet, to the Westerly Right-of-Way of State Road 80; thence S 34°02'40" W, along said Right-of-Way line, a distance of 381.01 feet to the Point of Beginning.

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 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 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.



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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 27,500 square feet of retail/office uses, a gas station with a maximum 16 gas pumps, 1-tunnel automated carwash, 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 | 20 Feet |
| Maximum Building Height | 40 Feet |
| Maximum Hotel Building Height** | 59 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 20 feet.*

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

3. 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.
 - 3.1 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.
 - 3.2 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.
 - 3.3 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.
 - 3.4 All trees shall have a minimum 2-inch caliper trunk at time of planting.
 - 3.5 No buffering or screening shall be required to separate uses that are internal to the PUD.
4. Pond slopes not exceeding a 4:1 ratio shall be permitted within the landscape buffer areas.

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5. 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.
 6. The development shall provide parking in accordance with the requirements of Section 4-85.10 of the City of LaBelle's Land Development Code.
 7. 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.
 8. 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.
 9. 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.
 10. 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.
 11. 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.
 12. 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.
 13. 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.
 14. **[RESERVED]** Fire Protection Impact
 15. **[RESERVED]** Emergency Services Impact
 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).

PROPOSED CONDITIONS OF APPROVAL

18. Signage will comply with the regulations in the Section 4-81.8 and 4-87.6 of the Land Development Code (LDC).