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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, except as modified  
57 by conditions of this ordinance.
- 58 6. The maximum allowable unit count is 64 dwelling units.
- 59 7. The maximum allowable commercial square footage 20,000 square feet.
- 60 8. The maximum building height is 35 feet/2 stories. Building height means the vertical  
61 distance from the averaged finished grade of all exterior corners of finished floors to the  
62 highest point of the building, less those structures permitted to extend beyond the height  
63 of the building per LDC Sec. 4-85.6)
- 64 9. Residential structures, including accessory and amenity structures, must be setback a  
65 minimum of 205 feet from the northern property line and 224 feet from the Fort Thompson  
66 Avenue right-of-way.
- 67 10. Commercial structures must be setback a minimum of 50 feet from the Fort Thompson  
68 Avenue right-of-way.
- 69 11. A decorative, opaque wall or fence not less than 6 feet in height must be installed along  
70 the Fort Thompson Avenue frontage and along the southern boundary of Parcel No. 2-29-  
71 43-01-010-0104-003.0, with all required plantings on the exterior of the wall.
- 72 12. Development must connect to the City's potable water and sanitary sewer system. A  
73 demonstration of capacity will be required at the time of site construction permitting,  
74 including demonstration of a hydrant system to provide adequate and continuous water  
75 flow for firefighting purposes.
- 76 13. Site construction plans must demonstrate an internal sidewalk system to connect the  
77 proposed buildings to on-site green space areas, parking, and to the external sidewalk  
78 network.
- 79 14. The project will provide parking spaces in accordance with the Land Development Code  
80 for both residential and non-residential uses, with the exception that the required off-street  
81 parking for multiple-family dwellings shall be 1.5 spaces per unit per the LDC in effect  
82 prior to May 4, 2023.
- 83 15. Access to SR 80 will require a permit from the Florida Department of Transportation and  
84 this approval does not guarantee or grant access as shown on the MCP.
- 85 16. Access to Ft. Thompson Avenue and N. Cypress Street is prohibited.
- 86 17. A Master Signage Plan shall be provided in accordance with the Land Development Code  
87 at the time of site construction permitting to ensure cohesive and consistent signage design  
88 for both residential and non-residential components.

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

- 133 27. The PUD Master Concept Plan will remain valid for not more than five (5) years from the  
134 date of City Commission approval. Horizontal construction must commence within five  
135 (5) years or the MCP will be deemed vacated. Upon such time a new PUD zoning approval  
136 must be filed and approved by the City Commission. A one (1) time extension of two (2)  
137 years may be submitted to the City prior to vacation of the MCP and approved  
138 administratively. All other extensions require City Commission approval, except for any  
139 tolling or extensions in accordance with State law.
- 140 28. The City is conducting a risk assessment and capital planning for adequate fire protection.  
141 The project may be subject in the future to impact fees or capital assessments to address  
142 the project impact.
- 143 29. In addition to applicable school impact fee payments required at the time of building  
144 permit issuance, the developer must obtain a letter of school concurrency prior to issuance  
145 of a site construction permit or enter into a proportionate fair share payment agreement  
146 with the Hendry County School District to mitigate the project's impacts.

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148 **Section 3. Conflict with other Ordinances.** The provisions of this article shall supersede any  
149 provisions of existing ordinances in conflict herewith to the extent of said conflict.

150  
151 **Section 4. Severability.** In the event that any portion of this ordinance is for any reason held  
152 invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a  
153 separate, distinct and independent provision, and such holding shall not affect the validity of the  
154 remaining portions of this ordinance.

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156 **Section 5. Effective Date.** This Ordinance shall become effective immediately upon its  
157 adoption.

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160 **PASSED AND ADOPTED** in open session this 12<sup>th</sup> day December 2024.

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163 THE CITY OF LABELLE, FLORIDA

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166 By:   
167 Julie C. Wilkins, Mayor

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169 Attest:   
170 Tijauna Warner, Deputy City Clerk

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172 APPROVED AS TO FORM AND  
173 LEGAL SUFFICIENCY:

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176 By:   
177 Derek Rooney, City Attorney

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Vote:

AYE

NAY

Mayor Wilkins

Commissioner Vargas

Commissioner Ratica

Commissioner Akin

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:

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

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250 AND  
251 LESS: LOT 6  
252 COMMENCING AT THE INTERSECTION OF THE EAST LINE OF BLOCK 36 OF  
253 GOODNO'S SUBDIVISION AND THE SOUTH RIGHT-OF-WAY LINE OF OKLAHOMA  
254 AVENUE THENCE NORTH 88 DEGREES, 30 MINUTES, 14 SECONDS EAST, 263.56 FEET  
255 ALONG THE SOUTH RIGHT OF WAY LINE OF OKLAHOMA AVENUE TO THE TRUE  
256 POINT OF BEGINNING, THENCE CONTINUE NORTH 88 DEGREES 30 MINUTES 14  
257 SECONDS EAST, 131.87 FEET TO THE WEST LINE OF BLOCK 104 OF SAID GOODNO'S  
258 SUBDIVISION, THENCE; SOUTH 00 DEGREES 19 MINUTES 14 SECONDS EAST 165.03  
259 FEET ALONG SAID WEST LINE TO A LINE 165 FEET SOUTH OF AND PARALLEL WITH  
260 SAID SOUTH RIGHT OF WAY LINE OF OKLAHOMA AVENUE, THENCE; SOUTH 88  
261 DEGREES 30 MINUTES 14 SECONDS WEST 131.84 FEET ALONG SAID PARALLEL LINE,  
262 THENCE; N 00 DEGREES 19 MINUTES 44 SECONDS WEST 165.03 FEET TO THE TRUE  
263 POINT OF BEGINNING. THE SAME PARCEL BEING DESCRIBED IN O.R. BOOK 709,  
264 PAGE 1462, PUBLIC RECORDS, HENDRY COUNTY, FLORIDA.

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266 AND  
267 LESS: LOT 2  
268 A PARCEL IN SECTION 4, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY,  
269 FLORIDA, BEING A PART OF BLOCK 36, GOODNO'S SUBDIVISION OF LABELLE AS  
270 RECORDED IN PLAT BOOK 1, PAGE 47 OF THE PUBLIC RECORDS OF LEE COUNTY,  
271 FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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284 AND

285 LESS: LOT 3

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

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291 BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID BLOCK 36 AND THE  
292 SOUTH RIGHT OF WAY LINE OF OKLAHOMA AVENUE, THENCE; SOUTH 00°19'44"  
293 EAST, 165.03 FEET, ALONG SAID EAST LINE OF BLOCK 36 TO A LINE 165 FEET SOUTH  
294 OF AND PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE OF OKLAHOMA  
295 AVENUE, THENCE; SOUTH 88°30'14" WEST, 131.78 FEET, ALONG SAID PARALLEL  
296 LINE, THENCE; NORTH 00°19'44" WEST, 165.03 FEET, THENCE; NORTH 88°30'14" EAST,  
297 131.78 FEET, ALONG SAID SOUTH RIGHT OF WAY LINE TO THE TRUE POINT OF  
298 BEGINNING. BEING THE SAME LANDS DESCRIBED IN O.R. BOOK 726, PAGE 158,  
299 PUBLIC RECORDS, HENDRY COUNTY, FLORIDA.

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301 AND

302 LESS: LOT 4

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

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

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**EXHIBIT B  
SCHEDULE OF USES**

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329 Residential  
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331 Administrative Offices  
332 Accessory Uses and Structures  
333 City of LaBelle Essential Public Utility Stations  
334 Excavation, Water Retention  
335 Fences, Walls  
336 Dwellings, Multi-Family  
337 Parking Lot  
338 Public/Quasi-Public Utilities  
339 Recreational Facilities (private)  
340 Signs (in accordance with Appendix B, Section 4-81)  
341  
342 Commercial  
343 Accessory Uses and Structures  
344 Business Services  
345 City of LaBelle Utilities  
346 Clubs/Lodges  
347 Cultural institutions  
348 Financial Institutions  
349 Health Care Facilities  
350 Government Offices  
351 Medical Offices  
352 Professional Offices  
353 Personal Services  
354 Pharmacies  
355 Retail Sales  
356 Restaurants (no outdoor seating, on-site or off-site consumption of alcohol requires a PUD  
357 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 <sup>(1, 2 &amp; 3)</sup> :		
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.
4. Building height means the vertical distance from the averaged finished grade of all exterior corners of finished floors to the highest point of the building, less those structures permitted to extend beyond the height of the building per LDC Sec. 4-85.6)



EXHIBIT E – SIGNIFICANT OAK TREE MITGATION

