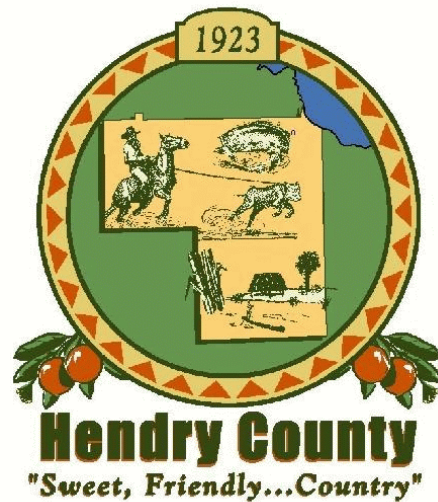


HENDRY COUNTY COMPREHENSIVE PLAN



Adopted: March 5, 1991

Amended: November 9, 1999; May 28, 2002; October 28, 2003; May 25, 2004; December 13, 2005; December 12, 2006; May 13, 2008; August 26, 2008; November 1, 2010; March 29, 2011; June 21, 2011; August 1, 2011; June 26, 2012; January 22, 2013; September 10, 2013; February 25, 2014; June 3, 2013; December 8, 2015; February 09, 2016; April 12, 2016; February 28, 2017; March 14, 2017; April 25, 2017; May 9, 2017; December 11, 2018; January 22, 2019; March 26, 2019; May 28, 2019; September 24, 2019; December 19, 2019; January 14, 2020; June 16, 2020; July 28, 2020; August 11, 2020; December 8, 2020; April 27, 2021; September 28, 2021; October 26, 2021; December 14, 2021

Prepared by Hendry County Planning & Zoning Department

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Future Land Use Element

1 **FUTURE LAND USE ELEMENT**

2
3 **GOAL 1:**

4
5 **To ensure the development and maintenance of a functional and well related pattern of land**
6 **use types that provides for population growth, land development and redevelopment, and the**
7 **appropriate distribution, location and densities and intensities of use consistent with adequate**
8 **services and facilities and consideration of natural resources.**

9
10 **OBJECTIVE 1.1 FUTURE LAND USE CATEGORIES AND MAP SERIES**

11
12 The Future Land Use Map Series 2040, dated as of the effective date of this Comprehensive Plan, is
13 hereby adopted as the County’s Future Land Use Map and detailed map series and shall direct the
14 pattern for future development and redevelopment of the unincorporated area of Hendry County. The
15 Future Land Use Map presented is for general illustrative purposes only, and is not intended to be
16 regulatory. The following policies describe the land use categories located on the Future Land Use
17 Map 2040, and describe the nature, densities, intensities, and criteria for permitting of various land
18 uses within each land use category. The County shall explore the use of Transfer of Development
19 Rights or Units programs to accommodate growth in areas where services are provided or are intended
20 to be provided. In addition, the County shall develop standards for development that support
21 residential development at densities to support building utility facilities. At a minimum, these
22 standards shall include density minimums, provisions for clustering, and smart growth features to
23 achieve efficiency and rural resource protection. Public and conservation lands will be depicted as
24 such on the Future Land Use Map Series 2040 to the extent practicable.

25
26 **Policy 1.1.1: Agriculture Future Land Use Category**

27
28 Purpose

29
30 The purpose of the Agriculture Future Land Use Category is to define those areas within Hendry
31 County that will continue in a rural and/or agricultural state through the planning horizon of 2040.

32
33 Description/Uses

34
35 Lands classified as Agriculture are primarily the rural areas of Hendry County and may be used as
36 the following uses: (a) Level One uses: State of Florida Everglades Restoration projects and activities
37 specifically designed to meet the water quality and/or quantity goals related to restoration efforts and
38 resource protection as outlined in the Comprehensive Everglades Restoration Plan (CERP); the
39 production of food, feed, fiber, and other goods by the systematic growing and/or harvesting of plants,
40 animals, and other life forms; specialty farms; animal husbandry; production and processing of
41 agricultural products, including bi-products; ornamental horticulture; nurseries;_confined feeding
42 operations; food processing and production; rural residential; agricultural housing; agricultural
43 supply; and retail oriented to the agricultural uses. (b) Level Two uses: utilities, bio-fuel plants,
44 mining and earth extraction and processing operations, solid waste facilities, resource recovery
45 facilities, and other similar uses. Level One uses may occur as permitted uses, special exceptions or
46 accessory uses in the Land Development Code. Level Two uses require a rezoning of the property to
47 a planned unit development at which time the appropriateness of the use on the particular parcel may

48 be determined. Institution and Recreation uses are allowable in this land use category. The specific
49 standards for institutional and recreational uses will be defined in the Land Development Code.

50

51 Location Standards

52

53 Areas classified as Agriculture are located within the rural areas of Hendry County. Lands in this
54 category are not within the urban area, but may be adjacent to the urban area. Some of these lands
55 may be converted to urban uses within the 2040 planning horizon. However, the majority of the lands
56 classified Agriculture will remain in a rural, agricultural land use through the year 2040.

57

58 Residential Density

59

- 60 ● Residential – Maximum of one (1) unit per two (2) acres.
- 61 ● Farm worker housing.
 - 62 ○ Six (6) units per acre for single family attached and detached homes/mobile
 - 63 homes/duplexes if potable central water and central sewer collection systems are provided.
 - 64 ○ Ten (10) units per acre for multi-family projects with potable central water and central
 - 65 sewer provided.
- 66 ● Recorded parcels within the Agriculture Future Land Use Category in existence as of January
- 67 1, 2015, which are less than the minimum lot size for residential uses are considered “vested”
- 68 for residential uses. The lots must meet the other provisions of the Land Development Code.
- 69

70 Non-Residential Intensity

71

- 72 ● FAR – 0.40 for non-agricultural/non-residential uses.

73

74 Infrastructure/Roads

75

- 76 ● Public arterial or collector, and private roads.
- 77 ● Meet current LOS standards.

78

79 Water

80

- 81 ● Private wells for rural residential.
- 82 ● Central water system for farm worker housing.
- 83 ● Central water system for clustered residential on lots ½ acre or smaller in size.
- 84 ● Private wells or central water system for non-residential uses.
- 85

86 Wastewater/Septic Tanks

87

- 88 ● Individual septic system for rural residential.
- 89 ● Central system for farm worker housing.
- 90 ● Central system for clustered units for residential on lots ½ acre or smaller in size.
- 91 ● Individual septic or central system for non-residential uses.
- 92

93 Open Space

94

95 No minimum open space requirement.

96

97 Form of Development

98

99 Non-agricultural development may occur in any of the following forms:

100

101 • Individual large lots.

102 • Clustered developments.

103 • Mixed-use developments.

104 • Planned unit developments.

105

106 **Policy 1.1.1a: Agriculture**

107

108 Residential density and commercial intensity may be increased for properties located within and
109 developed pursuant the West Hendry Planning Overlay, in accordance with Objective 2.2.

110

111 **Policy 1.1.1b: Agriculture/Conservation Future Land Use Category**

112

113 Purpose

114 The purpose of the Agriculture/Conservation Future Land Use Category is to designate those areas
115 within Hendry County that will continue in a rural and/or agricultural state through the planning
116 horizon of 2040 and may contain jurisdictional wetlands.

117

118 Description/Uses

119

120 All land uses shall be the same as for the Agriculture Future Land Use Category with the following
121 exceptions:

122

123 • No industrial or commercial development (including agriculture related or extraction
124 related) shall be permitted within a wetland.

125 • Residential development shall be limited to ensure that wetlands are preserved or that
126 activities that impair the natural function of the wetland are prohibited.

127

128 Location Standards

129

130 Areas classified as Agriculture/Conservation are located within the Agriculture Future Land Use
131 Category and within the rural areas of Hendry County. Lands in this category are not within the urban
132 area, but may be adjacent to the urban area.

133

134

135 Residential Density

136

137 • Residential - one (1) unit per twenty (20) acres if units are built within the
138 Agriculture/Conservation designated lands.

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183

Non Residential Intensity

- FAR – 0.10 for non-agricultural/non-residential uses.

Infrastructure/Roads

- Public arterial or collector and private roads designed to minimize wetland impacts.

Water

- Private wells for rural residential.
- Private wells for non-residential uses.

Wastewater/Septic Tanks

- Individual septic tanks for rural residential.
- Individual septic for non-residential uses.

Open Space

No minimum open space requirement.

Form of Development

Non-agricultural development may occur in any of the following forms:

- Individual residential homes on parcels twenty (20) acres or larger or legal nonconforming lot of record smaller than 20 acres.
- Clustered developments for parcels larger than twenty (20) acres.
- Planned Unit rural development.

Policy 1.1.2: Residential - Low-Density Future Land Use Category

Purpose

The purpose of the Residential - Low Density Future Land Use Category is to define those areas within Hendry County that are or will become residential areas predominately in a rural setting which are designed to operate without intensification of public investment into water, sewer, transportation, or general support services through the planning horizon of 2040.

Description/Uses

Lands classified as Residential - Low Density are primarily lands within the rural areas of Hendry County that have been or may utilized for rural residential purposes. Residential-Low Density shall

184 be defined as residential development with the following characteristics: single-family units, low
185 density, sporadic, and generally isolated from the urban zones and in areas not planned for public
186 infrastructure. Uses permitted within this category are conventional single-family residential uses
187 with customary accessory structures. Mobile home units are not permitted. Institution and Recreation
188 facilities are permitted within this category. Agricultural activities in existence at the time of the
189 adoption of this Comprehensive Plan Amendment may continue, but may not be enlarged, nor may
190 new agricultural activities occur except in compliance with the Land Development Code.

191

192 Location Standards

193

194 Areas classified as Residential - Low Density are within the agricultural/rural areas of Hendry County
195 and normally remote from urban services and facilities, nor are they intended to receive urban-style
196 infrastructure and services through the planning horizon of 2040.

197

198 Residential Density

199

- 200 • Residential - One (1) unit per acre.

201

202 Minimum acreage for Development: 160 acres

203

204 Non Residential Intensity

205

- 206 • FAR – 0.00.

207

208 Infrastructure/Roads

209

- 210 • Existing Public system or private roads.
- 211 • Meet current LOS standards.

212

213 Water

214

- 215 • Private wells or public central system.

216

217 Wastewater/Septic Tanks

218

- 219 • Individual septic tanks or public central systems.

220

221 Open Space

222

- 223 • None

224

225 Form of Development

226

- 227 • Individual large lots.
- 228 • Clustered developments.

- 229 • Planned Unit Developments.

230

231 **Policy 1.1.2a: Residential/Low Density in WHPO**

232

233 Residential Density: One (1) unit per acre Residential density may be increased for properties located
234 within and developed pursuant the West Hendry Planning Overlay, in accordance with Objective 2.2.
235 There is no minimum acreage requirement for development pursuant to the West Hendry Planning
236 Overlay, Objective 2.2 and its policies.

237

238 Non-Residential Intensity: 0.00

239

240 Commercial activity may occur for properties located within and developed pursuant the West
241 Hendry Planning Overlay in accordance with Objective 2.2 and its policies.

242

243 **Policy 1.1.3: Residential – Rural Estates Future Land Use Category**

244

245 Purpose

246

247 The purpose of the Residential - Rural Estates Future Land Use Category is to define those areas
248 within Hendry County that have been or should be developed at a lower density in order to promote
249 and protect the rural lifestyle through the planning horizon of 2040.

250

251 Description/Uses

252

253 Lands classified as Residential - Rural Estates are primarily lands within the rural areas of Hendry
254 County that have been or may become utilized for rural residential purposes. Uses permitted within
255 this category are residential with customary accessory structures. Residential may take the form of
256 single-family dwellings utilizing conventional building techniques, with mobile homes specifically
257 prohibited. Institution and Recreation facilities are permitted within this category. Limited
258 agricultural activities specifically designed to meet the needs of the residents living therein are also
259 permitted, except where prohibited or restricted by the Land Development Code.

260

261 Location Standards

262

263 Areas classified as Residential - Rural Estates are within the agricultural/rural areas of Hendry County
264 and normally remote from urban services and facilities, nor are they intended to receive urban-style
265 infrastructure and services through the planning horizon 2040.

266

267 Residential Density

268

- 269 • Residential –one (1) unit per acre.

270

271 Minimum acreage for Development: 160 acres

272

273 Non Residential Intensity

274

- 275 • FAR – 0.00.

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Infrastructure/Roads

- Existing Public system or private roads.
- Meet current LOS standards.

Water

- Private wells or central systems.

Wastewater/Septic Tanks

- Individual septic tanks or central systems.

Open Space

- None

Form of Development

- Individual large lots.
- Clustered developments.
- Planned Unit Developments.

Policy 1.1.3a: Residential - Rural Estates Future Land Use Category in WHPO

Residential Density: One (1) unit per acre Residential density may be increased for properties located within and developed pursuant the West Hendry Planning Overlay in accordance with Objective 2.2 and its policies.

Commercial activity may occur for properties located within and developed pursuant the West Hendry Planning Overlay in accordance with Objective 2.2 and its policies.

Policy 1.1.4: Residential - Medium Density Future Land Use Category

Purpose

The purpose of the Residential - Medium Density Future Land Use Category is to identify those areas within Hendry County that currently are or should be encouraged to become the primary location of residential development offering a mixture of residential products at suburban/urban-style density through the planning horizon 2040.

Description/Uses

Lands classified as Residential - Medium Density are primarily in the urban/suburban areas of Hendry County and are intended to provide the primary housing for the workforce of Hendry County. Uses within this category include single-family dwellings, mobile homes (when developed in mobile home

322 subdivisions or mobile home parks), attached residential units, and multiple family units, thereby
323 providing a cross-section of residential products available for housing the citizens and workforce of
324 Hendry County. Customary accessory uses and amenities are permitted provided they are developed
325 with and as part of the residential community. Mixed-use developments may occur within this
326 category, including residential and commercial uses. However, when this occurs, it must be through
327 a Planned Unit Development rezoning. No more than 15% of the land area within the proposed
328 Planned Unit Development may be utilized for commercial purposes. When a mixture of residential
329 and commercial development is permitted, the following additional limitations shall apply: (1) limits
330 on the size and character of the commercial use to those which primarily serve the needs of the
331 residential portion of the proposed Planned Unit Development, other uses within the development, or
332 nearby residential areas that are inadequately served by existing commercial uses; (2) the commercial
333 uses must be located within the development so that they are primarily accessible from within the
334 development and from other nearby areas that lack necessary commercial services, but not so located
335 as to attract additional traffic from beyond a reasonable distance from the Planned Unit Development;
336 and (3) the commercial property will require buffering to protect adjacent or nearby residential areas.
337 Institution and Recreation uses are allowable in this category.

338

339 Location Standards

340

341 Areas classified as Residential - Medium Density are located within the urban/suburban areas of
342 Hendry County. Lands in this category are intended to be the primary location of residential
343 development through the planning horizon 2040. Properties designated in this category should be
344 adjacent to arterial systems or have the ability to create collector systems that connect directly to
345 arterial systems. The arterial systems may be either existing or proposed arterial systems.

346

347 Residential Density

348

- 349 • Residential - Two (2) units per gross acre.

350

351 Non Residential Intensity

352

- 353 • FAR - 0.10 calculated upon the acreage of the commercial site only.

354

355 Infrastructure/Roads

356

- 357 • Public arterial or collectors systems or private paved roads.
- 358 • Meet current LOS standards or make improvements to the transportation system, thereby
- 359 meeting LOS standards.

360

361

362

363 Water

364

- 365 • Central water systems, either public or private.

366

367 Wastewater/Septic Tanks

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- Central sewer systems, either public or private.

Open Space

- 30% open space.

Form of Development

- For parcels 10 acres or smaller:
 - Individual lots.
 - Clustered developments.
 - Mixed-use developments.
 - Planned Unit Developments.
- For parcels larger than 10 acres:
 - Mixed-use developments.
 - Planned Unit Developments.
- Development restrictions:
 - No more than 50% of the area designated Residential – Medium Density shall be developed during the planning horizon 2020, nor more than 75% developed by the year 2040.

Policy 1.1.5: Residential - High Density Future Land Use Category

Purpose

The purpose of the Residential – High Density Future Land Use Category is to define those areas within Hendry County that are or should become higher density residential development through the planning horizon of 2040.

Description/Uses

Lands classified as Residential - High Density are areas with relatively good access to roads, centralized public potable water and sewer systems, or are located such that provision of these facilities is feasible within the planning horizon. These areas are located either in the urban/suburban zone of Hendry County or are a logical extension thereof. Uses permitted within this Land Use Category are conventional residential units, including attached and detached single-family dwellings, duplexes, multi-family dwellings, recreational uses, and customary accessory uses and amenities thereto when built as part of the residential community. Mixed-use developments, including residential uses and commercial uses, may be permitted in this category if developed and approved as a Planned Unit Development. Up to 15% of the land area within a Planned Unit Development may be developed as commercial uses.

When a mixture of residential and commercial development is permitted, the following additional

414 limitations shall apply: limits on the size and character of the commercial use to those that primarily
415 serve the needs of the residential portion of the proposed Planned Unit Development, other uses
416 within the development, or nearby residential areas that are inadequately served by existing
417 commercial uses; the commercial uses must be located within the development so that they are
418 primarily accessible from within the development and from other nearby areas that lack necessary
419 commercial services, but not so located as to attract additional traffic from beyond a reasonable
420 distance from the Planned Unit Development; and the commercial property will require buffering to
421 protect adjacent or nearby residential areas. Institution and Recreation uses are allowable in this
422 category.

423
424 Location Standards

425
426 Areas classified as Residential - High Density are primarily within the urban/suburban zone located
427 so as to benefit from and add to the economic viability of the county, existing transportation arterials
428 or regional park facilities and be serviced by or logical extensions of the existing infrastructure of the
429 county.

430
431 Residential Density

- 432
- 433 a) Residential - Six (6) units per acre when connected to centralized public water, but private
 - 434 wastewater.
 - 435 b) Residential - Ten (10) units per acre when connected to centralized public water and
 - 436 centralized public wastewater, direct access to the arterial road system, within an urban area
 - 437 of the county, and proximate to amenities or part of a mixed-use Planned Unit Development.
- 438

439 Non Residential Intensity

- 440
- 441 a) FAR – 0.10 calculated upon the acreage of the commercial site only.
- 442

443 Infrastructure/Roads

- 444
- 445 a) Public arterial system or private roads with the development being adjacent to and having
 - 446 direct access to the arterial system or not adjacent with the ability to create a collector system
 - 447 directly adjacent thereto. Private roads may also be permitted within a Planned Unit
 - 448 Development.
 - 449 b) Meet current LOS standards or make improvements to the transportation system that results
 - 450 in meeting the LOS standards.
- 451

452 Water

- 453
- 454 ● Central water system, either public or private.
- 455

456 Wastewater/Septic Tanks

- 457
- 458 ● Central wastewater system, either public or private.
- 459

460 Open Space

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- Twenty-five percent (25%).

Form of Development

- For parcels 10 acres or smaller:
 - Individual lots.
 - Clustered developments.
 - Mixed-use developments.
 - Planned Unit Developments.
- For parcels larger than 10 acres:
 - Mixed-use developments.
 - Planned Unit Developments.
- a) Development restrictions:
 - No more than 50% of the area designated Residential – High Density shall be developed during the planning horizon 2020, nor more than 75% developed by the year 2040.

Policy 1.1.6: Residential - Special Density Future Land Use Category

Purpose

The purpose of the Residential - Special Density Future Land Use Category is to reflect land use approvals previously given for certain portions of Port LaBelle and Pinehurst Park.

Description/Uses

The lands classified as Residential - Special Density are those lands included within Port LaBelle Units 1 through 9 that were previously vested from the Development of Regional Impact Review process. Pinehurst Park, a portion of the area included in the Development of Regional Impact Application for the Master Development approvals, and a portion of Increment I (Units 10 through 13) which went through the Development of Regional Impact Review. The uses permitted in this land use category include those uses identified in the Application for Master Development Approval, the use for a 54.7 acre parcel known as Pinehurst Park, as it received zoning approval on July 26, 1973, and the Application for Incremental Development Approval for Increment I (Banyan Village) and those uses permitted in the granting of zoning and the approval of subdivision plats for Port LaBelle 1973 and the date of implementing the Development of Regional Impact Review process as outlined in Florida Statutes. Recreational and institutional facilities are permitted in this category.

Location Standards

The areas designated as Residential - Special Density are those areas described above and specifically limited thereto. No other areas of Hendry County shall be designated Residential – Special Density.

Residential Density

- 508 a) Port LaBelle – Three (3) units per acre.
509 b) Pinehurst Park – Six (6) units per acre.

510

511 Non Residential Intensity

512

- 513 ● Port LaBelle FAR – 0.25.

- 514 ● Pinehurst Park FAR – 0.

515

516 The total area of non-residential uses within a single development in this category shall not exceed
517 10% of the total area of the development. The total floor area of non-residential uses shall not exceed
518 200 square feet per planned residential unit at build-out. Non-residential uses may include retail and
519 service commercial, governmental and support services, agriculture, and employment uses.
520 Commercial development will be clustered when appropriate to provide services at appropriate
521 locations within the total development.

522

523 Infrastructure/Roads

524

- 525 ● Public arterial or collector system.

- 526 ● Meet current LOS standards.

527

528 Water

529

- 530 ● Private wells.

- 531 ● Central water, either public or private.

532

533 Wastewater/Septic Tanks

534

- 535 ● Individual septic tanks.

- 536 ● Central system, either public or private.

537

538 Open Space

539

- 540 ● Residential development – 25%.

- 541 ● Non-residential development other than agriculture – 15%.

542

543

544

545 Form of Development

546

- 547 ● Individual lots.

- 548 ● Clustered developments.

- 549 ● Mixed-use developments.

- 550 ● Planned Unit Developments.

551

552 **Policy 1.1.7: Residential – Pre-Existing Rural Estates Future Land Use Category**

553

554 Purpose

555

556 The purpose of the Residential – Pre-existing Rural Estates Future Land Category is to establish
 557 regulations relative to large-scale lot developments and rural subdivisions that were established prior
 558 to the adoption of the Hendry County Future Land Use Categories.

559

560 Description/Uses

561

562 Lands in this category are areas that were established prior to the adoption of Hendry County’s Future
 563 Land Use Categories. These pre-existing developments constitute over 2.5% of the county’s land
 564 area. This category reflects the existence of large-scale lot developments and other rural sub-divided
 565 parcels. Uses permitted within the Residential – Pre-existing Rural Estates are a combination of
 566 residential and, in certain situations, non-residential uses, institution and recreation uses.

567

568 Location Standards

569

570 Areas designated as Residential – Pre-existing Rural Estates are those areas specifically identified
 571 within this land use category, and the addition of lands to this land use category is specifically
 572 prohibited.

573

574 Density and Intensity

575

576 Development	577 Maximum Residential Density	578 Maximum Non-Residential Intensity *
579 a) Big Oak Acres	1 du/5ac	N/A
580 b) Double “J” Acres	1 du/2ac	0.25 FAR
581 c) Fort Denaud Acres	1 du/2ac	0.25 FAR
582 d) Highway Business Center	1 du/1ac	0.25 FAR
583 e) Montura/Flaghole	1 du/1ac	0.25 FAR
584 f) Pioneer Plantation	1 du/2ac	0.25 FAR
585 g) Scott and Wendy Lanes	1 du/2ac	N/A
586 h) All Others	1 du/2ac	0.25 FAR

587

588 *Commercial development shall be limited to Convenience Commercial (C-1 zoning) in all areas
 589 except Highway 80 frontage and Montura Ranch Estates, which may include General and High
 590 Intensity Commercial.

591 Infrastructure/Roads

592

- 593 ● Public arterial or collector system and private roads.
- 594 ● Meet current LOS standards.

595

596 Water

597

- 598 ● Private wells.

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Wastewater/Septic Tanks

- Individual septic tanks.

Open Space

- Residential – 50%.
- Non-residential/non-agricultural – 15%.

Form of Development

- Individual lots.

Policy 1.1.8: Felda Community Overlay

Purpose

The purpose of the Felda Community Overlay is to establish guidelines from the community plan adopted for Felda. Changes made to the Future Land Use Map were the result of an extensive community planning process with the Felda Community Civic Association.

Description/Uses

Lands classified as the Felda Community Overlay are those properties contained within Sections 13 through 36 of Township 45S, Range 29E, Hendry County, Florida. Land uses contained in the Felda Community Overlay Land Use Category include a variety of residential and agricultural land uses, along with non-residential activities.

Location Standards

The areas designated as the Felda Community Overlay on the Future Land Use Map are those areas specifically described above and limited thereto. No other areas of Hendry County shall be designated as Felda Community Overlay.

Residential Density

- Felda Estates Residential areas
 - One (1) unit per two (2) acres.
- Agriculture areas
 - Residential – One (1) unit per five (5) acres.
 - Farm worker housing-
 - Six (6) units per acre for single family attached and detached home/mobile homes/duplexes if central potable water and central sewer collection systems are provided.

- 644 ▪ Ten (10) units per acre for multi-family with central potable water and central sewer
645 provided
646

647 Non-Residential Intensity
648

- 649 • Non-residential/non-agricultural – 0.25 FAR
650 • Non-residential uses are allowable in Sections 16, 17, 20, 21, 28, 29, 32, and 33 within 500-
651 feet of the right-of-way of SR 29.
652

653 Infrastructure/Roads
654

- 655 • Public arterial, collector, and local road system or private roads.
656

657 Water
658

- 659 • Private wells for rural residential.
660 • Private wells or central potable water for non-residential/non-agricultural.
661 • Centralized public water system for farm worker housing.
662

663 Wastewater/Septic Tanks
664

- 665 • Individual septic tanks for rural residential.
666 • Individual septic tanks or central sewer system for non-residential.
667 • Individual septic tanks for agricultural activities.
668 • Centralized public waste water for farm worker housing.
669

670 Open Space
671

- 672 • Residential – 50%.
673 • Non-residential/non-agricultural - 25%.
674

675 Form of Development
676

- 677 • Individual large lots.
678 • Planned Unit Development.
679

680 Special Considerations
681

- 682 • A Corridor Access Management Plan (CAMP) will be created limiting access to State Road
683 29 and providing interconnectivity between and among non-residential land uses. The
684 interconnectivity will be achieved by having the non-residential uses utilize a common
685 roadway or frontage road for access. This roadway can be located adjacent to State Road 29
686 right-of-way or at the rear of the non-residential uses. The required frontage road will not
687 occupy the 500-foot dedicated to non-residential uses along SR 29.
688

- 689 • In all other portions of the Sections designated in this land use category, commercial uses are
690 not allowed. Agriculture uses are permissible in this land use category and clustering of
691 residential units is not allowed. All residential parcels must contain a minimum of two acres.
692
- 693 • Existing parcels within the Felda Community Overlay that are less than the minimum two (2)
694 acre lot size for Felda Estates or less than the minimum five (5) acre lot size for the Agriculture
695 category are considered “vested” for residential and non-residential uses as of October 26,
696 2010. The lots must meet the other provisions of the Land Development Code.
697

698 **Policy 1.1.9: Commercial Future Land Use Category**

699
700 Purpose

701
702 The purpose of the Commercial Future Land Use Category is to identify those areas that currently are
703 or logically should become the commercial centers for the urbanized area of Hendry County through
704 the Planning Horizon of 2040.
705

706 Description/Uses

707
708 Lands classified as Commercial are those areas of the county intended to provide commercial
709 opportunities for the urbanizing areas of Hendry County and should be located to take advantage and
710 benefit from the current infrastructure, including roads, centralized public water and centralized
711 public sewer, or be so located as to provide shopping needs for rural residential areas, thereby
712 reducing the need for significant travel for basic services. Uses permitted within this category include
713 the sale, rental, and distribution of products or performance of services, including retail, shopping,
714 office, financial, medical, civic, governmental, and other related business uses. Residential uses may
715 be permitted if ancillary to the commercial uses and built in a mixed-use format. Institution and
716 Recreation uses are allowed in this category.
717

718 Location Standards

719
720 The areas designated as Commercial should be areas with direct access to collector and/or arterial
721 roads or be designed within a mixed-use development so as to reduce the overall need for external
722 trip generation and maximize internal trip capture. Rural commercial areas should also be considered
723 at appropriate collector and/or arterial road intersections to provide basic services to the rural
724 residential areas of Hendry County.
725

726 Residential Density

- 727
- 728 • Six (6) units per gross acre when built as part of a mixed-use development.
729

730 Non Residential Intensity

- 731
- 732 • Retail commercial – 0.25 FAR.
 - 733 • Office – 0.50 FAR.

734 • 0.50 FAR for mixed-use building with a maximum of 25% retail and a minimum of 75%
735 office.

736 • 0.30 FAR for mixed-use development with commercial on the first floor and residential on
737 stories above the first floor.

738

739 Infrastructure/Roads

740

741 • Public arterial or collector system and private roads.

742 • Meet current LOS standards.

743

744 Water

745

746 • Private wells for rural commercial.

747 • Central water, either public or private, for commercial development within the
748 urban/suburban area.

749

750 Wastewater/Septic Tanks

751

752 • Individual septic tanks for rural commercial.

753 • Centralized public sewer, either public or private, for commercial within the urban/suburban
754 area.

755

756 Open Space

757

758 • Residential development – 25%.

759 • Non-residential development – 15%.

760

761 Form of Development

762

763 • Rural areas – individual lots.

764 • Urban/suburban

765 ○ Clustered developments.

766 ○ Mixed-use developments.

767 ○ Planned Unit Developments.

768

769

770 **Policy 1.1.10: Industrial Future Land Use Category**

771

772 Purpose

773

774 The purpose of the Industrial Future Land Use Category is to identify those areas within Hendry
775 County that currently are or should be classified for industrial development through the planning
776 horizon of 2040.

777

778 Description/Uses

779

780 Lands classified as Industrial are primarily within the urban area of Hendry County with adequate
781 infrastructure, including roads, water, sewer, and drainage systems. An exception to this location
782 requirement would apply to mining and processing or to other industrial uses which can demonstrate
783 that their use is not in direct support of and primarily intended to support the urban areas of Hendry
784 County. Another use that is an exception to the requirements that industrial be located in an urban
785 area is an expansion to the existing Airglades Airport. Areas classified as Industrial should be of
786 sufficient size and mass to permit long-term utilization of the industrial area to meet the needs of a
787 growing urban community. Scattered locations should be discouraged. Uses permitted within the
788 Industrial Future Land Use Category include: manufacturing, assembling, processing, storage (both
789 inside and outside), distribution centers, batch plants, concrete plants, flex space for the service
790 industry, airports, airport runways, airport related development and infrastructure, mining and earth
791 extraction and processing operations, electrical generation facilities that do not obtain approval
792 through the Power Plant Siting Act (PPSA), ss.403.501-518, Florida Statutes, recycling facilities,
793 resource recovery facilities, similar uses, and ancillary uses specifically designed to service the
794 industrial employment workforce. Ancillary uses shall be limited to restaurants, service stations,
795 convenience stores, personal service uses and other similar uses designed to promote internal trip
796 capture. Institution and Recreation uses are allowable in certain circumstances as defined by the
797 provisions contained in the Land Development Code.

798

799 Location Standards

800

801 Areas classified as Industrial should be located within the urban area of Hendry County and have
802 direct access to existing arterial roadway systems or be connected to those systems utilizing collector
803 road systems built specifically for that purpose. These areas should also be conveniently located for
804 the provision of central water and sewer. The requirement that Industrial should be located in urban
805 areas is subject to the exceptions as shown above in Descriptions/Uses.

806

807 Residential/Density

808

- 809 ● Residential – Not permitted. (Caretaker unit permitted)

810

811 Non Residential Intensity

812

- 813 ● FAR – 0.75 for industrial uses.
- 814 ● FAR – 0.25 for ancillary support facilities.
- 815 ● Ancillary support facilities shall not constitute more than 20% of the total land area of an
816 industrial park.

817

818 Minimum acreage: Industrial parks should be a minimum of 160 acres, while individual Industrial
819 uses may be on less acreage if approved as a Planned Unit Development.

820

821 Infrastructure/Roads

822

- 823 ● Public arterial or collector system and private roads.

- 824 • Direct access onto existing arterial systems.
- 825 • Creation of collector roads specifically designed to connect to the arterial systems.

826
827 Water

- 829 • Centralized water systems, whether public or private.

830
831 Wastewater/Septic Tanks

- 833 • Centralized systems, whether public or private.

834
835 Open Space

- 837 • Minimum open space – 15%.

838
839 Form of Development

840
841 Industrial development may occur in any of the following forms:

- 842
- 843 • Planned industrial park.
- 844 • Mixed-use planned development.
- 845 • Airports

846
847 **Policy 1.1.10.1.**

848
849 The development of a runway and airport infrastructure related development and uses will be
850 allowed on approximately 305 acres (“Subject Site”), as defined by the legal description included in
851 Comprehensive Plan Amendment No. CPA19-0005. The airport improvements on the Subject Site
852 will be limited to those uses approved by the FAA Finding of No Significant Impact Record of
853 Decision on October 17, 2017. No Floor Area Ratio for commercial or industrial uses is approved
854 in this Subarea. Residential uses are prohibited.

855
856 Pursuant to the Industrial future land use category description and development standards, the
857 runway shall occupy no more than eighty-five percent (85%) of the
858 Subject Site and a minimum of fifteen percent (15%) of the Subject Site shall be open space. Open
859 space shall be provided in the form of landscaped buffers located along the Subject Site’s perimeter,
860 storm water management areas and other open, pervious, grassed_or landscaped areas on the Subject
861 Site.

862
863 **Policy 1.1.11: Public Future Land Use Category**

864
865 Purpose

866
867 The purpose of the Public Future Land Use Category is to establish regulations relative to use and
868 location of publicly-owned lands, semi-public lands, and private lands authorized for public purposes

869 that currently exist or which may become public through the planning horizon of 2040.

870

871 Description/Uses

872

873 Lands in this category are areas designated for public and semi-public uses, including governmental
874 buildings, schools, churches and worship centers, utilities, solid waste handling and disposal facilities,
875 airports, logistic centers when operated on public property, recycling facilities, and similar public and
876 semi-public uses. This category may also include publicly-owned parks and other public/semi-public
877 recreational facilities.

878

879 Location Standards

880

881 Specific location standards are as follows:

882

- 883 ● Location of the facility and general area served.
- 884 ● Whether the facility will have a positive or negative impact on the general area as currently
885 developed, and whether future development will be impacted in a positive or negative way
886 through the development of the facility.
- 887 ● Whether the location and design is consistent with applicable state and federal standards.

888

889 Residential Density

890

- 891 ● Residential development is not permitted within the Public Future Land Use Category, except
892 for caretaker houses.

893

894 Non Residential Intensity

895

- 896 ● Government buildings – 0.30 FAR.
- 897 ● Schools – 0.50 FAR.
- 898 ● Churches – 0.30 FAR.
- 899 ● All other uses FAR as determined by the Board of County Commissioners at time of
900 approval.

901

902 Infrastructure/Roads

903

- 904 ● Public arterial or collector or local system and private roads.
- 905 ● Meet current LOS standards.

906

907 Water

908

- 909 ● Private wells for parks, public uses in rural areas, landfills, and recycling centers.
- 910 ● Centralized public water, either public or private, for governmental buildings, schools,
911 churches, utilities, airports, logistic centers, and other similar uses when located in an
912 urban/suburban setting.

913

914 Wastewater/Septic Tanks

915

- 916 • Individual septic tanks for public uses in rural areas.
- 917 • Centralized system, either public or private, for public uses in the urban/suburban areas.

918

919 Open Space

920

- 921 • Governmental buildings – 30%.
- 922 • Schools – 30%.
- 923 • Churches – 30%.
- 924 • Utilities – 30%.
- 925 • Solid waste handling and disposal facilities – 15%.
- 926 • Airports – 50%.
- 927 • Logistic centers – 15%.
- 928 • All other uses as determined by the Board of County Commissioners.

929

930 Form of Development

931

- 932 • Individual lots/parcels.
- 933 • Part of mixed-use developments.
- 934 • Part of Planned Unit Developments.

935

936 **Policy 1.1.12: Multi-Use Development Future Land Use Category**

937

938 Purpose

939

940 The purpose of the Multi-Use Development Future Land Use Category is to promote new
941 development and redevelopment of the properties located within this land use category.

942

943 Description/Uses

944

945 Lands classified as Multi-Use Development are generally located adjacent to existing urban/suburban
946 areas or will become adjacent to the urban/suburban areas within the planning horizon. Uses
947 permitted within this category include existing agricultural uses, recreational facilities, residential
948 uses, commercial uses, institutional and industrial.

949

950 Location Standards

951

952 The areas designated as Multi-Use Development are located adjacent to the primary transportation
953 system within the county and existing or programmed utilities.

954

955 Residential Density

956

957 Maximum density – Four (4) units per acre with the following exceptions:
958

958

- 959 • Agricultural uses – One (1) unit per 5 acres.
960 • Residential/urban uses – Four (4) units per acre when rezoned to a Planned Unit Development.

961
962 Non Residential Intensity

- 963
964 • Retail commercial – 0.25 FAR.
965 • Office – 0.50 FAR.
966 • Industrial – 0.75 FAR
967 • 0.50 FAR for mixed-use buildings with a maximum of 25% retail and a minimum of 75%
968 office.
969 • 0.30 FAR for mixed-use buildings with commercial on the first floor and residential on stories
970 above and first floor.

971
972 Infrastructure/Roads

- 973
974 • Public arterial, collector, or local roads, and private roads.

975
976 Water and Sewer

977
978 All new development and redevelopment within the Multi-Use Development Future Land Use
979 Category must connect to centralized public water and sewer, when available.

980
981 Open Space

- 982
983 • Residential development – 30%.
984 • Non-residential development – 15%.

985
986 Form of Development

- 987
988 • Agricultural individual lots – minimum five (5) acres.
989 • Urban/suburban.
990 ○ Clustered developments.
991 ○ Multi-use developments.
992 ○ Planned Unit Developments.

993
994 Recreational Vehicle Park

995
996 The development of a Recreational Vehicle Park and accessory uses will be allowed on
997 approximately 168+/- acres as defined by the legal description included in Comprehensive Plan
998 Amendment No. CPA20-0006.

999
1000 The subject Recreational Vehicle Park may accommodate up to five (5) recreational vehicle
1001 units per gross acre.

1002

1003 *Note:* Multi-Use Development must be accomplished through a Planned Unit Development
1004 rezoning.
1005

1006 **Policy 1.1.13: Leisure/Recreation Future Land Use Category**

1007
1008 Purpose

1009
1010 The purpose of the Leisure/Recreation Future Land Use Category is to define those areas within
1011 Hendry County that are used or may become used for free standing/independent leisure/recreation
1012 activities through the planning horizon of 2040. This land use category includes various uses that,
1013 because of their nature, are intended to provide for the leisure and recreation activities of the residents
1014 and visitors of Hendry County and to encourage and promote recreation and or tourism in the County.
1015 Lands and uses in this category would not normally be part of a mixed-use community nor be
1016 accessory uses for other principal uses.
1017

1018 Description/Uses

1019
1020 Leisure/Recreation areas are sites that are currently developed for leisure/recreation facilities or
1021 undeveloped sites that are designated for development as leisure/recreation facilities. This land use
1022 category includes various uses which, because of their nature, are intended to provide for the leisure
1023 and recreation activities of the residents of Hendry County and to encourage and promote recreation
1024 and/or tourism in the County. Uses allowed within this category shall be limited to sports facilities
1025 whether individually developed or in sports complexes, active and/or passive parks, recreation vehicle
1026 parks, campgrounds (whether primitive or improved), marinas, golf courses, equestrian centers and
1027 riding areas, sporting clay facilities, eco-tourism activities, and similar leisure and recreation facilities
1028 and ancillary uses.
1029

1030 Location Standards

1031
1032 Sites designated Leisure/Recreation may be within the urban/suburban area of the community or
1033 within the rural/agricultural areas of the county. The determination of adequacy/appropriateness of
1034 location will be by the Board of County Commissioners utilizing the following guidelines:
1035

- 1036
- 1037 ● The impact the proposed use will have on the transportation system of the County.
 - 1038 ● Proximity to recreational attractions or environmental features that would support the
1039 proposed development to include but not be limited to water bodies, governmental
recreational facilities, natural amenities, ecosystems, or other tourist attractions.
 - 1040 ● Appropriateness of location versus availability to provide- public services, including water,
1041 wastewater treatment, police service, fire service, and EMS service.
 - 1042 ● Relationship of proposed site to adjacent land uses to determine compatibility based upon
1043 hours of operation, noise, light, dust, traffic impact, impact on residential areas, and impact
1044 on natural areas.

1045
1046 Residential/Density

- 1047
- 1048 ● RV parks – Five (5) units per acre.

- 1049 • All others – Zero (0), except caretaker units.
- 1050
- 1051 Non Residential Intensity
- 1052
- 1053 • FAR for ancillary facilities – 0.20.
- 1054 • FAR for all primary uses determined by Board of County Commissioners based upon
- 1055 requested use.
- 1056
- 1057 Minimum Site Size
- 1058
- 1059 • The minimum site size shall be determined at the time of rezoning.
- 1060
- 1061 Infrastructure/Roads
- 1062
- 1063 • Public arterials, collectors or local roadways or private roads.
- 1064
- 1065
- 1066
- 1067 Water
- 1068
- 1069 • Private wells for golf courses, equestrian centers, ecotourism facilities, sporting clay
- 1070 facilities, marinas, and similar rural-style uses.
- 1071 • Centralized public water system for all recreation vehicle parks and improved campgrounds.
- 1072
- 1073 Wastewater/Septic Tanks
- 1074
- 1075 • Individual septic tanks for golf courses, equestrian centers, ecotourism facilities, sporting clay
- 1076 facilities, marinas, and similar rural-style uses.
- 1077 • Centralized public sewer system for all recreation vehicle parks and improved campgrounds.
- 1078
- 1079 Open Space
- 1080
- 1081 • Recreation vehicle parks – 25%.
- 1082 • All others – 50%.
- 1083
- 1084 Form of Development
- 1085
- 1086 • Planned Unit Developments.
- 1087
- 1088 Special Development Requirement for RV Parks
- 1089
- 1090 • Density shall be computed using all dwelling units, whether campsites or hard surface RV
- 1091 parking stalls.
- 1092 • No year-round occupancy will be allowed except for that required by the operational staff.

- 1093 ● Maximum stay in the RV Park shall be 180 days at any one time.
- 1094 ● Commercial activity shall be allowed provided it is specifically designed to provide services
- 1095 to the residents of the RV Park and is not located in such a fashion as to encourage use by
- 1096 persons or residents exterior to the RV Park. Maximum site size for commercial is 10% of
- 1097 RV Park up to a maximum of two (2) acres.

1098
1099 Special Regulations for Marinas

- 1101 ● Marinas shall comply with the Regional Marina Site Plan and shall not be constructed until
- 1102 all applicable state and federal permits are obtained.

1103
1104 **Policy 1.1.14: Electrical Generating Facility Land Use Category**

1105 Purpose

1106
1107 The purpose of the Electrical Generating Facility (EGF) Future Land Use Category is to provide

1108 guidelines for future designation of areas within Hendry County that can be utilized for electrical

1109 generating facilities and to establish guidelines and standards for the intensity and location of

1110 electrical generating facilities and associated ancillary uses.

1111 Description/Uses

1112
1113 Lands in this category include properties that are designated or appropriate for either: 1) electrical

1114 generating facilities that obtain approval through the Power Plant Siting Act (PPSA), ss. 403.501-

1115 518, Florida Statutes; or 2) electrical generating facilities not subject to approval through the PPSA.

1116 Uses may include all forms of electric generating facilities, including, but not limited to, electric

1117 power plants, combustion turbines, combined cycle units, thermal or photovoltaic solar fields and

1118 related facilities. Related facilities include uses directly related to the production of electricity,

1119 including but not limited to substations, collector yards, switchyards, fuel and by-product storage

1120 facilities, waste disposal areas, processing facilities, administrative offices, water storage, cooling

1121 towers, warehousing, educational and visitor centers, raw material storage and other ancillary uses

1122 related to the electrical generating facility. Agricultural uses including cropland, pastureland,

1123 orchards, groves and forestry are permitted uses within this category.

1124
1125 Location Standards

1126
1127 Lands classified as Electrical Generating Facility shall be located in rural areas of the county, where

1128 large amounts of undeveloped acreage exist. The adequacy/appropriateness of EGF project locations

1129 will be determined by the Hendry County Board of County Commissioners utilizing the following

1130 guidelines:

- 1131
1132 ● The site is near other existing or planned utility uses including transmission lines, or is
- 1133 accessible to/by existing or planned fuel transportation facilities.
- 1134 ● Adequate separation or buffering from power plant production units can be provided to
- 1135 adjacent properties.
- 1136 ● The site has direct access to existing or planned arterial or collector roads of sufficient
- 1137 capacity to ensure that, during plant operations, there will be no degradation to the level of

1138 service below the adopted standard; an EGF restricted to solar power generation only may or
1139 may not have direct access from a public road, but must have permanent legal access to the
1140 property.

- 1141 • No nuclear, coal or gas powered electrical generating plant shall be located within two (2)
1142 miles of the Big Cypress Indian Reservation, and more specifically described within the
1143 following areas: Sections 25, 26, 35 and 36, Township 47, Range 32; Sections 25, 26, 27, 28,
1144 29, 30, 31, 32, 33, 34, 35, and 36, Township 47, Range 33; Sections 29, 30, 31, 32, 33, 34, 35
1145 and 36, Township 47, Range 34; Sections 1, 2, 9, 10, 11, 12, 13, 14, 15, 16, 21, 22, 27, 28, 33,
1146 and 34, Township 48, Range 32; Sections 5 and 9, Township 48, Range 33; and Sections
1147 1, 2, 3, 4, 5, 6, 8, 9, 10 and 11, Township 48, Range 34.

1148
1149 Residential/Density

- 1151 • Residential – Not permitted. (Caretaker unit permitted).

1152
1153 Non-Residential Intensity

- 1154 • The power plant units and directly related facilities shall occupy no more than seventy percent
1155 (70%) of the entire site and shall be subject to a maximum impervious surface ratio of 0.70.
- 1156 • A minimum of thirty percent (30%) of the entire site shall be open space. Open space
1157 may include areas with native vegetation and/or landscaped areas. Crossings in open space
1158 areas by facilities and structures such as roads, rail, transmission lines, natural gas pipelines,
1159 water and sewer pipelines and communications lines, necessary for the operation of the power
1160 plant units and related uses, may be allowed, subject to applicable permitting. These facilities
1161 will be co-located wherever practicable to mitigate impacts to environmentally sensitive areas.
1162 Open space may also include wetlands, conservation and storm water areas.

1163
1164 Form of Development Approval

- 1165 • Approval of a Future Land Use Map amendment designating the location of the EGF.
- 1166 • A comprehensive plan text amendment outlining a specific subarea policy applicable to
1167 the EGF, including, but not limited to, fuel source and estimated power generating capacity.
- 1168 • A Planned Unit Development (PUD) zoning district shall be required for any development
1169 proposed within the EGF future land use category.

1170
1171 Special Development Requirements for Electrical Generating Facilities

1172
1173 The following performance standards shall be applied to a site designated as Electrical Generating
1174 Facility (EGF). The electrical generating facilities, directly associated facilities and related uses:

- 1176 • Shall be located where the effects of noise can be mitigated through a combination of
1177 maintaining existing vegetation, adequate setback from property boundaries, or through
1178 physical plant design. For the purpose of permitted levels of noise or sound emission, this
1179 land use category shall be subject to Hendry County's Noise Ordinance, in effect at the time
1180 of approval.
- 1181 • Shall be located where visual impacts can be mitigated through existing topography, existing

- 1182 or planted vegetation, facility design and/or distance from property boundaries.
- 1183 • Shall be set back and/or buffered from existing adjacent residential areas or designated
 1184 residential future land use categories. Specific requirements shall be defined within the
 1185 subarea policy.
- 1186 • Shall utilize the best available control technology for protecting air quality consistent with
 1187 state and federal standards.
- 1188 • Shall include liners and leachate controls consistent with state and federal standards and
 1189 guidelines for fuel and by-product storage facilities and waste disposal areas.
- 1190 • Shall avoid, minimize or mitigate any impacts to environmentally sensitive areas, as
 1191 determined by the appropriate State and Federal agencies.
- 1192 • Shall provide compensatory storage for development in the 100-year floodplain consistent
 1193 with local and state standards.
- 1194 • Shall connect to a central sanitary sewer system, if available, or provide onsite treatment for
 1195 domestic wastewater. Septic tanks shall be permitted in accordance with applicable
 1196 provisions of local and state codes, guidelines and ordinances, including the Hendry County
 1197 Comprehensive Plan. No industrial wastewater will be treated in the sanitary sewer septic
 1198 system. Potential discharges of treated wastewater will be through underground injection
 1199 control wells. If any discharges to the groundwater or underground occur, the same will be
 1200 identified, reviewed and permitted through the PPSA and/or federal processes.
- 1201 • Shall connect to a central potable water system, if available, or provide potable onsite well(s).
 1202 Onsite wells shall be permitted in accordance with applicable provisions of local and state
 1203 codes, guidelines and ordinances, including the Hendry County Comprehensive Plan.

1204
 1205 **Compliance**

- 1206 • For facilities subject to the PPSA, compliance with federal, state and local regulations
 1207 shall be addressed through both the Florida Electrical Power Plant Siting Act (PPSA) and
 1208 other required federal permitting processes, notwithstanding any of the Goals, Objectives and
 1209 Policies of the Hendry County Comprehensive Plan.
- 1210 • For facilities that are not subject to the PPSA, compliance with federal, state and local
 1211 regulations shall be required, including the Goals, Objectives and Policies of the Hendry
 1212 County Comprehensive Plan.
- 1213 • All facilities shall be subject to the specific requirements of a PUD zoning.
- 1214 • In the event of a conflict in the language of this land use category and other provisions within
 1215 this or other Elements of the Hendry County Comprehensive Plan, this land use category and
 1216 its guidelines shall control.

1217
 1218 **Policy 1.1.14.1:** The development of an electrical generating facility (“Hendry Solar Energy
 1219 Center”) and related uses will be allowed on approximately 3.127 acres (“Subject
 1220 Site”), as defined by the legal description included in Comprehensive Plan
 1221 Amendment No. 15-0003. The electrical generating facility on the Subject Site
 1222 will be limited to a 325 megawatt (MW) solar power facility. The facility will
 1223 not be powered by nuclear, coal or gas sources. Solar panel fields will be
 1224 permitted on the site.

1225
 1226 Pursuant to the EGF future land use category description and development
 1227 standards, the electrical generating facility shall occupy no more than seventy

1228 percent (70%) of the Subject Site and a minimum of thirty percent (30%) of the
1229 Subject Site shall be open space. Open space shall be provided in the form of
1230 wetlands and wildlife conservation areas, wetland buffers, landscaped buffers
1231 located along the Subject Site’s perimeter, storm water management areas and
1232 other open, pervious, grassed or landscaped areas on the Subject Site.

1233

1234 The following requirements shall also apply to the Subject Site:

1235

- 1236 • The minimum setbacks for the development of major improvements on the Subject Site shall
1237 be measured from the property boundaries as follows: fifty feet (50’) for solar panels and
1238 appurtenant structures/equipment along the northern and western property boundaries; and
1239 one- hundred feet (100’) for solar panels and appurtenant structures/equipment along the
1240 southern and eastern property boundaries.
- 1241 • The maximum height for the solar panels on the Subject Site shall not exceed twenty-feet
1242 (20’).

1243

1244 The facility shall not include any waste disposal areas, fuel and byproducts storage, or storage of raw
1245 materials.

1246

1247 **Policy 1.1.14.2:** The development of an electrical generating facility (“Hendry Clean Energy
1248 Center”) and related uses will be allowed on approximately 4,692.51 acres
1249 (“Subject Site”), as defined by the legal description included in Comprehensive
1250 Plan Amendment No. 16-0003. The electrical generating facility on the Subject
1251 Site will be limited to a 2,675 Megawatt (MW) of electrical generation. Up to
1252 2,200 MW of electricity may be generated by combined cycle and/or simple
1253 cycle electrical generation facilities. Alternatively, up to 2,675 MW of
1254 electricity may be generated by solar photovoltaic facilities. The facilities will
1255 not be powered by nuclear or coal sources. All electrical generation facilities
1256 will be located within a development area not to exceed 2,426.8 acres.

1257

1258 Pursuant to the EGF future land use category description and development
1259 standards, the electrical generating facility shall occupy no more than seventy
1260 percent (70%) of the Subject Site and a minimum of thirty percent (30%) of the
1261 Subject Site shall be open space. Open space shall be provided in the form of
1262 wetlands and wildlife conservation areas, wetland buffers, landscaped buffers
1263 located along the Subject Site’s perimeter, storm water management areas and
1264 other open, pervious, grassed or landscaped areas on the Subject Site.

1265

1266 The following requirements shall also apply to the Subject Site:

1267

- 1268 • The minimum setbacks for the development of major improvements on the Subject Site shall
1269 be measured from the property boundaries as follows: one hundred feet (100’) for solar panels
1270 and appurtenant structures/equipment; and one thousand feet (1000’) for the combined cycle
1271 and/or simple cycle generating facilities.
- 1272 • The maximum height for the solar panels on the Subject Site shall not exceed twenty feet
1273 (20’). The maximum height for the natural gas electrical generating facilities on the Subject
1274 Site shall not exceed one-hundred and fifty feet (150’).

- 1275 ● The applicant for the natural gas electrical generating facilities will limit its request to the
- 1276 South Florida Water Management District for the Plant to a maximum withdrawal from the
- 1277 Lower Tamiami Aquifer of an average of 13 million gallons per day (MGD) not to exceed a
- 1278 maximum annual withdrawal of 4,758 million gallons per year (MGY).
- 1279 ● Lighting guidelines will be followed to the maximum extent practicable, while meeting the
- 1280 safety and security requirements of the Occupational Safety and Health Administration
- 1281 (OSHA), the Federal Energy Regulatory Commission (FERC) and all other applicable law.
- 1282 Prior to commencement of initial ground disturbing activities for the electrical generating
- 1283 facilities, FPL will conduct a lighting analysis of the proposed facilities and will apply lighting
- 1284 principles to minimize lighting impacts.
- 1285 ● Four cultural resources sites identified as 8HN148, 8HN149, 8HN150, and 8HN151 will be
- 1286 preserved within conservation areas. A minimum of 50 foot buffer will be provided around
- 1287 these protected sites. Site 8HN721 is located within the 330-ft. electrical transmission
- 1288 corridor and also within a conservation area. This site will be conserved to the greatest extent
- 1289 possible.

1290
 1291 **Policy 1.1.14.3:** The development of an electrical generating facility (“Hammock Solar Energy
 1292 Center”) and related uses will be allowed on approximately 957 +/- acres
 1293 (“Subject Site”), as defined by the legal description included in Comprehensive
 1294 Plan Amendment No. 16-0006. The electrical generating facility on the Subject
 1295 Site will be limited to a total of 74.5 Megawatts (MW) of electricity generated
 1296 by solar photovoltaic facilities.

1297
 1298 **Policy 1.1.14.4:** The development of an electrical generating facility (“FPL Blue Heron Solar
 1299 Energy Center”) and related uses will be allowed on approximately 623± acres
 1300 (“Subject Site”), as defined by the legal description included in Comprehensive
 1301 Plan Amendment No. 18-0007. The electrical generating facility on the Subject
 1302 Site will be limited to a total of 74.5 Megawatts (Mw) of electricity generated by
 1303 solar photovoltaic facilities.

1304
 1305 **Policy 1.1.15: Wheeler Estates Future Land Use Category**

1306
 1307 Purpose

1308
 1309 The purpose of the Wheeler Estates Future Land Use Category is to maintain the rural and
 1310 predominantly residential character of the area known as Wheeler Estates, as established through a
 1311 community planning process, and to guide the future development in a matter that is consistent with
 1312 the community vision.

1313
 1314 For the purpose of this category, “rural character” is defined as those characteristics which convey a
 1315 sense of rural lifestyle, including but not limited to, large lots, significant open space and undisturbed
 1316 native vegetation, limited public infrastructure, and small-scale agricultural uses that are accessory to
 1317 permitted residential uses. Non-residential uses are limited to those activities intended to provide daily
 1318 goods and services to the immediate community.

1319
 1320 Description/Uses

1321

1322 Uses permitted within Wheeler Estates shall consist of single-family residential dwellings, accessory
1323 structures, and small-scale agricultural uses that are accessory to permitted residential uses. Mobile
1324 homes, RVs as living quarters, and shipping containers are expressly prohibited. Limited
1325 neighborhood-scale non-residential uses, institutional uses, and recreational uses are permitted
1326 subject to the provisions contained herein, and as set forth in the Land Development Code.
1327

1328 Location Standards

1329

1330 Wheeler Estates encompasses 1,933 +/- acres of land in the far western portion of Hendry County
1331 adjacent to Lee County, and approximately 1.5 miles south of State Road 80. The Wheeler Estates
1332 Future Land Use Category is limited to those areas designated as such on the Future Land Use Map.
1333

1334 Lands in this category are not within the urban area but are immediately adjacent to the future urban
1335 areas in Hendry County. Wheeler Estates is intended to operate without significant intensification of
1336 public facilities into water, sewer, transportation, or general support services through the planning
1337 horizon of 2040. However, additional public facilities may become available to the community via
1338 development in the adjacent future urban areas within the Rodina and Southwest Hendry County
1339 Sector Plan Areas.
1340

1341 Residential Density and Uses

1342

- 1343 • Single family residential uses- one (1) unit per 1.10 acres
- 1344 • Mobile home units and RVs are not permitted

1345

1346 Non-Residential Intensity and Uses

1347

- 1348 • FAR- 0.10 calculated on the commercial side only.
- 1349 • Non-residential uses that serve and support the rural community are allowable by Planned
1350 Unit Development rezoning approval only, and subject to locational criteria and minimum
1351 design standards established in the Land Development Code. General commercial and
1352 industrial uses are allowed only on parcels on which such uses exist as of May 28, 2019.
1353 Industrial and general commercial uses on additional parcels are prohibited.
- 1354 • Public works projects that include drainage improvements.
1355

1356 Agricultural Uses

1357

- 1358 • Non-commercial, small-scale agricultural uses that are accessory to residential uses, including
1359 but not limited to, the keeping of domestic farm animals for household use only, greenhouses,
1360 and gardens as set forth in Section 1-53-3.7.1(d) of the Land Development Code.
- 1361 • Agricultural uses consisting predominately of the cultivation of crops and livestock including
1362 cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture, groves,
1363 confined feeding operations, and specialty farms are permitted by right or allowed by special
1364 exception on existing agriculturally-zoned lands only.
1365

1366 Infrastructure/Roads

1367

- 1368 • Public and private roads

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Water

- Private wells for rural residential uses.
- Private wells or central water system for non-residential uses.

Wastewater/Septic Tanks

- Individual septic system for rural residential.
- Individual septic or central system for non-residential.

Open Space

- Individual lots- no minimum open space requirement
- Clustered Development (Residential or Mixed-Use)- 50%
- Non-Residential Uses- 30%

Form of Development

- Individual lots.
- Non-residential uses and clustered developments must occur in the form of a Planned Unit Development or Special Exception pursuant to the Land Development Code.

Policy 1.1.16 Montura Ranch Future Land Use Category

Purpose

The purpose of the Montura Ranch Future Land Use Category is to establish a long-term vision for development of the areas generally known as Montura Ranch Estates and the Woodlands Subdivisions. Future development shall maintain the existing rural character while allowing new development that supports the community and promotes economic development.

The future of Montura Ranch Estates and the Woodlands Subdivisions are rooted in their rural identity with allowances for additional uses where appropriate. Single-family residential with hobby farms remain the predominant use in the community.

Description/Uses

Uses permitted within Montura Ranch Future Land Use Category are residential, commercial, light industrial, civic, institution and recreation in appropriate locations. This FLUC includes two overlay districts: CR 833 Corridor and Village Center. Each overlay category includes a specific set of potential uses. These areas are depicted as overlays on the Montura Future Land Use Overlays Map on page xxiii of the Appendix. In addition, Neighborhood Commercial development may be approved at appropriate locations as described below.

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All new development, other than single family and two-family residential, shall be accomplished through a Planned Unit Development (PUD) zoning or Special Exception.

Residential Density

- Single family residential dwelling units at a maximum of one (1) dwelling unit per acre (1 DU/AC).
- Two-family residential dwelling units at a maximum of two (2) dwelling units per two (2) acres (2DU/2AC).

Non-Residential Intensity

- A floor to area ratio (FAR) of 0.25.
- Minimum of two (2) acres.

Open Space

- Planned Residential or Mixed-Use Development - 30%
- Non-Residential Uses - 20%

Roads

- Public arterial, collector, local and private roads.

Water

- Private wells for residential uses up to two (2) units per two (2) acres (2 DU/2AC).
- Individual wells or centralized system for non-residential uses

Wastewater/Septic Tanks

- Individual septic system for residential up to two (2) units per two (2) acres (2 DU/2AC).
- Individual septic or centralized system for non-residential uses

Policy 1.1.16.1 CR 833 Corridor Overlay

The CR 833 Corridor overlay is one of the overlays associated with the Montura Ranch Future Land Use Category. This overlay provides guidelines on the type of development that would be appropriate for the properties with frontage along the CR 833 Corridor. Development along this corridor should incorporate multimodal transportation where applicable and new development should be oriented toward the street with required non-residential parking primarily located either to the side or behind the principal structure. The CR 833 Corridor Overlay is intended to be the most use-intensive overlay of the Montura Ranch Future Land Use Category due to its location along a major roadway. All development in this overlay must provide interconnections to adjacent properties to limit driveway connections to CR833.

1456 *Purpose:* To develop as a commercial corridor and employment center that provides area residents
1457 with shopping and services to meet the ongoing, daily needs of the community. This overlay will
1458 permit the most intense level of commercial activity in Montura Ranch Estates providing
1459 opportunities for Convenience, General and High Intensity Commercial, storage, and warehousing,
1460 and civic/institutional.

1461
1462 *Location:* This overlay includes properties with frontage on County Road 833 and east to Arboleda
1463 Street. The northern border is Bald Cypress Avenue, and the southern border is Hunting Club Road.
1464 The overlay boundaries are depicted on the Montura Future Land Use Overlays Map on page xxiii of
1465 the Appendix. Development in the CR 833 Corridor Overlay area shall have access to CR833 and a
1466 secondary access to a collector or local road if possible. Properties near the boundaries may be
1467 considered for development as permitted in this overlay at the discretion of the Community
1468 Development Director and approved by the Board of County Commissioners through the PUD
1469 process.

1470
1471 *Description/Uses:* The uses include the full range of Convenience Commercial, General Commercial,
1472 Professional Service or Office, High-Intensity Commercial, Storage and Warehousing, and
1473 Institution. Residential may be permitted if developed as a live-work use (e.g., residential above
1474 commercial).

1475 1476 **Policy 1.1.16.2 Village Center Overlay**

1477
1478 This overlay provides guidelines on the types of development that would be appropriate for properties
1479 with frontage along the main streets within Montura Ranch Estates. Generally, these are paved
1480 through-streets.

1481
1482 *Purpose:* To provide a central location for a range of non-residential activities that meet the local
1483 daily social, recreational, educational, commercial, and personal service needs of residents of
1484 Montura Ranch Estates.

1485
1486 *Location:* The district includes properties that are bordered on the west by Arboleda Street and the
1487 east to North Jinete Street. The northern border is Avenida Del Centro including the properties with
1488 frontage on the north side of the road, and the southern border is Avenida Del Sur including the
1489 properties abutting on the south side of the road. Village Center development shall have access to a
1490 paved public road. Properties within the Village Center shall be designed to encourage access from
1491 surrounding residential areas through street, sidewalk or pathway connections and promote the use of
1492 pedestrian and bicycle modes of transportation. District boundaries are depicted on the Montura
1493 Future Land Use Overlays Map on page xxiii of the Appendix. Properties near the boundaries may
1494 be considered for development as permitted in this overlay at the discretion of the Community
1495 Development Director and approved by the Board of County Commissioners through the PUD
1496 process.

1497
1498 *Description/Uses:* Convenience Commercial and Professional Service or Office activities at a
1499 neighborhood appropriate scale, such as retail, medical and dental offices, personal services, and
1500 institution uses. These uses may be accessory, or in addition to, an established residential use. General
1501 Commercial and High-Intensity Commercial are prohibited.

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Policy 1.1.16.3 Neighborhood Commercial Development

This policy provides guidelines on the types of development that would be appropriate for properties located at intersections of two paved roads. The uses permitted herein shall be considered through the PUD process.

Purpose: To allow key intersections where it would be appropriate to encourage local, small-scale convenience commercial and office activities.

Description/Uses: Convenience Commercial activities at a local, small-scale appropriate to exist in a predominantly residential area with minimal negative impacts to meet the daily needs of residents.

Location Standards: Neighborhood Commercial development shall be located at the intersection of two paved roads and shall have access on both roads.

Policy 1.1.16.4 Nonresidential Standards.

The following standards shall be addressed through the PUD zoning process:

1. Principal buildings shall be located in the front of the property with parking primarily located on the side and rear of the building.
2. Accessory structures shall be located behind the principal building.
3. Outdoor storage shall be fully screened from the road and adjacent residential properties.
4. Live-work uses within individual buildings may be permitted (e.g., residential above commercial)
5. Commercial development shall be located on a minimum of two acres.

GOAL 2: INNOVATIVE PLANNING TECHNIQUES

In order to protect water resources, protect the environment and wildlife habitat, build a more sustainable tax base, encourage economic development, promote energy efficiency, and to permit job creation for the citizens and residents of Hendry County, innovative land use planning techniques should be encouraged.

Hendry County shall continue to identify and determine applicability for Hendry County of innovative and flexible planning and development strategies. Once identified, the County shall develop new guidelines and standards pertaining to the identified strategies for inclusion by amendment to this comprehensive plan and the land development code.

OBJECTIVE 2.2: WEST HENDRY PLANNING OVERLAY (WHPO)

The WHPO is located in the northwest portion of Hendry County depicted on Future Land Use Map 1A. The WHPO contains existing flowways and navigable waterways, including the Caloosahatchee River, Jack’s Branch, Banana Branch, and Telegraph Swamp.

The purpose of the WHPO is to encourage a more compact growth pattern. Reducing development

1549 footprints will encourage and allow for more opportunities to preserve or restore natural areas, allow
1550 for expanded recreational activities and protect groundwater. The intent of the WHPO is to integrate
1551 residential and non-residential uses to create viable and sustainable communities that protect and
1552 enhance the natural features that make this area of Hendry County unique. This will be achieved by
1553 allowing for a variety of housing types in a mixed use community that strives to integrate open space
1554 including protection and/or restoration of flowways, navigable waterways and upland corridors. The
1555 Objective is to promote a pattern of development so that residential density and non-residential
1556 intensity are located in appropriate areas where utilities and public services can be provided and so
1557 that the new development can provide additional recreational opportunities.

1558
1559 The WHPO creates incentives through increased densities and intensities of residential and
1560 nonresidential uses to implement smart growth techniques, environmental preservation and
1561 restoration, and recreation through improved connectivity and access to natural features.

1562
1563 All future development seeking an increase in density and intensity shall be required to obtain a
1564 Planned Unit Development rezone and shall be consistent with one of three categories including Rural
1565 Town Center, River Medium Density, and River Low Density. The Rural Town Center and River
1566 Medium Density categories allow for and encourage a mixture of residential and commercial uses,
1567 the difference being in the size and scale of the mixed-use areas projected for each category.

1568 The landowner has the option of not developing pursuant to the West Hendry Planning Overlay and
1569 opting to develop in accordance with the underlying existing future land use category.

1570

1571 **Policy 2.2.1: Rural Town Center**

1572 The Rural Town Center properties shall be located at the intersection of two
1573 public roads that can accommodate the traffic and access for the proposed
1574 development while meeting concurrency requirements. The intent of this
1575 category is to create a mixed-use area where higher density development will
1576 enhance the viability of neighborhood levels of commercial development and
1577 efficiency in the provision of services.

1578

1579 Residential, commercial, quasi-public, public and recreational uses are allowed
1580 in this category, and may be integrated vertically or horizontally. The Rural
1581 Town Center category is intended to provide for a mix of residential unit types
1582 and housing options including, but not limited to, multi-family and single-
1583 family units.

1584

1585 **Policy 2.2.1.a:** Properties within this land-use category are allowed a maximum of five (5)
1586 dwelling units per gross acre, and must develop at a minimum density of two-
1587 and-one-half (2.5) dwelling units per gross acre.

1588

1589 **Policy 2.2.1.b:** Properties within the commercial node, should, to the extent feasible, contain a
1590 mix of uses including but not limited to residential, neighborhood-scale retail,
1591 office, recreation, civic, school, day care, places of assembly, and medical uses.
1592 A commercial node should be designed to include an interconnected street and
1593 pedestrian access network. Single-use, single-tenant, retail buildings are limited
1594 in size to a maximum of 40,000 square feet of floor area. Development must be
1595 designed to be pedestrian-oriented. Commercial development must be part of a

1596 mixed-use plan of development where residential uses are located in close
1597 proximity to the commercial areas and designed to facilitate pedestrian
1598 movement.
1599

1600 **Policy 2.2.1.c:** Development within the Rural Town Center category must provide for a
1601 minimum of 30% common open space. Water management areas may count
1602 toward 25% of the required common open space when designed as passive park
1603 or pathway. Common open space may also include more structured community
1604 gathering spaces such as plazas, squares or courtyards.
1605

1606 **Policy 2.2.2: River Medium Density**
1607 The River Medium Density land use category shall incorporate, where
1608 applicable, opportunities for innovative waterfront development, recreational
1609 connections via restoration and or preservation of flowways, navigable
1610 waterways, and uplands, and protection of natural systems that can provide a
1611 public benefit of improved water quality or natural resource management. This
1612 category allows for development of residential, commercial (within a Village
1613 Center), public, quasi-public and recreational uses. Residential development in
1614 this land use category may develop up to three (3) dwelling units per gross acre.
1615 A mixture of housing types is encouraged.
1616

1617 **Policy 2.2.2a:** The development of a Recreational Vehicle Park and related uses will be
1618 allowed within the Banana Branch Development as defined in the legal
1619 description as follows:
1620 A tract or parcel of land lying in Section 22 and 27, Township 43 South, Range
1621 28 East, Hendry County, Florida, said tract or parcel of land being more
1622 particularly described as follows:
1623 Beginning at the Southeast corner of said Section 22 run S00°35'53"E along the
1624 East line of the Southeast Quarter (SE 1/4) of said Section 27 for 601.75 feet to
1625 an intersection with the Northwesterly right of way line of State Road 80
1626 (F.D.O.T. right of way Section No. 07010-2527), being 208 feet Northwesterly
1627 as measured perpendicular to the survey base line thereof; thence run along
1628 said Northwesterly and Northerly right of way line of State Road 80 the
1629 following nine (9) courses: S50°19'00"W parallel with said survey base line for
1630 1,523.19 feet; S39°41'00"E for 19.00 feet to a point being 189 feet
1631 Northwesterly as measured perpendicular to said survey base line;
1632 S50°19'00"W parallel with said survey base line for 377.96 feet to a point of
1633 curvature; Southwesterly along an arc of a curve to the right of radius 2,754.87
1634 feet (delta 34°20'18") (chord bearing S67°29'09"W) (chord 1,626.44 feet) for
1635 1,651.04 feet; N05°20'42"W along a radial line for 19.00 feet to a point on a
1636 radial curve; Westerly along an arc of a curve to the right of radius 2,735.87
1637 feet (delta 04°07'29") (chord bearing S86°43'02"W) (chord 196.91 feet) for
1638 196.95 feet to a point of tangency being 208 feet Northerly as measured
1639 perpendicular to the survey base line thereof; S88°46'47"W parallel with said
1640 survey base line for 93.78 feet; NO 10 13'13"W for 11.00 feet to a point being
1641 219 feet Northerly as measured perpendicular to said survey base line and
1642 S88°46'47"W parallel with said survey base line for 114.60 feet; thence run NI

1643 4°07'26"W for 217.38 feet; thence run N61°35'26"W for 447.90 feet; thence
1644 run N53°52'26"W for 642.00 feet; thence run N54°42'26"W for 440.80 feet;
1645 thence run N79°47'26"W for 561.76 feet to an intersection with the East right
1646 of way line of County Road 78A (F.D.O.T. right of way Section No. 07590-
1647 2150)(S-78-A)(100' wide right of way), also being the East line of the West 50
1648 feet of the Northwest Quarter (NW 1/4) of said Section 27; thence run
1649 N00°21'44"W along said East right of way line for 702.19 feet to an
1650 intersection with the Northerly line of lands described in a deed recorded in
1651 Official Records Book 680, at Page 1833, Hendry County Records; thence run
1652 along Northerly line the following six (6) courses: N89°23'27"E for 1,472.44
1653 feet; SOI0 32'28"E for 149.69 feet; N78°22'31"E for 379.34 feet; NOI0
1654 42'41"W for 114.35 feet; N89°31'49"E for 730.24 feet and NOI0 13'44"Wfor
1655 640 feet, more or less, to an intersection with the center line of Banana Branch;
1656 thence run Northwesterly along said center line of Banana Branch for 1,607
1657 feet, more or less, to an intersection with the Westerly line of lands described in
1658 a deed recorded in Official Records Book 636, at Page 1656, Hendry County
1659 Records; thence run along said Westerly line N00°19'40"W for 898 feet, more
1660 or less to an intersection with the Southerly line of said lands; thence run along
1661 said Southerly line S89°40'20"W for 1,330.00 feet to an intersection with said
1662 East right of way line of said County Road 78A (F.D.O.T. right of way Section
1663 No. 07590-2150)(S-78-A)(100' wide right of way), also being the East Line of
1664 the West 50 feet of the Southwest Quarter (SW 1/4) of said Section 22; thence
1665 run N00°19'40"W along said East right of way line for 779.88 feet to an
1666 intersection with the North line of the Southwest Quarter (SW 1/4) of said
1667 Section 22; thence run N89°48'18"E along said North line for 2,591.29 feet to
1668 the center of Section 22; thence un N00°26'01"W along the West line of the
1669 Northeast Quarter (NE 1/4) of said Section 22 for 53.00 feet to an intersection
1670 with the North line of the South 53 feet of said Northeast (NE 1/4); thence run
1671 N89°48'18"E along said North line for 1,930.06 feet; thence run S00°26'01"E
1672 parallel with the West line of said Northeast Quarter (NE 1/4) for 53.00 feet to
1673 an intersection with the South line of said Northeast Quarter (NE 1/4); thence
1674 run N89°48'18"E along said South line for 698.98 feet of the East Quarter
1675 corner of said Section 22; thence run S00°46'14"E along the East line of the
1676 Southeast Quarter (SE 1/4) of said Section 22 for 2,584.61 feet to the POINT
1677 OF BEGINNING.

1678
1679 Containing 426.69 acres, more or less.

1680
1681 Bearing herein above mentioned are State Plane for the Florida East
1682 (1983/NSRS 2007) and are based on the East line of the Southeast Quarter (SE
1683 1/4) of Section 22 to bear S00°46'14"E.

1684
1685 The Recreational Vehicle Park must be part of a River Medium Density mixed
1686 use development that includes at a minimum residential and commercial uses
1687 and may accommodate up to five (5) recreational vehicle units per gross area.

1688
1689

1690 **Policy 2.2.2.b: Village Center**
1691 Village Centers are intended for nonresidential uses in the River Medium
1692 Density category. Uses are limited to low intensity uses that provide for the daily
1693 needs of nearby residents or provide waterfront destination points along the
1694 Caloosahatchee River. Uses may include but are not limited to personal services,
1695 tackle shops, convenience stores, restaurants, coffee shops or bakeries are
1696 appropriate in this category. These small commercial centers shall be designed
1697 to encourage access from surrounding residential areas through street, pathway
1698 or waterway connections and promote the use of pedestrian, bicycle and
1699 watercraft modes of transportation. Village Centers must be designed as
1700 integrated components of a development, and shall be limited to three (3) acres
1701 in area, and a maximum of 15,000 square feet of commercial development.
1702

1703 **Policy 2.2.2.c:** Development within the River Medium Density land use category must provide
1704 a minimum of 40% common open space. Water management areas may count
1705 toward 25% of the required common open space when designed as passive or
1706 active parks, trails, natural preserve areas, and other commonly owned or
1707 maintained areas of pervious surface. The open space areas shall encourage open
1708 space/recreational trail systems that may consist of restored flowways, navigable
1709 waterway or upland habitat systems throughout the WHPO. In addition, River
1710 Medium Density developments shall provide neighborhood or mini parks to
1711 offset the active recreational needs of their residents.
1712

1713 **Policy 2.2.3: River Low Density**
1714 The River Low Density category can be characterized as rural, large residential
1715 lot development areas within the WHPO. Development in this category shall be
1716 limited to single-family residential development. The density range for
1717 development in this category is one (1) dwelling unit per five (5) acres to one (1)
1718 dwelling unit per one (1) acre, but may be increased to one (1) unit per gross acre
1719 through
1720

1721 **Policy 2.2.3.a:** Development within the River Low Density category must be clustered to
1722 provide a minimum of 50% common open space. Similar to the River Medium
1723 Density category, common open space shall include commonly maintained water
1724 management lakes (not more than 25% of open space requirement), passive
1725 parks, trails, natural preserve areas, and other commonly owned or maintained
1726 areas of pervious surface. In addition, private open space on lots greater than
1727 10,000 square feet may count toward 10% of this open space requirement.
1728 Planned Unit Developments shall provide neighborhood or mini-parks to offset
1729 the active recreational needs of their residents.
1730

1731 **Policy 2.2.4:** During the Planned Unit Development review process, interconnected flowways,
1732 navigable waterways and/or upland corridors shall be identified to protect water
1733 quality and maintain natural water regimes and to protect listed animal and plant
1734 species and their habitats, where applicable. Flowways, navigable waterways or
1735 upland habitat corridors proposed for preservation shall require a conservation
1736 easement to be recorded at the time of site development plan approval. No uses

1737 other than passive recreational trails, educational signage, and similar uses shall
1738 be permitted within preservation areas.
1739

1740 **Policy 2.2.4.a:** Proposed crossings of flowways or navigable waterways shall include
1741 appropriately sized culverts or bridges to maintain surface water flows and
1742 wildlife underpasses, where appropriate.
1743

1744 **Policy 2.2.4.b:** Recreational uses may be incorporated into a flowway, navigable waterway or
1745 upland corridor. Uses shall not include any activities that are detrimental to
1746 drainage, flood control, water conservation, erosion control or fish and wildlife
1747 habitat conservation and preservation.
1748

1749 **Form of Development**

1750
1751 **Policy 2.2.5:** The road system within the WHPO shall be designed as an interconnected
1752 network aimed at promoting connectivity between individual developments and
1753 communities, with streets and pathways designed to encourage walking and
1754 bicycling thereby reducing the number and length of automobile trips.
1755

1756 **Policy 2.2.5.a:** In order to create an interconnected and integrated community within the
1757 WHPO, all new development within a River Town Center and River Medium
1758 Density must provide separate bicycle paths and pedestrian trails from within the
1759 development to external bicycle paths and/or trails. The intent is to create an
1760 interconnected bicycle and pedestrian pathway system in the West Hendry
1761 Planning Overlay that links each new community to destination areas such as
1762 public greenways, parks, conservation lands, schools, and commercial areas, and
1763 to create a sense of greater community integration.
1764

1765 **Policy 2.2.5.b:** Internal interconnections between complementary uses shall be required,
1766 including access and circulation among parking lots and pedestrian paths.
1767

1768 **Policy 2.2.5.c:** The following design standards shall be promoted through the Planned Unit
1769 Development zoning process:
1770

- 1771 1. The ability to mix uses within individual buildings and sites (e.g. residential
1772 above retail or office space).
1773 2. The provision of civic spaces, such as green spaces, community centers or
1774 central plaza features within mixed-use areas.
1775 3. A design framework for mixed-use areas to create a pedestrian friendly,
1776 human scale environment, through objective, measurable criteria including
1777 size, scale, proportion, and materials. Flexibility in design will allow for
1778 choice and variety in architectural style.
1779 4. All outdoor lighting shall comply with the International Dark Sky
1780 Association/Illuminating Engineering Society outdoor lighting guidelines.
1781 5. Commercial and common area landscaping shall comply with the Crime
1782 Prevention through Environmental Design (CPTED) guidelines.
1783

Infrastructure

- 1784
- 1785 **Policy 2.2.6:** To ensure that adequate funding sources are available for the provision of
 1786 infrastructure, improvements will be funded through a variety of mechanisms
 1787 that may include, but not limited to, the private sector, governmental and/or
 1788 quasi-governmental entities, Community Development Districts (CDDs),
 1789 Municipal Services Taxing Units (MSTU's), Municipal Services Benefit Units
 1790 (MSBUs), rebate agreements, grants, and impact fees.
 1791
- 1792 **Policy 2.2.6.a:** The Hendry County Capital Improvements Schedule and Element shall be
 1793 amended, as needed, to reflect the party responsible, and the improvements
 1794 necessary for providing centralized public water, irrigation, wastewater,
 1795 associated distribution/transmission lines and reuse facilities to serve
 1796 development within the West Hendry Planning Overlay area. Package
 1797 wastewater treatment plants and package water supply plants may be utilized if
 1798 built to accommodate future connections to a central system or to allow
 1799 expansion to accommodate additional development.
 1800
- 1801 **Policy 2.2.7:** The construction of water transmission mains and sanitary sewer mains along
 1802 State Road 80 and County Road 78 will be funded by the private sector,
 1803 governmental, and/or quasi-governmental entities in accordance with Policy
 1804 2.2.6. Rebateable agreements may be used to facilitate utility extensions.
 1805
- 1806 **Policy 2.2.8:** Rezoning of property consistent with the West Hendry Planning Overlay shall
 1807 not be granted until the provision of utility service can be demonstrated. The
 1808 Hendry County concurrency management program will ensure the provision of
 1809 acceptable levels of utilities, however, if there are water conservation techniques
 1810 that would result in a lower demand, these may be considered provided an
 1811 analysis is conducted and the results show a lower demand can be supported.
 1812
- 1813 **Policy 2.2.9:** Future water supplies will be consistent with the current SFWMD Lower West
 1814 Coast Water Supply Plan.
 1815
- 1816 **Policy 2.2.9.a:** WHPO Potable Water Supply. Groundwater from the upper Floridan aquifer or
 1817 other sources of groundwater, provided they meet permitting criteria through the
 1818 SFWMD, will be used as a source of raw water.
 1819
- 1820 **Policy 2.2.9.b:** WHPO Irrigation Water Supply: Irrigation water for development utilizing the
 1821 increased density permitted by the Overlay will consist of a blend of treated
 1822 wastewater and groundwater from the upper Floridan aquifer once adequate
 1823 quantities of reuse water become available. Traditional fresh groundwater
 1824 sources may also be considered for irrigation water supply, provided use of such
 1825 will meet SFWMD consumptive use permitting criteria.
 1826
- 1827 **Policy 2.2.10:** Development in accordance with the WHPO, with the exception of River Low
 1828 Density developments, will be required to accept reuse water when a supply of
 1829 reuse water is available that will meet all or a significant portion of the irrigation
 1830 needs of the proposed development.

1831
1832 **Policy 2.2.11:** Development in the West Hendry Planning Overlay is limited to a total of 7,539
1833 residential units and 200,000 square feet of commercial floor area without further
1834 amending the Comprehensive Plan. All development must meet Hendry County
1835 concurrency requirements at the time of final permit approval, in accordance
1836 with the Hendry County Concurrency requirements.
1837

1838 **General Development Guidelines**
1839

1840 **Policy 2.2.12:** Wetland areas will be determined through the South Florida Water Management
1841 District jurisdictional determination process. All regionally significant wetland
1842 areas must be preserved.
1843

1844 **Policy 2.2.13:** All development must preserve indigenous native vegetation at a minimum of
1845 20%, if it exists.
1846

1847 **Policy 2.2.14:** Development shall be in accordance with any design requirements for both the
1848 Caloosahatchee River and the County Road 78 Corridor as may be established
1849 by Hendry County Land Development Code.
1850

1851 **Policy 2.2.15:** The West Hendry Planning Overlay shall not include any lands owned by the
1852 South Florida Water Management District. The Objectives and Policies of the
1853 West Hendry Planning Overlay shall not interfere or be inconsistent with the
1854 restoration efforts of the District operations in this area.
1855

1856 **OBJECTIVE 2.3:**
1857

1858 **Policy 2.3.1: Rodina Sector Plan**

1859 The Rodina Sector Plan (Rodina) meets the requirements of Section 163.3245,
1860 F.S., and has been approved as a Sector Plan pursuant to an agreement entered
1861 into on January 25, 2012, with the Department of Economic Opportunity (DEO)
1862 and Hendry County as authorized in Section 163.3245 (10), F.S. Rodina provides
1863 a long-term plan for approximately 25,826 acres of Hendry County. The
1864 property is currently agricultural and is located in west Hendry County lying
1865 west of State Road 29, south of State Road 80, and generally adjacent to Wheeler
1866 Estates. The Rodina Sector Plan is composed of the Long-Term Buildout Plan
1867 (Exhibit 1), the Long-Term Transportation Network (Exhibit 2) and the Rodina
1868 Sector Plan Policies.
1869

1870 **Policy 2.3.2: Rodina Mixed-Use Community Requirements**

1871 Rodina is designed as a mixed-use community that will provide the following:
1872

- 1873 a) Realistic large-scale planning utilizing smart growth principles;
1874 b) A variety of land uses to support residents of diverse ages, incomes, and
1875 family sizes;
1876 c) Preservation of important environmental features, connections and functions
1877 on site;

- 1878 d) Economic viability of agriculture;
- 1879 e) Co-existence of agriculture and urban development with proper safeguards;
- 1880 f) Sufficient land to accommodate anticipated growth;
- 1881 g) Compact, pedestrian friendly, mixed-use urban community land use forms;
- 1882 h) A focus for the County's economic development and industrial job creation;
- 1883 i) An enhanced transportation network in Western Hendry County;
- 1884 j) Increased transportation internal capture and reduced external traffic;
- 1885 k) Efficient delivery of public facilities and services;
- 1886 l) Compact, mid to high density development separating the developed portions from the agricultural and natural resource areas;
- 1887 m) Employment and economic opportunities to Western Hendry County due to its unique location;
- 1890 n) Key linkages for the creation of a road network between Lee County and Hendry County and between SR 80 and SR 82;
- 1891 o) Connection to centralized public water and sewer systems;
- 1892 p) Mixed-use development;
- 1893 q) Mixture of housing types and values;
- 1894 r) An interconnected street system;
- 1895 s) Delineated urban growth area;
- 1896 t) A greenbelt with an average dimension of 300 feet and a minimum dimension of 100 feet;
- 1897 u) Civic spaces;
- 1898 v) Neighborhoods designed for walkability, with the one-half mile walk concept
- 1899 w) Attainable workforce housing (minimum 10%);
- 1900 x) Architectural guidelines for each residential community and commercial development;
- 1901 y) Demonstration of fiscal neutrality;
- 1902 z) Audubon Cooperative Sanctuary Program for Golf or an equivalent state program, if golf course is included;
- 1903 aa) Recreational facilities and sites to meet County LOS Standards;
- 1904 bb) Dark skies regulations;
- 1905 cc) Primary spine road system, including arterials and collectors, with no gates;
- 1906 dd) Multi-modal transportation facilities, including multi-use paths on arterials and collectors;
- 1907 ee) Community facility sites for schools, fire, EMS, library, and other governmental activities;
- 1908 ff) Compliance with town and village development standards, as established within the Rodina District requirements;
- 1909 gg) Preparation of an emergency management plan;
- 1910 hh) Preparation of environmental education programs for all residents;
- 1911 ii) Use of indigenous landscape material for a minimum of 50% of the landscape palette;
- 1912 jj) Establishment of re-use water;
- 1913 kk) Xeric Landscaping; and
- 1914 ll) A Town Center, Village Center, Villages, Heritage Estates, and Employment Center with a mixture of uses to create self-sufficient, walkable communities
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and designed to implement traditional neighborhood design concepts. These communities will be specifically designed to ensure the establishment of a permanent boundary between the development areas of Rodina and the agricultural/natural resource areas of Rodina.

Policy 2.3.3:

Development Location Criteria

Development Location Criteria – The Development Area as identified on Exhibit 1, is located on those lands that have been determined to be the most appropriate for development activities. This determination is based upon the following criteria:

- a) Development area to be located at the intersection of two major roads, either existing or proposed within the Rodina Sector Plan.
- b) Central water and sewer service shall be provided.
- c) Urban development shall be within the Development Area as designated on Exhibit 1.
- d) Development shall include sites for public schools, and may include sites for private schools.
- e) Sites shall be made available for emergency services, including sheriff, fire, and EMS.
- f) Medical facility sites shall be identified, where appropriate, in the DSAP.

Policy 2.3.4:

Land Uses, Intensities, Densities and Maximum Capacity Allowed In Rodina

Land uses allowed within the Rodina Sector Plan are of two types:

- Type 1 - Land uses allowed without DSAP approval are all land uses and activities allowable under the Agriculture Land Use Category within the Hendry County Comprehensive Plan. However, residential units shall be specifically limited to farmworker/agricultural housing related to the ongoing agricultural activities of the property. The maximum density in the Hendry County Agriculture future land use category is 1 unit/5 acres. Type 1 uses are permitted in the Long-Term Agricultural Area. Type 1 uses are permitted as an interim use in the Development Area until a DSAP is approved and vertical construction occurs on site. This is consistent with Section 163.3245(9), F.S. Properties surrounding the development site may continue to permit interim uses within Rodina as long as those uses are consistent with the Hendry County Land Development Code. Interim uses are defined as all uses permitted in the Agricultural Future Land Use Category of the Hendry County Comprehensive Plan with the exception of residential development, other than farmworker housing related to the ongoing agricultural activities of the property. After a DSAP is approved within the Development Area, all property in the DSAP retains the permitted interim uses as long as vertical construction has not commenced on a site.
- Type 2 - Land uses that require DSAP approval are as provided for in Policy 2.3.4.a These are the non-agricultural uses that include residential, retail,

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office/civic/industrial and hotel/motel. Type 2 uses are permitted only in the Development Area as identified on Exhibit 1.

The Rodina Long-Term Build-out Plan and the Rodina Sector Plan Policies create the framework for the project along with the approved maximum land uses, intensities and densities for Rodina.

Policy 2.3.4.a:

Rodina Maximum Density and Intensity for Type 2 Development

The maximum overall density for Type 2 development in the Rodina Sector Plan is one (1) unit per acre for the total land area of Rodina up to a maximum of 21,000 units. This does not include farm worker housing to serve agricultural activities in Rodina which is Type 1 development. Within Rodina, higher densities are permitted in each DSAP as long as the total entitlements do not exceed the maximum development entitlements established in this Policy. These sector plan policies ensure the protection of natural resources and agricultural lands on a long-term basis with required long-term management programs. The Rodina Sector Plan requires that the density be clustered in conceptual prototypical forms (Town Center - Policy 2.3.10 and Figure 4-1, Village - Policy 2.3.8, Village Center - Policy 2.3.9 and Figure 4-2, Heritage Estates - Policy 2.3.12, Employment Center - Policy 2.3.11) and commit to provide and maintain the Long-Term Agricultural Area and Long-Term Natural Resource Area acreage, as identified on Exhibit 1, equal to the size of the development under review (Policies 2.3.8.12 and 2.3.14.a-b).

The maximum development entitlements for Type 2 development in Rodina are as follows:

- **Residential - 21,000 units (not including farmworker housing).**
- **Retail – 2,450,000 square feet.**
- **Office/Civic/Industrial - 1,900,000 square feet.**
- **Hotel/Motel - 400 rooms.**

The maximum intensity standards for Type 2 development in Rodina are identified below and will not result in more development than the Type 2 development entitlements for the project:

<u>Non-Residential Uses</u>	<u>Floor Area Ratio (FAR)</u>
Town Center	3.0
Village Center	1.0
Employment Center	1.0
Village	1.0
Heritage Estates	1.0
Recreation	0.5

2019 **Policy 2.3.4.b: Specific Rodina Sector Plan Densities**
2020 Specific density and intensity levels are established for the Town Center(s),
2021 Villages, Village Centers, Employment Center(s) and Heritage Estates (Policies
2022 2.3.8 through 2.3.13).

2023
2024 **Policy 2.3.5: Rodina Sector Plan Review and Approval Process**
2025 The Rodina Sector Plan requires two types of approval. Type 1 is the Long-
2026 Term Buildout Plan for the entire 25,826 acres. Rodina has already received
2027 Type 1 approval and the Long-Term Buildout Plan (Exhibit 1), the Long-Term
2028 Transportation Network (Exhibit 2) and the Rodina Sector Plan policies have
2029 been incorporated into the Hendry County Future Land Use Map. Type 2 will
2030 be the approval of Detailed Specific Area Plans (DSAPs) that implement the
2031 Long-Term Buildout Plan. DSAPs will be adopted by local development order
2032 and will not require a comprehensive plan amendment pursuant to Section
2033 163.3245(3)(b), F.S. Each DSAP must be consistent with the Rodina Long-Term
2034 Buildout Plan (Exhibit 1), the Long-Term Transportation Network (Exhibit 2),
2035 the Rodina Sector Plan Policies, the Hendry County Comprehensive Plan and
2036 Section 163.3245, F.S.

2037
2038 • Type 1 - Long-Term Buildout Plan. The Rodina Long-Term Buildout Plan
2039 includes the following:

- 2040
2041 1. The Long-Range Buildout Plan (Exhibit 1) and Rodina Sector Plan policies
2042 that identify the maximum and minimum development amounts, densities,
2043 intensities, and types of allowable development at build-out. The long-range
2044 map generally depicts the areas where urban growth shall occur, agricultural
2045 activities remain, and conservation land uses are established.
2046 2. General identification of regionally significant public facilities that will be
2047 necessary to support the Long-Term Build-out Plan.
2048 3. General identification of regionally significant natural resources.
2049 4. Principles and guidelines that address the urban form and inter-relationships
2050 of anticipated future land uses as identified in the Long-Term Build-out Plan.
2051 5. The Long-Term Transportation Network (Exhibit 2).

2052
2053 • Type 2 - (DSAPs). In order to implement the Long-Term Build-out Plan,
2054 Hendry County must approve DSAP(s) by local development order
2055 consistent with Section 163.3245, F.S. Due to the size of Rodina, the Long-
2056 Term Build-out Plan may be implemented through two or more DSAPs.
2057 Each DSAP must meet the requirements in Section 163.3245, F.S. and shall
2058 include the following:

- 2059
2060 1. A boundary map clearly identifying the area to be covered and its
2061 relationship to the Long-Term Build-out Plan.
2062 2. Identification and analysis of the proposed urban forms (Town Center,
2063 Village, Village Center, Heritage Estates and Employment Center) and land
2064 uses including their proposed location as proposed in the DSAP. Each land
2065 use shall be specifically identified as to the location, minimum and maximum

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- amounts, densities, intensities, and each DSAP shall contain a projected schedule for build-out.
3. Identification of regionally and non-regionally significant public facilities and anticipated impacts on the facilities caused by the DSAP.
 4. A public facilities analysis, including a 5-year capital improvement schedule, based upon the proposed land use densities and intensities proposed in the DSAP and the adopted Level of Service standards within the Hendry County Comprehensive Plan. Each DSAP must ensure that long-term impacts to public facilities within Rodina and regionally significant facilities within Hendry County meet the adopted Level of Service standards of the Hendry County comprehensive plan using the strategies provided for in Chapter 163 and the Hendry County comprehensive plan.
 5. A natural resources map for the DSAP boundary and an analysis demonstrating the suitability of the area for the proposed use. Identify the lands within the DSAP designated as Long Term Natural Resource Areas and Long Term Agricultural Areas.
 6. A detailed analysis with identification of specific measures to protect the regionally and sub-regionally significant natural resources and jurisdictional wetland areas both within and adjacent to the proposed DSAP. Natural resources located within the DSAP boundary as identified on the required natural resources map will be protected consistent with the Hendry County Comprehensive Plan.
 7. Principles and guidelines that address the urban form proposed by the DSAP and its inter-relationship with other components/future DSAPs needed to implement the full Long-Term Buildout Plan.
 8. An updated transportation analysis that incorporates the best available data and analysis, including traffic data, land use data, updated travel demand models, current committed and planned roadway improvements, and improvement cost estimates. Prior to the preparation of such analyses, the traffic methodology will be coordinated with both Hendry County and the FDOT to ensure that each agency's review needs are adequately addressed. As part of the first DSAP, a detailed transportation analysis must be provided that includes the following:
 - a. An analysis that encompasses the entire sector plan area, thereby conceiving a future year external and internal network to support the sector plan boundary. The future year network needed to support the sector plan, if different from the Transportation Element's future Traffic Circulation Map, shall be submitted as an amendment to the Transportation Element. All subsequent DSAPs shall be required to be consistent with the Transportation Element.
 - b. An assessment and determination of the alignment of roadway connections, within the sector plan area, between SR 80 and SR 82 (North-South roadway), and SR 29 to Lee County (East-West roadway). The developer shall coordinate with Hendry County and the Florida Department of Transportation in determining alignment connections.
 - c. Address mobility and panther movement relative to the proposed southern East-West road.

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- d. Prior to the completion of the Project Development and Environmental (PD&E) planning phase of the east-west roadway, a feasibility study will be required demonstrating the need for the road and determining the road’s potential impact on the panther.
- 9. The need for an accommodation of various multimodal travel opportunities by providing a “mobility plan” that accommodates modal choice opportunities within and between DSAPs within Rodina and will provide for the interface with public systems outside the Sector Plan boundary, including bicycle and pedestrian facilities and public transportation services. It is the overarching intent of the Rodina Sector Plan that DSAPs incorporate the best practices in bicycle/pedestrian and transit friendly design, and that future residents of the communities be given options for travel choices.
- 10. The urban growth boundary (the Development Area identified on Exhibit 1) shall be identified in order to prevent urban sprawl. The Long-Term Buildout Plan for Rodina has identified those areas where development will occur and those areas where natural resource and agricultural activities shall occur. While these boundaries are general in nature, they are based upon environmental data collected from field analysis and from public sources and shall be specifically identified and established with the creation of each DSAP. The Land Development Regulations required in Policy 2.43.5.c will provide further guidance in determining the specific boundaries for natural resource and agricultural activities can occur.

Policy 2.3.5.a:

Zoning Process

Each DSAP must follow the required development forms of a Village, Town Center, Village Center, Employment Center(s) or Heritage Estates and shall be rezoned as a Planned Unit Development (PUD) that integrates development, open space and the related Long-Term Agriculture Area and Long-Term Natural Resources Area acreage (where applicable). In addition to the usual Hendry County requirements, these applications shall include:

- a) Infrastructure Analysis that demonstrates the costs of any additional local government services and infrastructure required for Rodina are funded by the development. The analysis will also demonstrate that the impacts to schools are properly mitigated by the development under such policy.
- b) A Fiscal Monitoring Report based on the current development within Rodina and the projected benefit provided by the proposed detailed plan to assure that Rodina demonstrates fiscal neutrality for Hendry County. The cumulative report will identify the fiscal impacts of Rodina on Hendry County’s operational budget and capital expenditures and demonstrate that Rodina is fiscally neutral for the County. This report would address any impacts from Rodina to the Hendry County District pursuant to the Hendry County Uniform District-Wide Level of Service Standards. The developer shall provide a fiscal monitoring report with each detailed plan until the last detailed plan is approved by the County.
- c) Exhibit 1 separates the Long-Term Natural Areas into Groups A, B or C. At a minimum, with each of the first three (3) DSAPs one of the Groups will be included as part of the DSAP boundary. The Group may or may not be contiguous to the remainder of the proposed DSAP boundary. As required

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in Policy 2.3.14.b, conservation easements will be placed on all property designated as Long-Term Natural Resources Area included in the DSAP boundary. Under this phasing plan, all Long-Term Natural Resources Areas will be under conservation easements by Rodina’s third_DSAP approval at the latest. The Long-Term Natural Resources Areas will be counted as part of the required 1 to 1 ratio of Development Area to Natural Resources Area as referenced in the Development Tables for Villages, Village Center, Town Center, Employment Center and Heritage Estates.

- d) Long-Term Agricultural Areas will be included in the DSAP according to the 1 to 1 ratio referenced in the Development Tables. This means at the latest the Long-Term Agricultural Areas will begin to be included in the fourth (4th) DSAP. As required in Policy 2.3.14.a, perpetual easements will be placed on all property designated as Long-Term Agricultural Areas included in the DSAP boundary. Under this phasing plan, all Long-Term Agricultural Areas will be under perpetual easements by the last DSAP.
- e) Exhibit indicating the location of all uses within the DSAP and the related Long-Term Agricultural Area and Long-Term Natural Resource Area acreage (where applicable) and a table indicating the acreage of the proposed DSAP and the equivalent Long-Term Agricultural Area and Long-Term Natural Resource Area acreage.
- f) Comments from the public informational workshop held to present the proposed development and how it relates to the adopted Rodina Sector Plan Policies.

Policy 2.3.5.b:

Standards for Review

Each DSAP shall conform to the Rodina Long-Term Buildout Plan and the supporting Goals, Objectives, and Policies, and demonstrate all of the following:

- a) That the development will comply with all applicable County and state environmental regulations;
- b) That the proposed development meets the adopted level of service standards of the County;
- c) That the land use mix is phased to provide an appropriate mix of non-residential uses to serve residential development within each development phase. Guidance for the desired mix is found in the following table;

<i>Required Phased Land Use Mix</i>	
Upon the Completion of:	Minimum Square Feet of Non-Residential Uses to be provided:
1,000 Residential Units	30,000 Square Feet
5,000 Residential Units	225,000 Square Feet
10,000 Residential Units	650,000 Square Feet
15,000 Residential Units	975,000 Square Feet
21,000 Residential Units	2.1 million Square Feet

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- d) That required on-site and off-site infrastructure will be available to serve each development phase as it is constructed;

- e) That the location and configuration of the proposed Long-Term Natural Resources Areas and Long-Term Agricultural Areas provides connectivity needed for these areas;
- f) That the phased land use mix provides the necessary retail and office components to support the residential units;
- g) The non-residential uses for each phase shall be a minimum of 65% retail square footage. Additional non-residential square footage added after 5,000 residential units have been built must be a minimum of 15% office/industrial ; and
- h) That the proposed DSAP shall be consistent with Policy 2.3.5 for Type 2 approvals (DSAPs).

2211 **Policy 2.3.5.c: Land Development Regulations**

2212 Hendry County shall adopt amendments to the Land Development Code to
 2213 establish the specific development requirements for Type 2 land uses within
 2214 Rodina. Land Development Regulations for Type 1 land uses have been
 2215 adopted.

2216
 2217 No development utilizing the Type 2 land uses, as described in Policy 2.3.4, may
 2218 be approved or permitted until these regulations are adopted. These amendments
 2219 for Type 2 uses shall include the following provisions:
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- 2221 • Establish general baseline regulations including physical design,
 2222 development approval processing, the ratio of non-residential to residential
 2223 development, as well as baseline design guidelines for the Villages, Town
 2224 Center, Village Centers, Employment Center and Heritage Estates
 2225 development.
- 2226 • The general design guidelines will address architectural standards, street
 2227 design, landscaping, signage, lighting, access and circulation, parking, lot
 2228 development standards, parks and internal recreational and open space
 2229 requirements that will meet current county standards, and golf course design
 2230 and maintenance. Measures will also be included to address water
 2231 conservation, non-potable water usage and other resource conservation
 2232 measures including materials and energy.
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2235 **Policy 2.3.5.d: Cumulative Analysis of Rodina Entitlements**

2236 Each DSAP will include a description of the land uses, densities and intensities
 2237 and maximum development amounts permitted for the DSAP and a comparison
 2238 of those development amounts with the maximum development amounts
 2239 authorized in Policy 2.3.4.a and the cumulative development amounts remaining
 2240 for future development.
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2242 **Policy 2.3.6: Required Infrastructure**

2243 The Rodina Sector Plan shall provide adequate infrastructure that meets the
 2244 levels of service standards adopted by Hendry County. Rodina will establish
 2245 a franchised water and wastewater territory as permitted by Hendry County
 2246 Ordinance 2005-31. Through this franchise, Rodina will be responsible for the

2247 capital costs associated with the raw water supply, water treatment facility, water
2248 distribution facility, wastewater treatment facility, wastewater collection facility,
2249 and operational functions necessary to fulfill the franchise agreement.
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2251 **Policy 2.3.6.a: Central Water and Wastewater**
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- 2253 a) All new development within a Village, Village Center, Town Center, and
2254 Employment Center (Type 2 land uses as described in Policy 2.3.4) shall
2255 connect to centralized public water, wastewater and irrigation facilities,
2256 which shall be the responsibility of the developer. Exceptions to this Policy
2257 include remote golf course facilities, construction trailers and Type 1 uses
2258 that are interim uses in the Development Area as identified on Exhibit 1.
2259 b) Rodina shall provide water, wastewater and irrigation facilities when needed
2260 by the development, unless such facilities are already available.
2261 c) Heritage Estates development requires centralized public water service and
2262 may require centralized public wastewater services depending on location,
2263 soil conditions, proximity to existing central services, and other related
2264 criteria. The criteria for determining when centralized public wastewater
2265 services are required shall be specified in the Land Development Regulations
2266 developed in accordance with Policy 2.3.5.
2267 d) Agricultural uses (Type 1 land uses as described in Policy 2.3.4) may operate
2268 on septic tanks and wells.
2269 e) The Ten-Year Water Supply Facilities Work Plan of Hendry County will be
2270 amended to include Rodina within 18 months of the South Florida Water
2271 Management District's Lower West Coast Water Supply Plan update.
2272 Furthermore, no DSAP shall be processed until the Water Supply Plan has
2273 been amended and found in compliance.
2274
2275 1. The revised Ten-Year Water Supply Facilities Work Plan will address
2276 sustainable water supply sources for potable water, a reuse irrigation
2277 distribution system, and water conservation measures.
2278 2. The Ten-Year Water Supply Facilities Work Plan will be consistent with
2279 the SFWMD's Lower West Coast Water Supply Plan.
2280 3. The source for potable water in the revised Ten Year Water Supply
2281 Facilities Work Plan will come from a combination of sources including
2282 the Upper Floridian aquifer and the Sandstone Aquifer for potable water
2283 and will be consistent with the Lake Okeechobee Rule. The irrigation
2284 water supply will be a combination of reuse water and the Townsend
2285 Canal.
2286 4. Conservation measures will include Florida-Friendly Landscaping
2287 requirements; irrigation limitations; state-of-the-art high efficiency
2288 plumbing fixtures and household appliances; and automatic fire hydrant
2289 flushing devices, as applicable.
2290 5. Rodina shall provide the necessary data and analysis for Rodina's water
2291 supply needs to be included in the update to Hendry County's Ten Year
2292 Water Supply Facilities Work Plan.
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- 2295 **Policy 2.3.6.b: Future Traffic Circulation Improvements/Future Transportation Map**
 2296 Hendry County Comprehensive Plan Exhibit 2 is the Future Transportation
 2297 Network Map for Rodina and identifies the transportation facilities that are
 2298 needed to support the sector plan’s development as projected to 2040. Policy
 2299 2.3.5 requires that a transportation analysis for the entire sector plan area be
 2300 completed at the time of the first DSAP. Exhibit 2 may be amended based on
 2301 the results of this analysis.
 2302
- 2303 **Policy 2.3.6.c: Street Network**
 2304
- 2305 ● Village development shall include an interconnected network of streets that
 2306 encourages walking, reduces the number and length of automobile trips, and
 2307 conserves energy. On-street parking will be included where appropriate to
 2308 support adjacent land uses. The level of this network is directly related to the
 2309 intensity of development.
 - 2310 ● Streets that connect rural areas to urban areas must provide transitions from
 2311 higher design speeds in rural areas to lower design speeds for Village
 2312 development and other developed areas. Lower design speeds can be
 2313 achieved by reducing the widths of travel lanes, clear zones, and medians.
 2314 Lower design speeds can also be achieved by adding curbs, regularly spaced
 2315 street trees, and on-street parking.
 - 2316 ● Streets that cross the Long-Term Natural Resource and Long-Term
 2317 Agricultural Areas, as identified on Exhibit 1, must be constructed consistent
 2318 with Policy 2.3.15.b.
 2319
- 2320 **Policy 2.3.6.d: Interconnected Village Multi-Modal Network**
 2321 Village development shall create an interconnected multi-modal network of
 2322 pedestrian-friendly streets, Greenways/Blueways and trails, including the
 2323 appropriate transition and connections to external trails, Employment Center(s)
 2324 and Heritage Estates.
 2325
- 2326 **Policy 2.3.6.e: Streetscape**
 2327 Landscape/streetscape materials, street lighting, and bicycle racks within
 2328 Village, Village Center, Town Center and Employment Center(s) shall be
 2329 included as part of urban infrastructure.
 2330
- 2331 **Policy 2.3.6.f: Parks, Recreation, and Open Space**
 2332 Rodina will meet the Hendry County Level of Service requirements for parks,
 2333 recreation, and open space.
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- 2336 **Policy 2.3.6.g: Surface Water Management**
 2337 Conceptual surface water management designs will be provided as part of each
 2338 DSAP.

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- Surface water management plans will incorporate functions of the natural onsite systems, including seasonal hydroperiods, continuity of conveyances and flood attenuation.
- Surface water management systems will be designed in accordance with the applicable state and federal regulations relative to flood control, water quality treatment and water conservation. Artificial lakes, ponds and/or drainage features will be designed and located so as to maintain water levels, water quality and hydroperiods for native aquatic vegetation and wildlife, to the extent practicable.
- Stormwater treatment ponds will be shaped to reflect natural lakes and will have planted littoral areas.
- Surface water management systems will incorporate applicable design and management practices (BMPs) in effect at the time of DSAP submittals.
- Surface water management systems will be designed to be consistent with state water quality and quantity initiatives, rules and statutes, including requirements relative to the Caloosahatchee River and/or Northern Everglades.

Policy 2.3.7:

Development Framework

Within the Development Areas shown on Exhibit 1, development shall be in the form of Villages, most of which will include a Village Center, the Town Center, Employment Center and Heritage Estates.

Policy 2.3.8:

Villages

Villages are urban residential communities with a diversity of housing types including both single and multi-family units, as well as town house, duplex and any other similar unit types as appropriate to the scale and character of the particular Village. Uses in the Villages include public or private recreational facilities and civic uses like schools, libraries, etc. Limited neighborhood commercial and office uses including live-work units that are compatible with the Village, may be allowed. A majority of the homes will be focused in a “walkable community” concept, typically defined as being within a ½ mile radius of the Village Center.

All Villages that exceed 1,000 acres in size (or when the total acreage of smaller Villages total 1,000 acres,) will be required to have a Village Center with a minimum size of 40 acres and a minimum non-residential square footage of 50,000 gross leasable square feet.

Each Village must designate the housing types proposed and the percent thereof. At a minimum, each Village must contain 50% single-family and 10% multi-family.

Required minimum of non-residential square footage - 15 square feet per residential unit.

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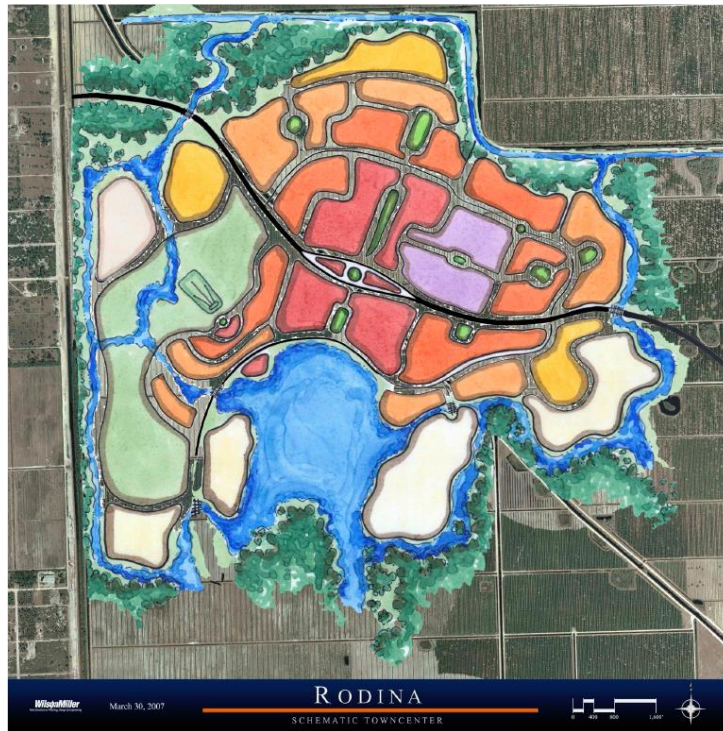
Required recreation uses - LOS standard for neighborhood parks/community parks for Hendry County.

For Figures 4-1 and 4-2 the following color key is provided:

Red	Mixed use commercial/office/residential
Purple	Governmental/civic/institutional
Orange	Residential 6 to 10 units per net acre
Peach	Residential 4 to 6 units per net acre
Yellow	Residential 2 to 4 units per net acre
Light Green	Recreation/Parks/Open space
Dark Green	Buffer/greenbelt
Blue	Water
White	Residential 0 to 2 units per net acre

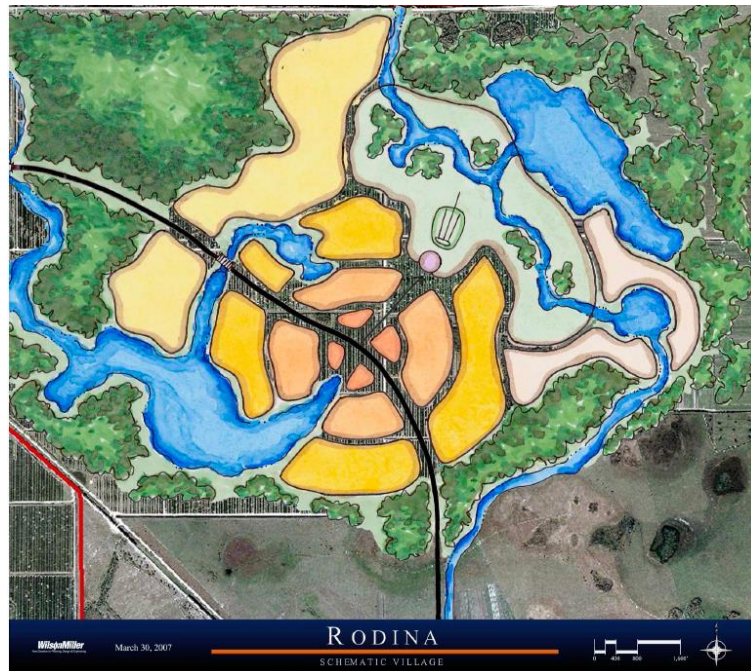
Town Center Prototype

Figure 4-2



Village Center Prototype

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Village Development Criteria (Each)		
Maximum Size	3,000 acres	2454 2455
Minimum Size	500 acres	2456
Minimum Open Space 1 2	25%	2457 2458
Maximum Density ³	6 units/acre	2459
Maximum Intensity	1.0 Floor Area Ratio (FAR)	2460
Required Greenbelt	See Policy 2.4.13 3.13	2461 2462
Required Agriculture/ Natural Resource Acreage	Acreage Equal to Village Development Submitted for Review	2463 2464
Maximum number of village centers		2465

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Policy 2.3.9:

Village Centers

A Village Center is a core of urban employment and commercial uses, which shall be interconnected and accessible by pedestrians to the Village within which it is located. Village Centers can also include a wide range of public and quasi-public facilities, including, but not limited to, schools, fire/EMS services, and churches, urban living spaces (multi-family units and live-work units), assisted living facilities and other such facilities that contribute towards self-sustaining Villages. Development Criteria for the Village Centers include size and non-residential square footage limitations plus open space requirements for each

2 Internal open space is that open space within the boundary of the Village.
3 Maximum density is the gross density within a Village
4 The required Greenbelt and Agriculture/Natural Resource acreage are not included in the calculation of residential density.

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Village.

Village Center Development Criteria (Each)	
Maximum Size	150 acres
Minimum Size	Minimum Village Center size is flexible and relates to the size and density of the Village
Minimum Open Space ⁴	25%
Maximum Non-Residential Commercial/Retail/Office	270,000 gross leasable square feet
Minimum Non-Residential Commercial/Retail/Office	50,000 gross leasable square feet
Required Greenbelt	See Policy 2.3.13
Required Agriculture/ Natural Resource Acreage	Acreage Equal to Village Center Development Submitted for Review

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Policy 2.3.10:

Town Center

Rodina will contain one Town Center. Any Town Center is anticipated to have an urban mix of commercial, office, higher density residential uses, civic, quasi-public, hotel and other uses. The quantity of non-residential development permitted in the Town Center will be related to the demand for community commercial, office, civic and government use development within the Rodina community and the surrounding area.

Town Center – Development Criteria		
Acreage	Maximum Size	6,000 acres
Open Space	Minimum Internal Open Space ⁵	20%
Density ^{6,7}	Minimum Residential Density	5 units/acre
	Maximum Residential Density	14 units/acre
Nonresidential Commercial/Retail	Maximum Size	2,000,000 gross leasable square feet
	Minimum Size at Build-out	750,000 gross leasable square feet
Office//Industrial	Maximum Size	1,240,000 gross leasable square feet
	Minimum Size at Build-out	750,000 gross leasable square feet
Required Greenbelt	See Policy 2.3.13	
Required Agriculture/ Natural Resource Acreage	Acreage Equal to Town Center Development Submitted for Review (See Policy 2.3.15)	

⁵ Internal open space is that open space within the boundary of the Village.

⁶ Internal open space is that open space within the boundary of the Village.

⁷ The required Greenbelt/Bluebelt and Agriculture/Natural Resource acreage is not included in the calculation of residential density.

⁸ The minimum and maximum densities apply to the overall Town Center.

Town Center – Land Use Mix		
Land Use	Developed Land Minimum	Maximum Land Area
Residential	25%	65%
Commercial/Retail Mixed Use Office/Industrial Public/ Public Parks	Combined 35%	50%
A maximum of 400 hotel/motel units will be permitted		

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Policy 2.3.11: Employment Center

The Employment Center is identified on Exhibit 1 and is located along State Road 29 in the northeast corner of Rodina. The Employment Center provides for industrial uses needed to serve the Rodina Sector Plan and the larger regional economy, while incorporating retail and service uses to support the employment center. Urban living spaces (multi-family units and live-work units) are permitted as a minor percentage of the Employment Center’s acreage. The permitted land uses include manufacturing, processing, storage, warehousing, and distribution of goods, including outdoor storage and any industrial activity which is conducted outdoors.

Office, flex space, and industrial activities may be created within the development areas of the Villages and Town Center outside of the Employment Center. Flex space includes structures that are designed to have office space, industrial and light manufacturing all in the same building.

Employment Center Development Criteria		
Minimum Internal Open Spaces		25%
Industrial & Related Facilities	Maximum Size	425,000 gross leasable sq. ft.
	Minimum Size	150,000 gross leasable sq. ft.
Required Greenbelt		See Policy 2.1.28
Required Agriculture/ Natural Resource Acreage		Acreage Equal to Employment Center
Retail/Office/	Maximum Size	200,000 gross leasable sq. ft.
	Minimum Size	25,000 gross leasable sq. ft.
A maximum of 1 employment center may be developed.		
Residential Development	Maximum Size	6 units per gross acre/240 units

⁹ Internal Open space is that open space within the boundary of the Employment Center.

Residential Acreage	Maximum Size	40 acres or 10% of the employment center, whichever is less
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Policy 2.3.12:

Heritage Estates

The Rodina Sector Plan may include Heritage Estates which are expected to develop at the fringes of the Villages. Heritage Estates are clusters of low density homes and lots that may include small-scale neighborhood commercial.

Heritage Estates Development Criteria	
Preferred Cluster Size	50 to 150 dwelling units
Maximum Cluster Size	400 dwelling units
Maximum Total Heritage Estates	1,000 units
Maximum Density	1 units/2.5 acres
Maximum Intensity	1.0 Floor Area Ratio (FAR)
Required Greenbelt	See Policy 2.3.13
Required Agriculture/ Natural Resource Acreage	Acreage Equal to Village Center Development Submitted for Review
Maximum Acreage for Commercial//Recreation	10 Acres

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Policy 2.3.13:

Greenbelt/Bluebelt

The purpose of establishing a Greenbelt/Bluebelt is to provide separation between the Villages and provide compatibility and transition between the Villages and adjoining communities.

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Policy 2.3.13.a:

Development Greenbelt/Bluebelt

As part of providing the required Long-Term Agricultural Area and Long-Term Natural Resources Area acreage within Rodina, the DSAP must include for each Village, Village Center, Town Center, Heritage Estates and Employment Center a Greenbelt/Bluebelt that is an average of 300-feet wide and a minimum of 100-feet wide around the development.

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The Board of County Commissioners may authorize other exceptions and/or reductions to the Greenbelt/Bluebelt requirement or to the average 300-foot width and minimum 100-foot width under the following conditions:

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1. Where the development proposed has the same density and form as existing adjacent development.
2. Where the Town Center, Village Center, Heritage Estates or Employment Center is surrounded by or abuts a Village or one of the other prototypical development forms which provides its own Greenbelt/Bluebelt.
3. Where approved uses adjacent to Rodina achieve the intended purpose of the Greenbelt/Bluebelt in perpetuity, such as existing buffers, canal and/or utility corridors, or water management facilities.

- 2536 **Policy 2.3.13.b: Compatible Uses**
 2537 Uses within the required Greenbelt/Bluebelt will be identified at the time of
 2538 submission of a DSAP. Uses will be limited to: ecosystem restoration, hiking,
 2539 natural resources, recreation, storm water management uses up to a maximum of
 2540 50% of the required acreage, existing agriculture, new agriculture that uses Best
 2541 Management Practices, golf courses that meet the golf course standards in Policy
 2542 2.3.16, and utilities provided they are underground.
 2543
- 2544 **Policy 2.3.14: Rodina Sector Plan Provisions for Wetlands and Other Environmental**
 2545 **Resources**
 2546 Rodina contains areas identified as Long-Term Natural Resource and Long-
 2547 Term Agricultural areas. These are a combination of agricultural areas and
 2548 natural systems and are identified on Exhibit 1. The natural systems contain non-
 2549 wetlands as well as wetlands which have been identified as wetlands in
 2550 accordance with F.S. 373.019(17) through the use of the unified state delineation
 2551 methodology described in FAC Chapter 17-340, as ratified and amended in F.S.
 2552 373.4211. These Wetlands will not be mapped because of the size of these
 2553 wetlands and the scale of the County’s Future Land Use Map.
 2554
- 2555 **Policy 2.3.14.a: Rodina Sector Plan Long-Term Natural Resource Area - Permitted Uses**
 2556 Permitted land uses in the Long-Term Natural Resource Area as identified on
 2557 Exhibit 1 shall consist of conservation, passive recreation, low-intensity and
 2558 environmentally-friendly agricultural activities, such as grazing, and other uses
 2559 which are environmentally-based uses as approved at the time of the
 2560 establishment of the conservation easement. However, residential development
 2561 or intense agricultural activities, such as citrus and row crops, and improved
 2562 pasture, shall be prohibited from within these areas.
 2563
- 2564 **Policy 2.3.14.b: Rodina Sector Plan-Conservation Easements for Long-Term Natural**
 2565 **Resources Areas**
 2566 Conservation easements will be placed upon all property designated as Long-
 2567 Term Natural Resources Area on Exhibit 1. These conservation easements shall
 2568 only permit uses consistent with Policy 2.3.14.a and shall include a land
 2569 management plan and shall be recorded in the public records of Hendry County.
 2570 The easement shall be enforceable by an appropriate public entity. Pursuant to
 2571 Section 163.3245 (3)(b), F.S., the conservation easements shall be effective
 2572 before or concurrent with the effective date of the applicable DSAP and all lands
 2573 planned for permanent preservation shall be in permanent preservation before or
 2574 concurrent with the effective date of the final DSAP. The easement shall be
 2575 enforceable and held by an appropriate public entity. Appropriate public entities
 2576 may include governmental entities such as special districts and Community
 2577 Development Districts (CDD).
 2578
- 2579 **Policy 2.3.14.c: Rodina Sector Plan - Panther Protection Area**
 2580 The Rodina Sector Plan Map (Exhibit 1) identifies a hatched area in the northeast
 2581 corner of site identified as Panther Protection Area. Within this area the
 2582 following activities are prohibited:

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- 1 Residential or farmworker housing;
- 2 Paved roads;
- 3 Mining; and
- 4 Expansion of agricultural activities (such as row crops) to areas that are currently in lower intensity agricultural use such as pasture land and grazing. Areas in lower intensity agricultural use does not include lands that are in standard row crop/fallow cycles.

Policy 2.3.14.d: Rodina Environmental Education Program

The developers of Rodina shall ensure that an education program will be established for homeowner associations to educate residents regarding local wildlife and maintenance activities of the natural resource areas and of the value of the agricultural areas of Rodina. Educational programs shall also emphasize the importance of fire management plans and prescribed burning as part of the protection and maintenance plans of the Long-Term Natural Resource and Long-Term Agricultural Areas.

Policy 2.3.15: Long-Term Agriculture and Long-Term Natural Resource Area Requirements

The Rodina Policies originally combined the terms “Agricultural/Natural Resource Area”. The Plan Policies now establish separate Long-Term Agricultural and Long-Term Natural Resource Area Policies, which is consistent with Exhibit 1 and the Rodina Sector Plan Conversion Agreement. The Rodina Sector Plan’s Long-Term Agriculture and Long-Term Natural Resource acreage (as identified on Exhibit 1) is intended to include a variety of wildlife habitat and vegetation types including: grasslands, wooded uplands, marsh, pasture and agriculture. All Greenbelt/Bluebelt acreage required for the Villages, Village Centers, Town Center, Employment Centers, Heritage Estates is included in the required Long-Term Agriculture and Long-Term Natural Resource acreage requirements. Restoration of impacted vegetation and/or enhanced vegetation within the Long-Term Agriculture or Long-Term Natural Resource acreage is encouraged.

Policy 2.3.15.a: Long-Term Agriculture and Long-Term Natural Resource Framework

The framework that guides the design and appropriate uses within Rodina is based upon the principles that the highest concentration of environmentally sensitive lands within Rodina is located in the Long-Term Natural Resource acreage and that contiguous expansive acreage functions better than isolated segments or narrow corridors.

- a) The general extent and configuration of the overall Long-Term Agriculture and Long-Term Natural Resource acreage is as identified in Exhibit 1.
- b) The Rodina Sector Plan requires that the property owner commit acreage of the Long-Term Agriculture and Long-Term Natural Resource (combined) equivalent to both the overall development program but also to each development application. This equivalent acreage requirement can be made up of acreage from the Long-Term Agriculture and Long-Term Natural

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Resource areas of the Rodina Sector Plan, as well as from the acreage required to establish the Greenway/Blueway minimum width requirements. The acreage of the Greenway/Blueway shall be calculated towards this equivalency requirement regardless of whether the Greenway/Blueway is within the development pod or within the natural resource component of the Rodina Sector Plan.

- c) Specific restoration and enhancement programs for the Long-Term Agriculture and Long-Term Natural Resource acreage are encouraged and will be phased, where used, with that information included with each development application.
- d) Uses within the Long-Term Natural Resource Area shall be as determined by Policy 2.3.13.a. Uses permitted in the Long-Term Agricultural Area shall be all of those uses and activities allowed by the Agriculture Future Land Use category of the Hendry County Comprehensive Plan with the exception that residential development other than farmworker housing is specifically prohibited in the Long-Term Agricultural Area.
- e) Perpetual easements will be placed upon all property designated as Long-Term Agriculture Areas as identified on Exhibit 1. These perpetual easements shall permit all uses allowable in the Agriculture Land Use Category within the Hendry County Future Land Use Element with the exception of non-agricultural housing consistent with Policy 2.3.4, and shall include a land management plan and shall be recorded in the public records of Hendry County. The easement shall be enforceable and held by an appropriate public entity. Appropriate public entities may include governmental entities such as special districts and Community Development Districts (CDD). The perpetual easements shall be effective before or concurrent with the effective date of the applicable DSAP and all lands designated as Long-Term Agriculture Area must be in a perpetual easement before or concurrent with the effective date of the final DSAP.

Policy 2.3.15.b: Roadway Crossings

- a) Crossings of the Long-Term Agricultural Area and Long-Term Natural Resources Area by roads other than those shown on Exhibit 2 and referenced in Policies 2.3.2 and 2.3.5 are prohibited with the following exceptions:
 - 1. Existing rural roads within the Long-Term Natural Resource Area may be maintained and may only be expanded to serve a conservation goal;
 - 2. Rural roads in the Long-Term Agricultural Area may be maintained as well as new rural agricultural roads added to be used specifically for all uses and activities as allowed by the Hendry County Comprehensive Plan Agriculture Land Use Category; and
 - 3. North-South and East-West connecting roadways between SR 80 and 82 and SR 29 to Lee County consistent with Policy 2.3.5. The alignment will be determined at a future date.
- b) Where new roads identified on Exhibit 2 cross the Long-Term Agricultural Area and Long-Term Natural Resources area, they shall be designed as follows:

1. Limited access facilities that include multi-use trails and prohibit non-emergency stopping; and
 2. Roadways and multi-purpose corridors shall be designed to minimize adverse impacts on the environment and shall include provisions for wildlife crossings based upon acceptable industry standards.
- c) Roadways associated with the agricultural activities and/or the management activities of the Long-Term Agricultural Area and Long Term Natural Resources Area are exceptions to these design requirements and shall not be governed by this Policy.

Policy 2.3.15.c: Maintenance

The Long-Term Agricultural Area and Long Term Natural Resources Area acreage within Rodina shall be protected through an independent special district or other entity acceptable to Hendry County. A Management and Maintenance Plan for the related Long-Term Agricultural Area and Long Term Natural Resources Area acreage shall be submitted as a part of each DSAP. Maintenance responsibility shall be established during the review process and shall be assigned to a party acceptable to the County. It is intended that the County will not be responsible for funding the cost of maintenance.

Policy 2.3.16: Golf Course Standards

All golf courses within Rodina shall be designed, constructed, and managed in accordance with principles for sustainable resource management. A Natural Resource Management Plan, a comprehensive guidance document for the development and long-term management of the golf course(s), shall be submitted to Hendry County for review and approval and any other agencies as required by the Hendry County Land Development Code and shall include an assessment of and plans for:

- a) Wildlife conservation and habitat enhancement;
- b) Waste reduction and management;
- c) Energy efficiency;
- d) Water conservation;
- e) Water quality management and monitoring; and
- f) Integrated pest management.

Policy 2.3.17: Agriculture

- a) Nothing in the Rodina Sector Plan or other implementing regulations may be construed to supersede or interfere with agricultural rights protected under Florida’s Right to Farm Act.
- b) Agricultural uses within the designated Long-Term Agriculture Area as identified on Exhibit 1 will remain permitted uses and may continue and expand. Agricultural uses are defined as all of the land uses and activities allowable in the Hendry County Agricultural Future Land Use Category. However, residential units shall be specifically limited to farm

- 2725 worker/agricultural housing related to the ongoing agricultural activities of
 2726 the property.
- 2727 c) Agricultural uses in the Long-Term Natural Resource Area as identified on
 2728 Exhibit 1 are only permitted if consistent with the requirements in Policy
 2729 2.3.14.a.
 - 2730 d) Agricultural uses in the Development Area as identified on Exhibit 1 are
 2731 permitted and may continue and expand within Rodina as an interim use until
 2732 a DSAP is adopted and vertical construction begins consistent with this
 2733 policy. The conversion of agricultural uses should occur in a logical and
 2734 planned fashion.
 - 2735 e) Agricultural uses in the Panther Protection Area are only permitted if
 2736 consistent with Policy 2.3.14.c.
 - 2737 f) Development within Rodina must consider adjacent agricultural operations.
 2738 Adequate buffers must be provided to permit development and agriculture to
 2739 co-exist in a harmonious manner.

2741 **Policy 2.3.18:**

Mining

2742 Mining or earth removal activity and associated uses are permitted within the
 2743 Rodina Sector Plan provided that:

- 2744
- 2745 a) Mining within Rodina is subject to the Hendry County standards for mining
 2746 PUDs.
- 2747 b) Where mining activities occur within Rodina, redevelopment of the shoreline
 2748 is permitted subject to the Rodina Sector Plan Policies.
- 2749 c) Where mining activities and/or processing occurs within Rodina, they must
 2750 be located a minimum of 1,320 feet from existing or permitted residential
 2751 uses outside of Rodina.
- 2752 d) The limit of active mining and/or excavation of surface water management
 2753 lakes exceeding 20' in depth is a minimum of 2,640' from the limits of the
 2754 SFWMD ownership boundary for the C-43 Reservoir Project.
- 2755 e) Mining is prohibited in the Panther Protection Area and Long-Term Natural
 2756 Resources Area as identified on Exhibit 1.

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2758 **OBJECTIVE 2.4 WESTERN OXBOW MIXED USE DISTRICT**

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2760 The Western Oxbow Mixed Use District (District) generally includes 146± acres located between the
 2761 Caloosahatchee River and SR 80 in Sections 2 and 3, Township 43 South, Range 29 East, Hendry
 2762 County. This particular property is uniquely situated for its location along the River, access to SR
 2763 80, location next to the limits of the City of LaBelle, and it also has the potential future ability to tie
 2764 in to public utilities. Therefore, development of the property at a base density of six (6) units to the
 2765 acre is authorized. The Objective of the District is to create a mixed-use form of development that
 2766 allows residential uses and non-residential uses in appropriate locations.

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2772 **Policy 2.4.1: Western Oxbow Mixed Use District Land Uses, Densities, and Intensities**

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2774 Land Uses:

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- a) Residential: single-family and multi-family, docking facilities; covered docks and boathouses;
- b) Non-residential: retail, service commercial, governmental and support services, hotels/motels, office facilities, medical facilities, public or private marinas, and similar recreational and commercial uses as permitted uses, consistent with the Hendry County LDC. Docking facilities, covered docks, and boathouses are also permitted land uses. Commercial development may not be designed utilizing a strip commercial approach, but must be clustered at appropriate locations to the overall development;
- Other: A public pedestrian pathway may be provided along the frontage of the Caloosahatchee River. This pathway may be provided on property owned (or under easement) by the U.S. Army Corps of Engineers, other governmental agencies, or on property owned by the Western Oxbow property owners. Public access to this potential pathway will be encouraged and promoted; and
- c) Supportive accessory structures for residential and non-residential land uses are also permitted. Development is encouraged to provide water-related development such as marinas, canoe and kayak launches and storage areas, docking facilities, ships’ stores and other accessory uses. Tennis courts and other recreational facilities are permitted.

Residential Densities:

- a) Base density - Six (6) units per gross acre; and
- b) Bonus density - One (1) additional unit per gross acre if a Greenway/Bluebelt is provided along the Caloosahatchee River on any property owned by any of the Western Oxbow property owners.

Non-Residential Densities:

Floor area ratio - 0.25 and a maximum of 15% of the property can be used for non-residential/commercial uses. As an example, if the entire site is approved in a Planned Unit Development (PUD) rezone, then a maximum of 21.9 acres (238,491 square feet) can be used for non-residential/commercial uses.

Policy 2.4.2: Form of Development

- a) Mixed-use developments that include clustering and vertical integration of uses;
- b) A maximum of 15% of the property can be used for non-residential/commercial uses.

2820 **Policy 2.4.3: Infrastructure**

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2822 Roads:

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2827 Water and Sewer:

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- a) Public arterial or collector and/or private roads.
- b) Meet adopted LOS standards.

- a) Private wells and septic tanks for single-family residential development meeting the criteria of Chapter 64E-6, Florida Administrative Code;
- b) Centralized public water and sewer for all other development;
- c) Property owners will coordinate with PLUS and/or the City of LaBelle for future water and sewer service; and
- d) Total average potable water demand for maximum buildout is projected to be 0.33 mgd (million gallons per day). This figure has been estimated for analysis purposes only and will serve to facilitate deliberation regarding the proposed land use element; however, it does not represent actual development proposals at this time.

Schools:

- Property owners will coordinate with Hendry County School District for school concurrency during any Planned Unit Development (PUD) rezone request and through any PUD permitting process standards.

2845 **Policy 2.4.4: Development Guidelines**

2846 In order to achieve the density described in Policy 2.4.1, Planned Unit
2847 Development rezoning is required for any portion of the property.

2849 Open Space

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- a) Residential development – 25%.
- b) Non-residential development – 15%.

2854 Maximum Height

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- a) Residential development – Seven (7) stories.
- b) Non-residential development – Three (3) stories.

Any multi-story buildings must ensure the Fire Department has adequate equipment for fire protection.

In order to protect the water quality of the River, all residential lot lines and/or residential parcel boundaries must be set back a minimum of 50 feet from the Mean High Water Level (MHWL) of the River. Low impact development techniques will be incorporated into the required surface and storm water management facilities. These facilities will be designed to provide open space or a planted visual amenity that resembles natural areas. Enhanced Best Management Practices for surface water management for clustered development must include one or more of the following: treatment trains,

2868 created flow ways, reduced impervious area, and other low impact development design techniques.

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2870 **OBJECTIVE 2.5 SOUTHWEST HENDRY COUNTY SECTOR PLAN**

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2872 The goal of the Southwest Hendry County Sector Plan (SWHSP) is to provide the framework for
2873 near-term and long-term development of the planning area that honors and maintains the historical
2874 rights to Agricultural uses on the property, while implementing a process that will allow designated
2875 portions of the Sector Plan Area to transition to Residential, Commercial, and Industrial uses at the
2876 appropriate time. The Sector Plan provides incentives to encourage efficient use of infrastructure,
2877 long-term accommodation of agriculture, protection and/or enhancement of regionally significant
2878 natural resources, job creation, and urban scale development within Hendry County.

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2880 The SWHSP provides comprehensive planning for an area of approximately 23,600 acres in Hendry
2881 County. The Sector Plan Area is comprised of two separate planning areas: the West Planning Area
2882 and the East Planning Area.

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2884 **Policy 2.5.1: Total Development Program**

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The maximum Development Program for the SWHSP shall not exceed the Development Program provided in Table 2.5.1 or the densities and intensities provided for each Development District in Policies 2.7.2, 2.7.3, 2.7.4, 2.7.5, and 2.7.6 Tables 2.5.2 and 2.5.3 illustrate the distribution of the Development Program between the West Planning Area and the East Planning Area.

Table 2.5.1

Southwest Hendry County Sector Plan	
Total Development Program	
Land Use	Quantity
Residential	
Detached	13,949 DU
Attached	9,000 DU
TOTAL Residential	22,928 DU
Hotel	400 Rooms
Commercial	
Office	605,000 SF
Retail	1,125,000 SF
TOTAL Commercial	1,730,000 SF
Industrial	
Light Industrial	1,811,000 SF
General Industrial	1,500,000 SF
TOTAL Industrial	3,311,000 SF

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Policy 2.5.2: West Planning Area

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The West Planning Area consists of approximately 19,675± acres in the southwest corner of Hendry County. The property is bounded by Collier County to the south and Lee County to the west. The northern boundary is adjacent to the Lee/Hendry County Landfill and Rodina Sector Plan, and the eastern boundary is generally consistent with the western boundary of the Felda Community Planning Area. The West Planning Area is the site of all future Industrial, Commercial, and Neighborhood Uses approved in the SWHSP. The following table provides the maximum Development Program proposed for the West Planning area of the SWHSP.

Table 2.5.2

West Planning Area – 19,675 ± Acres	
Land Use	Quantity
Residential	
Detached	13,928 DU
Attached	9,000 DU
TOTAL Residential	22,928 DU
Hotel	
	400 Rooms
Commercial	
Office	605,000 SF
Retail	1,125,000 SF
TOTAL Commercial	1,730,000 SF
Industrial	
Light Industrial	1,811,000 SF
General Industrial	1,500,000 SF
TOTAL Industrial	3,311,000 SF

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Policy 2.5.3:

East Planning Area

The East Planning Area consists of approximately 3,925± acres that abuts the Dinner Island Ranch Wildlife Management Area, and is a critical link in the “Panther Glades Florida Forever Project.” Sector Plan Uses in the East Planning Area are limited to Natural Resources, Agriculture, and Residential detached housing at a density of one (1) dwelling unit (DU) per 100 acres. The following table provides the maximum Development Program for the East Planning Area of the SWHSP.

Table 2.5.3

East Planning Area – 3,925 ± Acres	
Land Use	Quantity
Residential	
Detached	21 DU*
*Farmworker, land manager, and on-site employee housing is allowed in addition to the 21 DU entitlement	

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2919 **OBJECTIVE 2.6. SECTOR PLAN APPROVAL PROCESS**

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2921 The SWHSP was adopted under the Sector Planning Process provided in Section 163.3245 F.S. The
2922 Comprehensive Plan Future Land Use designation on the subject property is “*Southwest Hendry*
2923 *County Sector Plan.*”

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2925 To allow sufficient time to accomplish the long-term goals of the Sector Plan, the planning horizon
2926 is 50 years. This timeframe is consistent with the Section 163.3245(3)(a)7. F.S. provision that states
2927 “A long-term master plan adopted pursuant to this section may be based upon a planning period longer
2928 than the generally applicable planning period of the local comprehensive plan.” Subject to approval
2929 by Hendry County and the state planning agency, a request to extend the planning horizon beyond 50
2930 years may be considered.

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2932 **Policy 2.6.1: Long-Term Master Plan**

2933 The first step in the Sector Planning statutory approval process is the adoption
2934 of the Long-Term Master Plan (LTMP). The purpose of the LTMP is to create
2935 a framework map that identifies the planning areas within the Sector Plan and
2936 their connectivity to the surrounding transportation network. The LTMP for the
2937 SWHSP is depicted on Map J-1. The LTMP identifies the location of the six (6)
2938 Development Districts within the sector plan. Also adopted as part of the
2939 SWHSP were Map F - Long-Term Transportation Plan and Map M – Existing
2940 and Proposed Water and Sewer Utilities.

2941

2942 **Policy 2.6.2: Detailed Specific Area Plans**

2943 The second step in the Sector Planning Statutory process is the adoption of a
2944 Detailed Specific Area Plan (DSAP) that provides the development program and
2945 development standards for each DSAP. All of the land will not be included in
2946 one DSAP, so there will be two or more DSAPs. All DSAP Applications must
2947 provide a narrative that explains how the proposed development meets the intent
2948 of the LTMP (see DSAP Objective 2.8). The continuation of agriculture,
2949 agriculture marketing facilities or agricultural business products as defined in
2950 Section 570.02 F.S. (with the exception of those uses identified as Level Two
2951 uses in the Agriculture Future Land Use Element of the Hendry County
2952 Comprehensive Plan) is permitted in the Agriculture District without a DSAP.

2953

2954 The uses currently permitted in the Hendry County Comprehensive Plan for the
2955 SR 82 MUD/PUD as set forth in Policy 2.7.1.1 and 2.7.1.1.1 are permitted
2956 without the need for a DSAP. Any development in the SR 82 MUD/PUD beyond
2957 the level currently permitted by right or in the previously approved PUD can
2958 continue without a DSAP as provided for in Objective 2.9.

2959

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2961 **Policy 2.6.3: Implementing Land Development Regulations**
2962 Prior to December 31, 2014, or the adoption of a DSAP submitted under Policy
2963 2.8.3, Hendry County shall consider and adopt Land Development Regulations
2964 necessary to review and implement each Rural Detailed Specific Area Plan.
2965 Similarly, Hendry County shall consider and adopt sufficient Land Development
2966 Regulations to implement standard DSAPs.
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2968 **OBJECTIVE 2.7: DEVELOPMENT DISTRICTS**
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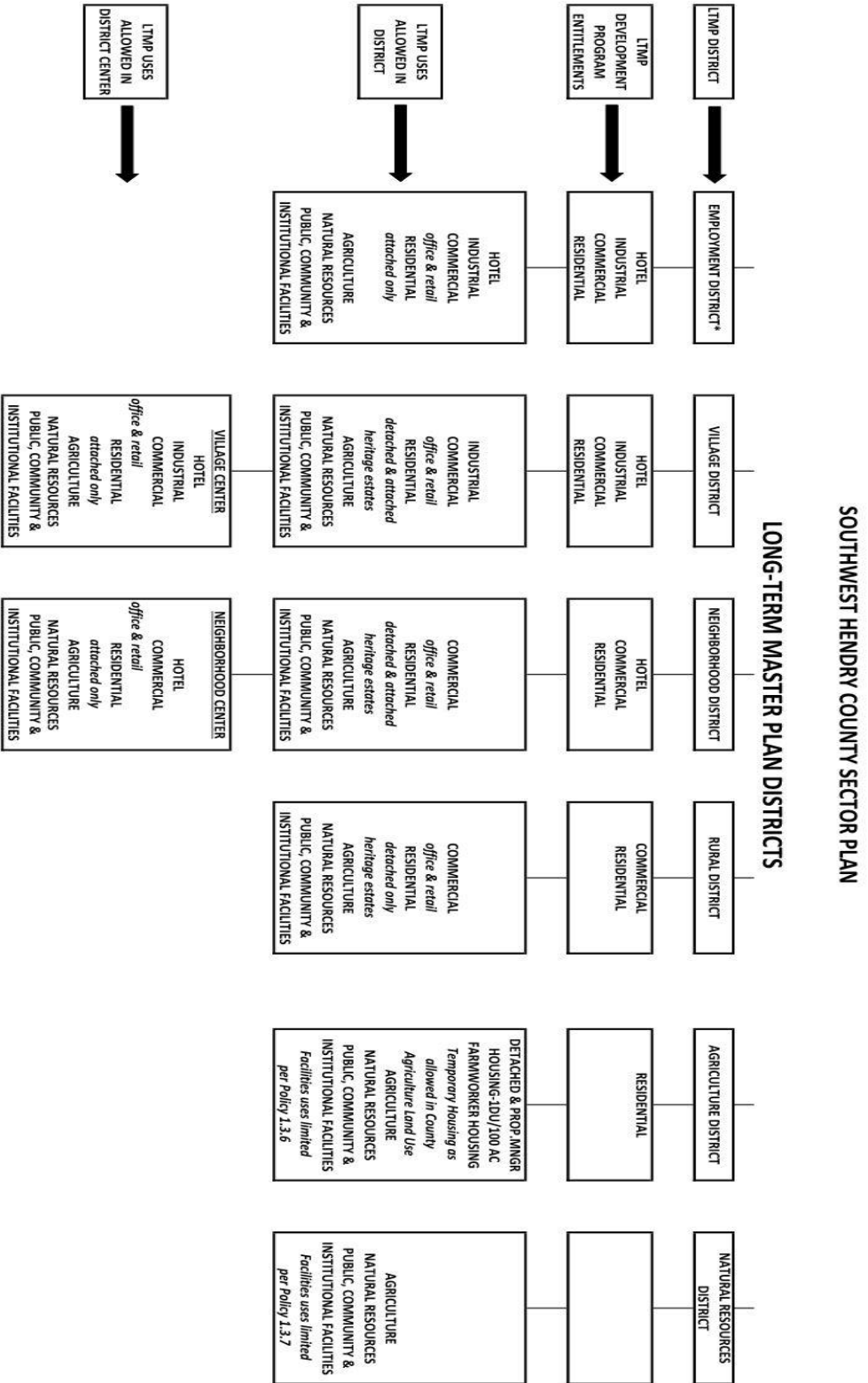
2970 The SWHSP Long-Term Master Plan Development Districts identify and define the land uses that
2971 are allowed in the near-term and long-term development of the area. The District descriptions and
2972 supporting Policies define the rights of the landowners that have existing Agriculture uses in the
2973 planning area today, and provide documentation of how they may be continued in the future. The
2974 West Planning Area of the SWHSP contains all six Districts; the East Planning Area contains only
2975 Agriculture and Natural Resources Districts. A description of the Land Uses within each LTMP
2976 Development District is set forth below. The boundaries of the Development Districts generally
2977 follow the boundaries depicted on the LTMP. However, the districts' boundaries are intended to be
2978 flexible within the planning envelopes identified on Map J-1, Long-Term Master Plan. Policy 2.7.8
2979 provides specific definitions for certain uses allowed in the LTMP Districts.
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2982 The LTMP of the SWHSP contains six (6) Districts:

- 2983 a) Employment District
- 2984 b) Village District
- 2985 c) Neighborhood District
- 2986 d) Rural District
- 2987 e) Agriculture District
- 2988 f) Natural Resources District
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2990 Table 2.7 illustrates the organization of the Development Districts by uses allowed in each District.
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Table
2.7



* The SR 82 Mixed-Use District is one of the Employment Districts in the Sector Plan

Revised 4.25.14

2994 **Policy 2.7.1: Employment District**
2995 There are four (4) Employment Development Districts in the SWHSP, as
2996 depicted on Map J-1. The Employment Districts are intended to be the most
2997 intensive development areas within the SWHSP, with a goal of providing
2998 significant Industrial and Office uses in Southwest Hendry County in a manner
2999 that is consistent with the adopted Enterprise Zone boundary. Depending on its
3000 location, an Employment District area shall have direct or indirect access to SR
3001 82, or a future north-south Collector or Arterial roadway.
3002

3003 **Policy 2.7.1.1: SR 82 MUD Employment District**
3004 The SR 82 MUD Employment District is coincident with the SR 82 Mixed-Use
3005 District (MUD) adopted by the Hendry County Board of County Commissioners
3006 as Comprehensive Plan Amendment CPA 07-0001, and hereby replaced by the
3007 following policies governing development in this District. The District is a
3008 unique sub-area within the SWHSP Employment District intended for a
3009 complete range of land uses in the form of a master-planned mixed-use
3010 community.
3011

3012 **Policy 2.7.1.1.1: SR 82 MUD Maximum Development Program**
3013 The SR 82 Mixed Use District includes nearly all of Section 32 (Township 45
3014 South, Range 28 East) totaling approximately 624 acres. The District is bordered
3015 by Church Road to the East and SR 82 to the South. The purpose of the District
3016 is to support a mix of uses, including: light industrial, , and office type uses that
3017 will strengthen and diversify the County’s economic base; a variety of housing
3018 types to accommodate the county’s workforce; and, neighborhood commercial
3019 uses that reduce automobile trips within a master planned community.
3020

3021 The SR 82 Mixed Use District: The District will be governed by the following
3022 criteria:
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- 3024 a) The DSAP process must be utilized for any zoning request to ensure
3025 compatibility with adjacent uses, both internal and external to a project
3026 development site. Compatibility will include consideration of impacts such
3027 as noise, vibration, odor, lighting or visual impacts. The DSAP for a project
3028 shall list specifically all permitted uses and site design criteria.
3029 b) Except for ancillary uses associated with agriculture or mining activity, new
3030 development must connect to centralized public water and sewer.
3031 c) **Commercial Land Uses.** Commercial land uses, and intensities are
3032 permitted in accordance with the Employment District category as set forth
3033 in Policy 2.7.2.

- 3034 d) **Employment Center Land Uses.** Light industrial land uses and intensities
3035 are permitted in accordance with the Employment District category as set
3036 forth in Policy 2.7.2.
- 3037 e) **Residential Land Uses.** The residential allocation is a maximum 1,800
3038 units. The approximate density is 3 dwelling units per acre based upon the
3039 gross acreage of development within the SR 82 MUD boundary. Residential
3040 land uses are permitted in accordance with the Employment District category
3041 as set forth in Policy 2.7.2.
- 3042 f) Light Industrial and commercial development directly adjacent to SR 82 will
3043 comply with the requirements of the Gateway Overlay Corridor, as provided
3044 in Article II of Chapter 1-58 of the Hendry County Code of Ordinances.
- 3045 g) The minimum amount of open space (lakes, buffers, and other similar
3046 features) will be 25% of gross project acreage, of which 50% percent of this
3047 requirement will be met through the on-site preservation of existing native
3048 vegetation communities. In addition, 10% of the residential development
3049 areas and 5% of the non-residential development areas will be open space.
- 3050 h) The existing agricultural land uses and the following uses may continue
3051 under this land use designation:
- 3052 • Excavation and any other ancillary use that may be necessary to support
3053 the excavation operation;
 - 3054 • Recreational uses;
 - 3055 • Preserves; and
 - 3056 • Lakes.
- 3057 i) The associated raw water demand of future development of the S.R. 82 Mixed-
3058 Use District shall not exceed 0.92 mgd, the maximum raw water demand
3059 projected at build-out for the project. This limitation applies to off-site
3060 groundwater used as a potable water source. Existing land uses will be modified
3061 to accommodate the demands of new development.
- 3062 j) Potable (finished) water supply and wastewater will be provided to the
3063 proposed development by Florida Governmental Utilities Authority (FGUA)
3064 or its successor or other appropriately-certificated utility.
- 3065 1. For potable water demand between 0-99,999 gallons per day (gpd)
3066 individual on-site wells will be used
 - 3067 2. For potable water demand between 100,000-200,000 gpd an on-site
3068 water treatment facility, or connection with an off-site, certificated
3069 utility, will be required. Connection to the treatment facility will be
3070 required for existing and future on-site development.
 - 3071 3. For potable water demand over 200,000 gpd connection to FGUA, or its
3072 successor or other appropriately-certificated utility, will be required. All
3073 infrastructure associated with the on-site water treatment facility under

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- (b) above will be accepted as FGUA, or its successor or other appropriately certificated utility, facilities.
- k) The necessary water supply will be identified, committed, and authorized, including public water supply consumptive use permit(s) as necessary, to serve the District prior to issuance of a building permit or development order in accordance with the provisions of Paragraph (j).
- l) Any development in the District, excluding agricultural or mining-related activities, will require installation of reuse water lines, to be reviewed and approved as part of the building permit or development order process.
- m) Any project within the SR 82 Mixed-Use District will comply with the adopted permitting programs and standards regarding water quality, stormwater management, floodplain protection and the preservation, restoration or protection of natural systems.

Policy 2.7.2: Future Employment Districts

The table below identifies the uses and minimum/maximum densities/intensities allowed in Employment Districts other than the SR 82 MUD (the SR 82 MUD Employment District is addressed in Policies 2.7.1 2.7.1.1, and Policy 2.9.1). The DSAP will more specifically define the permitted uses within each Employment District Land Use, and the quantity and location of the Employment District land uses.

Employment District Land Uses	Density/Intensity*	Special Requirements
Hotel	100 Rooms/Acre Max	N/A
Industrial	0.25 FAR Min – 2.0 FAR Max	N/A
Commercial	0.25 FAR Min – 2.0 FAR Max	N/A
Residential	5 DU/Ac Min – 15 DU/Ac Max	No more than 10% of the Developable area within the DSAP may be Residential Uses.
Agriculture	No Min or Max Intensity prior to DSAP	Agriculture uses are permitted prior to DSAP as provided in Policy 2.8.2 DSAP agriculture uses will be defined in the DSAP application.
Open Space	Min of 50% of the DSAP Acreage	Open Space requirement may be reduced by use of the Open Space Value Table.
Public, Community, and Institutional Facilities	1.0 FAR Max	Facilities to be determined at DSAP.

*Densities are calculated on gross acreage.

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Policy 2.7.3: Village District

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There are three (3) Village Districts in the SWHSP. A Village District is intended to be less dense in development standards than an Employment District, and more dense in development standards than a Neighborhood District. Village Districts shall have access to a minimum of two major roadways. Residential uses within or in close proximity to the Village Center are encouraged to be predominantly attached unit types. Residential uses in the greater Village District area should incorporate a greater proportion of detached unit types into the Residential mix.

The table below identifies the uses and minimum/maximum densities/intensities allowed in Village Districts. The DSAP will more specifically define the permitted uses within each Village District Land Use, and the quantity and location of the Village District land uses.

Village District Land Uses	Density/Intensity*	Special Requirements
District Size	500 Acre Min –2,500 Ac Max	Must have at least one (1) Village Center. Each Village District may be comprised of more than one development area, so long as the aggregate acreage of the development area(s) meets the minimum and maximum acreage requirements of the District.
Commercial	0.4 FAR Max	Commercial development is limited to 10 acres per site.
Residential		
-Detached-	1 DU/Ac Min –7 DU/Ac Max	N/A
-Attached-	2 DU/Ac Min –10 DU/Ac Max	Minimum of 20% of the Residential units in the Village District area within the DSAP shall be Attached unit types.
-Heritage Estates-	Max 1 DU/2 Ac Min Lot Size 10,000 SF	See Policy 2.7.8 for the definition and requirements for Heritage Estates.
Agriculture	No Min or Max Intensity prior to DSAP	Agriculture uses are permitted prior to DSAP as provided in Policy 2.8.2 DSAP agriculture uses will be defined in the DSAP application.
Open Space	Min of 50% of the DSAP Acreage	50% acreage requirement may be reduced by use of the Open Space Value Table.
Public, Community, and Institutional Facilities	1.0 FAR Max	Facilities to be determined at DSAP.

Village Center Land Uses	Density/Intensity*	Special Requirements
Center Size	50 Ac Min –100 Ac Max	N/A
Hotel	60 Rooms/Ac	N/A
Industrial	0.25 FAR Min – 2.0 FAR Max	N/A
Commercial	0.2 FAR Min - 1.0 FAR Max	N/A
Residential Attached Only	3 DU/Ac Min –10 DU/Ac Max	
Agriculture	No Min or Max Intensity prior to DSAP	Agriculture uses are permitted prior to DSAP as provided in Policy 2.8.2 Within the Village Center, agriculture uses may continue as an interim use after the subject property DSAP is approved. The DSAP shall address the phasing-out of agriculture uses within the DSAP area.
Open Space	Min of 5% of Village Center acreage within the DSAP.	Counts towards overall Village District open space requirement.
Public, Community, and Institutional Facilities	1.0 FAR Max	Facilities to be determined at DSAP.

3114 *Densities are calculated on gross acreage.

3115

3116 **Policy 2.7.4: Neighborhood District**

3117 There are three (3) Neighborhood Districts within the SWHSP. Neighborhood
3118 Districts are those that combine a mix of residential, commercial, public, and
3119 community uses, with a predominance of varied types of residential and
3120 neighborhood-scale commercial uses.

3121
3122 The table below identifies the uses and minimum/maximum densities/intensities
3123 allowed in Neighborhood Districts. The DSAP will more specifically define the
3124 permitted uses within each Neighborhood District Land Use, and the quantity
3125 and location of the Neighborhood District land uses.

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Neighborhood District	Density/Intensity*	Special Requirements
Land Uses		
District Size	Min 200 Ac – Max 1,000 Ac	Must have at least one (1) Neighborhood Center. Each Neighborhood District may be comprised of more than one development area, so long as the aggregate acreage of the development area(s) meets the minimum and maximum acreage requirements of the District.
Commercial	0.1 Min- 0.3 FAR Max	N/A
Residential		
-Detached-	1.0 DU/Ac Min - 3 DU/Ac Max	N/A
-Attached-	2.0 DU/Ac Min - 7 DU/Ac Max	Minimum of 10% of the Residential units in the Neighborhood District area within the DSAP shall be Attached unit types.
-Heritage Estates-	Max 1 DU/2 Ac Min Lot Size 10,000 SF	See Policy 2.7.8 for the definition and Special requirements for Heritage Estates.
Agriculture	No Min or Max Intensity prior to DSAP	Agriculture uses are permitted prior to DSAP as provided in Policy 2.8.2 DSAP agriculture uses will be defined in the DSAP application.
Open Space	Min of 50% of the DSAP Acreage	50% acreage requirement may be reduced by use of the Open Space Value Table.
Public, Community, and Institutional Facilities	1.0 FAR Max	Facilities to be determined at DSAP.
Neighborhood Center	Density/Intensity*	Special Requirements
Land Uses		
Center Size	Min 10 Ac – Max 30 Ac	N/A
Commercial	0.2 FAR Min - 0.75 FAR Max	N/A
Residential		
Attached Only	2 DU/Ac Min –4 DU/Ac Max	Min. of 15% of housing within Neighborhood Center shall be Attached unit types.

Agriculture	No Min or Max Intensity prior to DSAP	Agriculture uses are permitted prior to DSAP as provided in Policy 2.8.2 Within the Neighborhood Center, agriculture uses may continue as an interim use after the Subject property DSAP is approved. The DSAP shall address the phasing-out of agriculture uses within the DSAP area.
Open Space	Min of 5% of Neighborhood Center acreage within the DSAP.	Counts towards overall Neighborhood District open space requirement.
Public, Community, and Institutional Facilities	1.0 FAR Max	Facilities to be determined at DSAP.

3134 *Densities are calculated on gross acreage.

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Policy 2.7.5: Rural District

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The Rural Districts are not distinct in boundaries as they meander around the Districts designed for more intense development, and in some cases serve as “in-fill” areas between other Districts and the Sector Plan boundary. The Rural District provides for low density residential development with commercial uses limited to a neighborhood scale.

The table below identifies the uses and minimum/maximum densities/intensities allowed in Rural Districts. The DSAP will more specifically define the permitted uses within each Rural District Land Use, and the quantity and location of the Rural District land uses.

Rural District Land Uses	Density/Intensity*	Special Requirements
Residential		No Minimum Density Requirement for Residential.
-Detached-	1 DU/5 Ac Max	Dwelling units may be clustered (see Policy 2.7.8.1).
-Heritage Estates-	Max 1 DU/2 Ac Min Lot Size 10,000 SF	See Policy 2.7.8 for the definition and requirements for Heritage Estates.
Commercial	0.1 Min– 0.25 FAR Max	Ancillary to agricultural uses, and uses defined in Section 823.14 F.S. or agricultural businesses in Section 570.02 F.S.

Agriculture	No Min or Max Intensity prior to DSAP	Agriculture uses are permitted prior to DSAP as provided in Policy 2.8.2 DSAP agriculture uses will be defined in the DSAP application.
Open Space	N/A	Consistent with Hendry County Comp Plan requirements for agriculture and rural residential uses, there are No Minimum Open Space Requirements within the Rural DSAP.
Public, Community, and Institutional Facilities	0.1 Min - 1.0 FAR Max	Facilities to be determined at DSAP.

3148 *Densities are calculated on gross acreage.

3149

3150 **Policy 2.7.6: Agriculture District**

3151 The Agriculture District provides for the areas intended for long-term
3152 Agriculture Use. The Agriculture District includes all activities defined as a
3153 farm, farm operation or farm product in Section 823.14 F.S., all activity defined
3154 as agriculture, agriculture products or agriculture businesses in Section 570.02,
3155 F.S. (with the exception of those uses identified as Level Two uses in the
3156 Agriculture Future Land Use Element of the Hendry County Comprehensive
3157 Plan), agriculture and silviculture, processing and storage facilities directly
3158 related to surrounding agricultural uses, property manager housing, farm worker
3159 housing and preservation, and management of natural resources. No uses that are
3160 incompatible with long-term agriculture are permitted in the Agriculture District.
3161 Public, Community and Institutional Facilities are limited to those uses
3162 consistent with the intent of the Agriculture District and allowed by Policy
3163 2.7.8.2.(4).

3164

3165 The table below identifies the uses and minimum/maximum densities/intensities
3166 allowed in Agriculture Districts. The DSAP will more specifically define the
3167 permitted uses within each Agriculture District Land Use, and the quantity and
3168 location of the Agriculture District land uses.

3169

Agriculture District Land Uses	Density/Intensity*	Special Requirements
Residential		No Minimum Density Requirement for Residential.
-Detached and Property Manager-	Max 1 DU/100 Ac	Dwelling Units may be clustered (see Policy 2.7.8.1).
-Farm Worker Housing-	As permitted in the Hendry County Comprehensive Plan	N/A

Agriculture	No Min or Max Intensity prior to DSAP	Agriculture uses are permitted prior to DSAP as provided in Policy 2.8.2 DSAP agriculture uses will be defined in the DSAP application.
Public, Community, Institutional Facilities	0.1 Min – 1.0 FAR Max	Limited uses to be reviewed and determined to be compatible with the AG District.

*Densities are calculated on gross acreage.

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Policy 2.7.7: Natural Resources District

The Natural Resources District is intended to be the location of reasonably contiguous land that when considered as a whole will provide connectivity to designated regionally significant natural lands in adjacent areas, specifically the Rural Land Stewardship Area and CREW lands in Collier County, and the Okaloachoochee Slough/Spirit of the Wild Wildlife Management Area on the west side of Hendry County. Natural Resources District land in the eastern portion of the SWHSP abuts the Dinner Island Ranch Wildlife Management Area, and is a critical link in the “Panther Glades Florida Forever Project.” The intent is to ultimately provide for a regionally scaled open space link across the SWHSP area with minimal interference from urban resources.

The Natural Resources District will also provide open space connectivity between restored natural lands, wetlands, and agricultural uses within the SWHSP. Passive recreational uses are allowed in the Natural Resources District so long as the passive recreational use does not physically impede wildlife movement. The goal of the Natural Resources District is to focus on open space and restoration activities to create the most meaningful open space linkages. Within that open space network, water management activities, recreational facilities, cultural activities, and wildlife habitat will be provided. Public, Community and Institutional Facilities are limited to those uses consistent with the intent of the Natural Resources District and allowed by Policy 2.7.8.2.(4).

The LTMP includes a framework map that identifies the transportation network. The LTMP includes roads that bisect the Natural Resources District. Roads that bisect natural resource areas will be designed to avoid wetlands and estuarine areas, the roadways shall include appropriate design considerations for wildlife, such as culverts, fencing, bridges or other design modifications for wildlife, and scenic overlooks where appropriate.

3205 **Policy 2.7.8: Land Use Definitions**
3206 This Policy provides specific definitions for certain uses allowed in the LTMP
3207 Districts.
3208

3209 **Policy 2.7.8.1: Residential Uses**
3210 a. Attached Residential Unit. A residential unit sharing one (1) or more
3211 common walls with another residential unit. During the DSAP process,
3212 attached Residential Unit entitlements may be assigned at a ratio of less than
3213 1 du entitlement per approved unit for uses such as assisted and independent
3214 living facilities, and accessory dwelling units such as garage apartments,
3215 “granny flats”, and housing for on-site employees (e.g., property managers
3216 and domestic employees). The designation of such units at a lower ratio must
3217 be established at DSAP approval.
3218

3219 b) Detached Residential Unit. A residential unit that does not share a common
3220 wall with another residential unit.
3221

3222 c) Heritage Estates. Heritage Estates are clusters of low density homes and lots
3223 that may include small scale neighborhood commercial or civic buildings,
3224 recreation facilities or amenities, and agricultural structures. Heritage
3225 Estates may include farmworker housing. Areas designated on the DSAP as
3226 Heritage Estates shall be a minimum of 20 acres and a maximum of 250
3227 acres. Development designated Heritage Estates shall have a unified
3228 development plan on property that is contiguous. The requirement that the
3229 property be contiguous does not exclude roadways, natural features, or public
3230 facilities from bifurcating the planning area. Within a Heritage Estates area.

3231
3232 Neighborhood Commercial uses are limited to a maximum of five (5) acres
3233 in total. Examples of commercial operations that may occur on Heritage
3234 Estates include, but are not limited to, equestrian centers, hunting lodges,
3235 shooting and archery ranges, eco-tourism facilities, and water-oriented
3236 recreational uses.
3237

3238 d) Clustered Residential. Clustered residential units shall meet the definition
3239 and requirements of the Hendry County Comprehensive Plan and Code of
3240 Ordinances, in addition to the following development criteria:

3241
3242 1. The maximum gross density permitted for clustered residential shall be
3243 one (1) unit/five (5) acres in the Rural District, and one (1) unit/100
3244 acres in the Agriculture District.

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2. Any single development submittal that seeks to cluster more than 25 homes in the Rural District, or five (5) homes in the Agriculture District, shall require the submittal of a DSAP.
 3. Connection to centralized public water and sewer by clustered residential units is not automatically required. The determination as to whether connection to centralized public water and sewer is required shall be made based on compliance with the State of Florida Health Department requirements, and review by Hendry County of the site-specific conditions associated with the proposed clustered development plan.
 4. Because clustered residential developments minimize the residential development envelope and maximize the amount of open space and agricultural uses, there shall be no minimum open space requirement for a clustered development plan.
- e) Farmworker Housing. Housing provided on agricultural land for use by employees who work on the land. Farmworker housing is temporary housing for employee use only and shall not be counted against the residential entitlements in the SWHSP.

Policy 2.7.8.2:

Public, Community, and Institutional Facilities (PCIF)

Public, Community and Institutional Facilities are considered uses that will support development within the SWHSP. Public, Community, and Institutional uses within the Sector Plan may serve areas outside of the community. An example is a school that serves students located within the SWHSP and students who reside outside the SWHSP. Therefore, no Sector Plan Entitlements will be used for the square footage required for the construction of these uses. It is understood that these types of uses may offset or mitigate infrastructure impacts created by development within the Sector Plan area. The improvements may also benefit areas outside the Sector Plan.

- a) Public Facilities are owned by a governmental or quasi-governmental agency and include uses such as police and emergency services, recreation, sports facilities, stadiums, public schools, college & university campuses, military training and management, flood control, sanitary landfill, public potable water and public waste water treatment plants, civic buildings, lands or buildings used for the provision of municipal services and infrastructure and government activities. This is not intended to be a comprehensive list of all possible Public Facilities that may be developed within the SWHSP. Appropriate types of Public Facilities for each development area will be determined at the DSAP phase.

3286 b) Community Facilities are facilities held by private entities for the use,
3287 recreation, education, or assembly of their members or by the general public
3288 and include such uses as private schools, religious institutions, including
3289 those that are used for other than regular worship services (such as retreats,
3290 camps, parochial schools), facilities of nonprofit fraternal organizations,
3291 cemeteries, hospitals, park facilities, and similar places accessible to the
3292 public. This is not intended to be a comprehensive list of all possible
3293 Community Facilities that may be developed within the SWHSP.
3294 Appropriate types of Community Facilities for each development area will
3295 be determined at the DSAP phase.
3296

3297 c) Institutional Facilities include public or private utility companies, railroad,
3298 and airport facilities that include such uses as administrative headquarters,
3299 equipment storage and repair yards, power stations, electrical generating
3300 facilities, alternative energy facilities and their feedstocks, environmental
3301 services and their supporting infrastructure, electrical and liquefied gas
3302 substations, primary transmission lines, communication towers, potable
3303 water and sewage treatment plants, incinerators, and similar public or private
3304 facilities. This is not intended to be a comprehensive list of all possible
3305 Institutional Facilities that may be developed within the SWHSP.
3306 Appropriate types of Institutional Facilities for each development area will
3307 be determined at the DSAP phase.
3308

3309 d) PCIF uses that provide educational, interpretive or passive recreational
3310 benefits to the Sector Plan area, or support research or training in agricultural
3311 or natural resource management, may be permitted in the Agriculture and
3312 Natural Resources Districts, subject to the following criteria:
3313

- 3314 1. The proposed PCIF use must be consistent with a recorded agricultural
3315 or conservation easement, where applicable.
- 3316 2. The proposed use is within the permitted minimum/maximum FAR.
- 3317 3. Individual structures shall not exceed 3,000 square feet under roof, and
3318 must be designed to minimize noise, night time illumination of
3319 surrounding areas, or daily/regular use by delivery vehicles or heavy
3320 equipment.
- 3321 4. Shall utilize design strategies that consider building orientation, site
3322 appropriate materials, minimization of outdoor impervious areas and
3323 native landscaping/buffering.
- 3324 5. Uses that implement natural/passive techniques to store or treat water
3325 resources (even if operated by a utility or association); or to mitigate
3326 off-site impacts to wetlands or wildlife (mitigation banks).

- 3327 6. The PCIF use shall be deemed to be compatible with the intent of the
 3328 District. For the purposes of this section, the following uses are
 3329 illustrative of compatible activities: appropriately designed and located
 3330 power lines or underground utility lines; nature trails and board walks;
 3331 pavilions and gazebos; IFAS/FWC research facilities; nature centers,
 3332 interpretive kiosks, sidewalks and open gathering areas; passive
 3333 recreational uses (kayaks launches, bicycle trails/racks, restroom
 3334 facilities, bird watching, open play fields); demonstration
 3335 areas/structures; wildlife rehabilitation facilities; community or
 3336 educational classroom(s); green building demonstration area; permitted
 3337 water management areas, agricultural reservoirs, hunting, agricultural
 3338 and land management support areas.
- 3339 7. PCIF uses that are illustrative of uses that are not compatible include:
 3340 public libraries, schools, stadiums, public administrative buildings,
 3341 water/sewer treatment facilities (not permitted in Natural Resources).

3343 **Objective 2.8: Detailed Specific Area Plans**

3344

3345 The DSAPs will implement the LTMP by providing specific requirements
 3346 regarding the development program, design standards, and public infrastructure
 3347 impacts and requirements, as defined in Section 163.3245, F.S. The adoption of
 3348 a LTMP or a DSAP does not limit the right to continue agricultural, silvicultural
 3349 or other natural resource based operations or to establish similar new uses that
 3350 are consistent with the plan. Agriculture is defined in Policy 2.6.2. No DSAP is
 3351 required for agriculture, silviculture, or natural resource based operations. Other
 3352 than the exceptions noted above, all development programs must demonstrate
 3353 consistency with the LTMP and the Sector Plan Goals, Objectives, and Policies
 3354 and must provide a tabulation of entitlements allowed, proposed and previously
 3355 approved to ensure compliance with the overall Sector Plan entitlements.

3357 **Policy 2.8.1: DSAP as Zoning**

3358 Upon approval of a DSAP, no further Zoning review shall be required for the
 3359 property.

3361 **Policy 2.8.2: Permitted Uses Without a DSAP**

3362 The following uses are permitted in all LTMP Development Districts (except as
 3363 noted below), and do not require the processing of a DSAP.

- 3364 a) With the exception of commercial uses that do not support agricultural uses,
 3365 new, continued, and expanded Hendry County Comprehensive Plan Level 1
 3366 Agriculture Uses including, but not limited to, State of Florida Everglades
 3367 Restoration projects and activities specifically designed to meet the water
 3368 quality and/or quantity goals related to restoration efforts and resource
 3369 protection as outlined in the Comprehensive Everglades Restoration Plan
 3370 (CERP), the production of food, feed, fiber, and other goods by the

- 3371 systematic growing and/or harvesting of plants, animals, and other life forms,
 3372 specialty farms, animal husbandry, production and processing of agricultural
 3373 products, including bi-products, ornamental horticulture, nurseries, confined
 3374 feeding operations, and food processing and production.
- 3375 b) Twenty (20) new rural residential single-family dwelling units are permitted
 3376 in the West Planning Area as depicted on the map titled “CPA20-0003
 3377 SOUTHWEST HENDRY SECTOR PLAN”. These single-family dwelling
 3378 units shall not be clustered or platted subdivisions and shall meet the five (5)
 3379 acre minimum lot size. Replacement dwelling units are permitted but do not
 3380 count toward the twenty (20) new rural residential single-family dwelling
 3381 units. Hendry County shall keep an ongoing tabulation of all permitted rural
 3382 residential dwelling units in the SWHSP Sector Plan for purposes of policy
 3383 implementation.
- 3384 c) New, continued, and expanded farm manager and farm-worker housing are
 3385 permitted in all categories except Natural Resources;
- 3386 d) New, continued and expanded mining operations and resource extraction,
 3387 including, but not limited to, oil and gas exploration, development,
 3388 production and operation;
- 3389 e) Road crossings with appropriate wildlife crossings, fencing or other
 3390 appropriate design considerations (such as right-of-way width, design speed,
 3391 lighting, etc.); and
- 3392 f) A use that does not require DSAP approval must comply with the Hendry
 3393 County Comprehensive Plan, and the appropriate Land Development Code
 3394 requirements for any applicable County development approval process. For
 3395 example, mining may be required to obtain applicable county approval.
 3396

3397 **Policy 2.8.3: Rural District DSAP**

3398 A DSAP is required for the development of any use within the Rural District
 3399 other than those described in Policy 2.8.2. Permitted Uses within the Rural
 3400 Districts of the sector plan are limited to the uses described in Policy 2.8.2 and
 3401 the following uses:

- 3402 a) Detached Residential;
- 3403 b) Heritage Estates;
- 3404 c) Commercial (limited to those uses which directly support agricultural uses
 3405 or the immediately surrounding residential uses); and
- 3406 d) Public, Community, and Institutional Facilities

3407

3408 **Policy 2.8.3.1: Requirements for a Rural District DSAP**

3409 The limited density and intensity of the Rural District uses are intended to
 3410 provide the continuation of rural development areas surrounding and adjacent to
 3411 the compact urban development form of the Employment, Village, and

3412 Neighborhood Districts. This rural development pattern is not intended to
3413 require the level of design standards as those required for the compact
3414 development Districts; therefore, the Rural District DSAP shall not be required
3415 to provide the DSAP information described in Section 163.3245, F.S.
3416 Requirements for a DSAP in the Rural District are limited to the following:
3417

3418 **Policy 2.8.3.2: Development Program**
3419 The DSAP shall provide the maximum development program, including uses,
3420 densities and intensities, and required open space, proposed for the DSAP area.
3421

3422 **Policy 2.8.3.3: Urban Design Standards**
3423 No urban design standards are required for development within the Rural
3424 District.
3425

3426 **Policy 2.8.3.4: Water and Wastewater**
3427 Agriculture and existing development in the Rural District shall continue to use
3428 wells and septic. New non-agricultural development requiring a DSAP shall
3429 provide centralized public water and wastewater, when available, in accordance
3430 with Policy 2.13.1. New construction will be required to follow the appropriate
3431 water conservation measures required by the SFWMD and the Florida Building
3432 Code.
3433

3434 **Policy 2.8.3.5: Contributions to Public Infrastructure**
3435 Development within the Rural District DSAP shall only be subject to the fiscal
3436 mitigation required by local ordinance. For example: impact fees, special
3437 assessments or connection fees. The provision of public facilities and the impact
3438 on public facilities will be evaluated during the DSAP review in accordance with
3439 applicable local ordinances.
3440

3441 **Policy 2.8.3.6: Additional Requirements**
3442 Individual development requests within a Rural DSAP shall still be subject to
3443 applicable review and permitting requirements including, but not limited to,
3444 plats, site development plans, development orders, building permits and
3445 environmental resource permits (ERPs).
3446

3447 **Policy 2.8.3.7: Residential/Non-Residential Ratio**
3448 A Rural District DSAP does not have to meet the Residential/Non-Residential
3449 Ratio Requirement that is required for DSAPs under Policy 2.10.1.
3450

3451 **Policy 2.8.4: Previously-Approved PUDs DSAP Requirements**
3452 The uses approved by Planned Unit Development (PUD) Zoning identified in
3453 the Policies below approve natural resource extraction, which does not require a

3454 DSAP. The development of any PUD use other than mining, recreation, and/or
3455 agriculture will require a DSAP in accordance with the LTMP. Development
3456 within these PUDs may vary from what was approved as long as they can
3457 demonstrate that the development program is consistent with the LTMP and
3458 Subsection 163.3245(9) F.S. If the properties are included in a DSAP, the DSAP
3459 will address whether or not the mining, recreation and agricultural uses will
3460 remain, or whether they will be interim uses.

3461
3462 Policy 2.8.4 is consistent with, and supports the intent of Subsection 163.3245(9)
3463 F.S.:

3464
3465 “The adoption of a long-term master plan or a detailed specific area plan
3466 pursuant to this section does not limit the right to continue existing agricultural
3467 or silvicultural uses or other natural resource-based operations or to establish
3468 similar new uses that are consistent with the plans approved pursuant to the
3469 section.”

3470
3471 Following is a list of PUDs within the sector plan boundary that were approved
3472 prior to the adoption of the SWHSP and which are subject to the requirements of
3473 this Policy.

3474
3475 **Policy 2.8.4.1: Youngquist Bros-Richard Friday PUD/DSAP**
3476 The Youngquist Bros-Richard Friday PUD, Hendry County Ordinance No.
3477 2006-26, was adopted by the Hendry County Commission on May 20, 2006.

3478
3479 **Policy 2.8.4.2: PDJW, LLC Tri-County Mine PUD/DSAP**
3480 The PDJW, LLC Tri-County Mine PUD, Hendry County Ordinance 2010-10,
3481 was adopted by the Hendry County Commission on March 30, 2010.

3482
3483 **Policy 2.8.4.3: Delta Aggregate LLC PUD/DSAP**
3484 The Delta Aggregate LLC PUD, Hendry County Ordinance 2012-14, was
3485 adopted by the Hendry County Commission on June 26, 2012.

3486
3487 **OBJECTIVE 2.9: DSAP REQUIREMENTS FOR SR 82 MIXED-USE DISTRICT**
3488

3489 Under the requirements of the previously-approved PUD and Mixed-Use Districts, approval for
3490 additional development would have required a PUD amendment. Therefore, the requirements for a
3491 DSAP within the SR 82 Mixed-Use District shall not have to meet the DSAP requirements of Section
3492 163.3245, F.S., but shall instead be limited to the following requirements.

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Policy 2.9.1: SR 82 MUD Maximum Development Program

The maximum development program of the combined uses within the SR 82 Mixed-Use District shall not exceed the following:

<u>SR 82 Land Uses</u>	<u>Density/Intensity</u>	<u>Special Requirements</u>
<u>Industrial</u>	<u>0.25 FAR Min – 2.0 FAR Max</u> <u>Not To Exceed 650,000 SF</u>	<u>Development directly adjacent to SR 82 will comply with the requirements of the Gateway Overlay Corridor</u>
<u>Commercial</u>	<u>0.25 FAR Min – 2.0 FAR Max</u> <u>Not To Exceed 400,000 SF</u>	<u>Development directly adjacent to SR 82 will comply with the requirements of the Gateway Overlay Corridor</u>
<u>Residential</u>	<u>125 DU Min – 1,800 DU Max</u>	<u>N/A</u>
<u>Open Space</u>	<u>Minimum of 25% of the DSAP Acreage</u>	<u>10% of the residential development areas and 5% of the non-residential development areas must be open space</u>
<u>Agriculture</u>	<u>No Min or Max Intensity</u>	<u>Agriculture uses will be determined at DSAP</u>
<u>Public, Community, and Institutional Facilities</u>	<u>1.0 FAR Max</u>	<u>Facilities to be determined at DSAP</u>

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Policy 2.9.2: Density and Intensity.

The DSAP shall provide detailed identification and analysis of the maximum and minimum densities and intensities of use and the distribution, extent, and location of future land uses.

3509 **Policy 2.9.3: Urban Design Standards**
3510 The DSAP shall follow the Urban Design Standards for a Sector Plan
3511 Employment District.
3512

3513 **Policy 2.9.4: Open Space**
3514 The DSAP shall be required to meet the Open Space requirements of the SR 82
3515 Mixed-Use District in Policy 2.7.1.1.1(g).
3516

3517 **Policy 2.9.5: Water and Wastewater**
3518 The DSAP shall be required to meet the water resource, water supply, and
3519 wastewater requirements of the SR 82 Mixed-Use District in Policy 2.7.1.1.1.
3520

3521 **Policy 2.9.6: Transportation**
3522 The DSAP shall be required to meet the transportation mitigation requirements
3523 of the SR 82 Mixed-Use District Comprehensive Plan Amendment.
3524

3525 **OBJECTIVE 2.10: RESIDENTIAL/NON-RESIDENTIAL DEVELOPMENT RATIO**
3526

3527 To facilitate compact development and a pedestrian environment within Village and Neighborhood
3528 Centers, a mix of residential and supporting uses (which include commercial use and Public,
3529 Community, and Institutional Facilities within the Sector Plan), are required.
3530

3531 **Policy 2.10.1: Development Ratio Reporting Requirement**
3532 For all development occurring after the issuance of the Building Permit for the
3533 1,000th Residential Unit within a DSAP, the Developer(s) within the DSAP shall
3534 submit to Hendry County the initial report of all Residential and Non-Residential
3535 development within the DSAP. Subsequent reports shall be submitted on a
3536 biennial basis until the DSAP is 80% built out. Based on the table below, each
3537 DSAP, other than the Rural DSAP, shall demonstrate that a minimum of 15 SF
3538 of Non-Residential Use has been constructed for every Residential Unit. Public,
3539 Community, and Institutional Facilities count toward the non-residential use
3540 requirement. The Residential/Non-Residential Development Ratio is to be
3541 calculated Sector Plan-wide. With written owner-approval, Non-Residential
3542 Uses outside the DSAP area may be used toward the DSAP requirement, so long
3543 as the property is not within an existing DSAP. All Non-Residential uses outside
3544 a proposed DSAP area must be within the overall SWHSP boundary. Such
3545 written
3546

Upon the Completion of:	Minimum Square feet of non-residential use:
1,000 units	15,000 SF
5,000 units	75,000 SF
10,000 units	150,000 SF
15,000 units	225,000 SF

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3548

3549 **OBJECTIVE 2.11: OPEN SPACE**

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3551 The SWHSP study area is predominantly characterized by active agriculture, ranching and mining
3552 activities. There are water management systems that support these uses, and provide storage and
3553 conveyance across the study area. Collectively, these surface water management systems, agriculture
3554 and mining areas do not contain features that are typically associated with regionally significant
3555 environmental resources.

3556

3557 However, the SWHSP provides a unique opportunity to establish a well thought out open space
3558 system that serves as a framework to support future communities, long term agriculture, water
3559 management, recreational opportunities and landscape scale connections that link regionally
3560 significant natural resources on the edge of the SWHSP. Policies 2.11.3, 2.11.4, 2.11.5, 2.11.6, and
3561 2.11.7 further promote and define the goal of providing landscape scale open space connections, as
3562 shown on the LTMP, to the north and south that facilitate the connection to adjacent planned
3563 conservation areas.

3564

3565 The driving open space strategy is to develop a plan that guides the placement of uses, such that the
3566 ultimate footprint within the SWHSP is characterized by large, connected areas of open space that
3567 serve a multitude of functions, including wildlife corridors, agriculture, preservation of native
3568 landscapes and water management. Further, this organization and prioritization of open space will
3569 enhance the quality of life within developed areas, reinforce compact communities, concentrate the
3570 investment in infrastructure and focus economic development activities to the most appropriate
3571 locations, consistent with the following policies.

3572

3573 **Policy 2.11.1: Open Space Requirements**

3574 With the exception of DSAPs within the Rural District and the SR 82 MUD,
3575 DSAPs within the SWHSP, shall provide open space that meets a minimum ratio
3576 of 1:1 of open space to development. The type and distribution of open space is
3577 further articulated in the following policies.

3578

3579 **Policy 2.11.2: Open Space Categories**

3580 Open space is a broad term that includes a range of categories, from preservation
3581 of native wetlands to agricultural activities, and from large connected areas of
3582 open space to small pocket parks within urbanized areas. Each category of open
3583 space plays an important role. A listing of anticipated open space categories is
3584 provided in Table 2.11.3

3585

3586 **Policy 2.11.3: Prioritization of Open Space**

3587 In meeting the open space requirements, DSAPs are encouraged to provide open
3588 space categories that facilitate the implementation of the open space strategy by
3589 establishing different multipliers for each category of open space. The greatest
3590 value will be given to open space areas that enhance large areas of passive,

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connected open space, with the lowest value given to small, intensively used parks within the urban fabric. This approach incentivizes the establishment of large, connected areas of open spaces, consistent with the policies contained herein and the adopted LTMP.

For the purposes of the SWHSP, Table 2.11.3 establishes the multiplier for each of the open space categories.

Table 2.11.3

LTMP Open Space Requirements (Acres)	Open Space Value	Note:
	Per Required Acre	A table demonstrating how each DSAP meets its required open space requirements will be adopted as part of the DSAP approval.
Natural Resource District	1.3	A land owner may voluntarily designate any lands meeting the minimum requirements as “Natural Resource District” during a DSAP submittal.
Upland Preservation	1.25	
Upland Restoration	1.25	
Wetland Restoration	1.2	
Wetland Preservation	1.15	
Citrus Groves	1.1	
Unimproved Pasture	1.1	
Habitat or Wetland Mitigation Area	1	As required by DEP, SFWMD, FWC, ACOE or FWS.
Agriculture – Water Management	1	Permitted Water Management areas used to support on-going agricultural operations
Parks within Village/Neighborhood Center	1	When provided in accordance with Policy 2.7.3 and 2.7.4, open space within a Village Center or Neighborhood Center can meet up to 5% of the total required DSAP Open Space.
Row Crops/Improved Pasture/Fallow Land	0.95	
Parks and Community	0.9	Parks and common areas

Gardens: within Village/Neighborhood and Employment District		greater than 4 acres, located within the developed envelope of a Village/Neighborhood or Employment Center.
Parks and Community Gardens: within Village/Neighborhood and Employment District	0.8	Parks and common areas less than 4 acres, located within the developed envelope of a Village/Neighborhood or Employment Center.
Required Water Management Areas incorporating LID (Low Impact Design)	0.75	Must meet Low Impact Design criteria, as recognized by SFWMD or FDEP.
Required Water Management for Development > 3 acres	0.6	Must have at least 50% of shoreline designed with littoral shelf and native plantings.
Required Water Management for Development < 3 acres	0.5	Must have at least 50% of shoreline designed with littoral shelf and native plantings.
Required Water Management for Development	0.4	Lakes with hardened shoreline or without required minimum littoral shelf and/or plantings.
Golf Course	0.5	Golf courses may not contribute more than 350 acres of open space per DSAP.

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Policy 2.11.4: Open Space Allocation

Required open space within the DSAPs shall be provided in a manner that ensures the achievement of the goal of providing landscape scale open space and development oriented open space in a balanced and thoughtful way.

A minimum of 10% of the required open space shall be provided within the development envelope (that area within the DSAP excluding Agriculture and Natural Resources)to ensure adequate provision of civic meeting spaces, parks, gardens, play grounds, buffers, water management and visual relief. This open space shall comply with the development standards for each of the Districts and Table 2.11.3.

A minimum of 40% to a maximum of 90% of the required open space shall be provided on the perimeter of the development to ensure adequate provision for long term agriculture, wildlife corridors, green belts, water management, passive recreation and visual relief. This open space shall comply with the development

standards for each of the Districts and Table 2.11.3.

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Policy 2.11.5: Open Space Distribution

In addition to placing a priority on certain types of open space, the SWHSP also provides guidance on the distribution of open space, placing higher value on open space that is located consistent with the Natural Resources District, identified on the LTMP. Open space that is appropriately located, and meets the guidelines for Natural Resources District, is provided the highest value within Table 2.11.3.

The result of this policy is the alignment of the distribution of uses on the LTMP and the open space requirements with the strategy of achieving landscape scale areas of connected open space which can support wildlife, passive recreation and long term agriculture. In furtherance of Open Space Objective 2.11, it is understood that not all open space is required to be contiguous to the development envelope of a proposed DSAP. Specifically, open space that is non-contiguous to the proposed DSAP development envelope, but furthers the goals of establishing larger scale areas of agriculture, connectivity, protection and buffering of natural resources, shall be deemed consistent with the provisions of Objective 2.11, provided it is located within the boundaries of the Sector Plan, and consistent with the Long Term Master Plan.

Policy 2.11.6: Guidelines for Augmenting the Natural Resources District.

In order for required open space outside of the Natural Resources District on the LTMP to obtain maximum credit under Table 2.11.3, it must comply with the following guidelines for augmenting the Natural Resources District:

- a) Proposed land uses within the open space must be consistent with Policy 2.7.7 (Natural Resources District Standards).
- b) Proposed open space must augment or connect to areas shown on the LTMP as Natural Resources District.
- c) Must independently, or cumulatively (when combined with the adjacent Natural Resources District) provide a minimum width of 900' or an average width of 1,320'.
- d) Must ensure long term commitments through conservation/agricultural easements, as described in Policy 2.11.9 and Policy 2.11.10.

Policy 2.11.6.1: Natural resources located outside of the Natural Resources District will be protected by the policies set forth in the LTMP and will be governed by the data and analysis submitted in support of the LTMP. The applicable natural resource policies set forth in the Conservation Element of the Hendry County Comprehensive Plan will be addressed at the time of DSAP to the extent they are not inconsistent with or already addressed by the Goals, Objectives, and Policies set forth herein.

3663 **Policy 2.11.7:**

Natural Resources District Phasing and Implementation

3664 To further encourage the establishment of large areas of connected open space
3665 that transect the Sector Plan from the southern to the northern boundary, the
3666 following incentives are established:

- 3667
- 3668 a) In fulfillment of the requirements of Objective 2.11, and its implementing
- 3669 Policies, a DSAP that identifies and protects the Natural Resources areas in
- 3670 the East Planning Area (either through agricultural or conservation easement
- 3671 in accordance with Policies 2.11.9 and 2.11.10.1) shall be assured of up to
- 3672 5,000 Residential units in the West Planning Area, provided the DSAP is
- 3673 consistent with the LTMP, the SWHSP Goals, Objectives and Policies, and
- 3674 the Hendry County Comprehensive Plan.
- 3675 b) In fulfillment of the requirements of Objective 2.11, and its implementing
- 3676 Policies, a DSAP that identifies and protects a north-south Natural Resource
- 3677 connection within the West Planning Area (either through agricultural or
- 3678 conservation easements in accordance with Policies 2.11.9 and 2.11.10.1)
- 3679 shall be assured of up to 5,000 residential units in the West Planning Area,
- 3680 provided the DSAP is consistent with the LTMP, the SWHSP Goals,
- 3681 Objectives and Policies, and the Hendry County Comprehensive Plan.
- 3682 c) Both linkages may have interruptions from existing or planned roads,
- 3683 provided those roads are identified and/or designed in accordance with the
- 3684 DSAP, and otherwise consistent with the SWHSP Goals, Objectives and
- 3685 Policies.
- 3686 d) Provided that approximately four (4) linear miles of the Western linkage is
- 3687 established in the DSAP, it may contain a gap up to ½ mile in length, where
- 3688 that property is not under common ownership, and where the surrounding
- 3689 District is Rural or Agriculture.

3690 **Policy 2.11.8:**

DSAP Greenbelts

3691 At the discretion of the Board of County Commissioners, a greenbelt may be
3692 requested when the following circumstances are present, and when such
3693 circumstances are determined to warrant special treatment:
3694

- 3695
- 3696 a) Land use intensities at the perimeter of a DSAP are significantly higher
- 3697 than those outside the DSAP boundary.
- 3698 b) Commercial or high density residential development is within 300’ of a
- 3699 Natural Resources District, and such uses adversely impact the ecological
- 3700 value of the Natural Resources District.
- 3701 c) Two Employment, Village or Neighborhood Districts, abut and physical
- 3702 separation is necessary to provide visual relief, circulation, buffer or
- 3703 transition between dissimilar uses.

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3705 When such conditions are deemed to be met, a greenbelt, meeting the following

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guidelines, may be required:

- d) 0' – 300' in width.
- e) Bluebelt forms may include passive recreation, lakes, water bodies, water management facilities, parks, gardens, agriculture, conservation, mitigation, existing buffers, and utility corridors.
- f) The acreage contained within a Bluebelt shall be credited against required open space on a 1:1 ratio.
- g) Golf courses may be located within a Bluebelt, provided that there is no more than 10% impervious surface within the greenbelt, and that the acreage within the golf course shall be credited with an open space multiplier of 0.5, consistent with Table 2.11.3.

Policy 2.11.9: Natural Resources Lands Easements

- a) Upon the approval of a DSAP, any Natural Resources District lands contained within that DSAP shall be subject to a conservation easement. The DSAP will identify specific measures as required in the Sector Plan Statute to ensure the protection and, as appropriate, the restoration and management of lands that will be subject to an easement.
- b) A draft easement consistent with Section 704.06, F.S. will be submitted with the DSAP application. Section 704.06, F.S. addresses easements that are designed to retain land or water predominantly as working agricultural land and/or in its natural, scenic, open, or wooded condition. Walkways, paths, interpretative centers, educational and directional signage, passive recreation uses, hunting/fishing, eco-services and other uses consistent with usable open space will be permitted in the easement area. Since the sector plan statute refers to the conservation easement statute, the DSAP will identify those activities that will occur in the easement area as an exception to the strict reading of the conservation easement requirements.
- c) The easement must be recorded within 30 days of the effective date of the DSAP development order. The easement shall be enforceable by an appropriate public entity.
- d) The easement shall be drafted to permit the easement to be revoked, rescinded or released should the DSAP fail due to a legal or administrative challenge. The easement shall be drafted to permit the easement to be revised should the DSAP be changed due to an appeal or other legal challenge.

Policy 2.11.10: Long Term Agricultural

- a) The DSAP approval will identify all measures that need to be taken to protect those areas set aside for long-term or perpetual agriculture. The applicant will solicit input from the Florida Department of Agriculture and Consumer Services on appropriate and beneficial protection measures.

- 3748 b) The DSAP shall be deemed to put all landowners adjacent to long-term or
3749 perpetual agriculture on notice of the agricultural nature of the property and
3750 the fact that the agricultural landowner will be able to take all steps necessary
3751 to conduct the agricultural operation including but not limited to cultivation,
3752 harvesting, rotation of crops, irrigation, fumigation, fertilization, pest
3753 management, dipping of cattle, farmworker housing, farm manager housing
3754 and other actions customary and necessary for an agricultural operation. The
3755 DSAP shall also address how the developer or management entity shall
3756 educate and/or notify adjacent residents regarding programmed land
3757 management activities.

3758
3759 **Policy 2.11.10.1: Agricultural Easements**

- 3760 a) A draft agricultural easement will be submitted with the DSAP application
3761 when the perpetual or long term agriculture is used to address the open space
3762 requirements of Objective 2.11 and the implementing policies. Pumps, pens,
3763 irrigation systems, equipment storage, farmworker housing, material storage,
3764 and any other non-habitable support facilities that are required to conduct the
3765 agricultural operation can be located within areas subject to an agricultural
3766 easement, as can passive recreational uses such as sidewalks, pathways,
3767 pavilions and hunting.
- 3768 b) The easement must be recorded within 30 days of the effective date of the
3769 DSAP development order. The easement shall be enforceable by an
3770 appropriate public entity.
- 3771 c) The easement shall be drafted to permit the easement to be revoked,
3772 rescinded or released should the DSAP fail due to a legal challenge. The
3773 easement shall be drafted to permit the easement to be revised should the
3774 DSAP be changed due to an appeal or other legal or administrative challenge.
- 3775 d) Agriculture, as defined in Section 570.02, F.S. (with the exception of those
3776 uses identified as Level Two uses in the Agriculture Future Land Use
3777 Element of the Hendry County Comprehensive Plan) can be conducted in
3778 areas subject to an agriculture easement.

3779
3780 **Policy 2.11.11: Florida's Right-to-Farm Act.**

3781 Nothing in the SWHSP or future implementing regulations may be construed to
3782 supersede or interfere with agricultural rights protected under Florida's Right to
3783 Farm Act.

3784
3785 Agricultural uses within the SWHSP area will remain acceptable uses and may
3786 continue and expand unless and until they are limited by an adopted DSAP; and
3787 even after the adoption of a DSAP, bona fide agricultural uses may continue until

3788 horizontal development consistent with the new DSAP approved use(s) occurs
3789 on the property.
3790

3791 **OBJECTIVE 2.12: DESIGN GUIDELINES AND INTENT**
3792

3793 Development in the SWHSP will be designed and constructed to promote connectivity between
3794 different land uses, provide opportunities for economic development, and offer both the continuation
3795 of long-term Agriculture uses and incentives for other land use options for property owners.
3796

3797 **Policy 2.12.1: Integration of Uses**

3798 The mix of uses within the SWHSP will provide the citizens of Hendry County:
3799 a) the right to continue their Agricultural businesses and activities;
3800 b) additional jobs in a variety of skill and income levels;
3801 c) a broader mix of housing options;
3802 d) new retail and consumer services; and
3803 e) adequate public, community, and institutional facilities.
3804

3805 **Policy 2.12.2: Smart Growth Principles**

3806 The SWHSP will achieve the Policy 2.12.1 goals through the design and
3807 implementation of generally-accepted smart growth principles, including:
3808
3809 a) providing a variety of land uses and lifestyle opportunities that support
3810 residents of diverse ages, incomes and family sizes;
3811 b) preserving important environmental features, connections and functions on-
3812 site;
3813 c) promoting economically-viable agriculture;
3814 d) allowing agriculture and development to coexist with proper safeguards;
3815 e) ensuring that sufficient land is available to accommodate anticipated, long-
3816 term growth;
3817 f) guiding development into a variety of Districts, including compact,
3818 pedestrian-friendly, and mixed-use community land use forms;
3819 g) providing a focus for economic development and industrial job creation in
3820 the western portion of the county;
3821 h) enhancing the transportation network in western Hendry County;
3822 i) providing opportunities for increased internal capture of trips and
3823 reduced external traffic;
3824 j) providing for the efficient delivery of public facilities and services;
3825 k) providing the opportunity for enhanced trade between existing communities
3826 and future areas of urban development; and
3827 l) enhancing regional linkages to soft and hard infrastructure, including
3828 regional conservation areas, agricultural processing and distribution

3829 facilities, Southwest Florida International Airport, Airglades International
3830 Airport, LaBelle Airport, and State Colleges and Universities.

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Policy 2.12.3: District Centers

Village and Neighborhood District Centers shall be designed as the focal point of the Districts. The intent is to create urban employment and commercial uses that shall be interconnected and accessible by pedestrians from the integrated and/or surrounding residential areas. District Centers can also include a wide range of Public, Community, and Institutional Facilities, including, but not limited to, schools, religious institutions and non-profit facilities.

Policy 2.12.4: Main Streets

Each District Center shall have at least one identifiable Main Street. The Main Street shall be located along or intersecting a collector roadway and designed to be pedestrian-oriented with consideration of design characteristics such as:

- a) Walkable blocks laid out in an interconnected pattern;
- b) Sidewalks adjacent to roadways;
- c) Crosswalks at intersections;
- d) Pedestrian-oriented public spaces in the form of greens, parks, plazas and other common areas; and
- e) Pedestrian and bicycle connections to surrounding residential areas.

Policy 2.12.5: Open Space

District Center areas shall not be required to provide Greenbelts between the District Center boundary and the larger District area. However, each District Center shall have at least one Open Space area. The Open Space area(s) shall be a minimum of 5% of the gross acreage of the District Center.

Policy 2.12.6: Public, Community, and Institutional Facilities

To the extent that public, community, and institutional facilities will be located within any District, those facilities are encouraged to be located within the District Centers and integrated within the context of the surrounding uses (planned or existing). Public, Community, and Institutional facilities will not utilize any of the SWHSP Development Program Entitlements.

Policy 2.12.7: Street Network

Urban development districts shall provide an interconnected network of local streets. The local street circulation pattern is intended to maximize access to businesses, homes, and activity centers.

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Policy 2.12.8: Shared Parking
Public surface and structured parking in urban development districts should be designed to not disrupt pedestrian circulation. Shared parking programs shall be allowed where it can be demonstrated that the demand for parking of combined uses can be satisfied.

Policy 2.12.9: Surface Water Management
Any development resulting from a DSAP will comply with the South Florida Water Management District’s permitting requirements for storm water management and consumptive uses.

OBJECTIVE 2.13: WATER AND WASTEWATER

The Southwest Hendry County Sector Plan Area shall provide adequate infrastructure in accordance with Level of Service standards contained in the Hendry County Comprehensive Plan and Land Development Code.

Policy 2.13.1: Centralized Public Water and Wastewater

- a) Centralized public water and sewer service shall be provided through a private utility certificated through the Public Service Commission, governmental and/or quasi-governmental entities, or any other similar provider of central service.
- b) All development located within the Sector Plan that has received DSAP approval and is located within the Employment District, Village District, and Neighborhood District must connect to centralized public water and sewer. The DSAP will consider and address whether existing development will be required to connect to centralized public water and sewer and the timing of the connection. The development identified in Policies 2.8.4.1, 2.8.4.2 and 2.8.4.3 do not have to connect to centralized public water and sewer unless otherwise required by county regulations.
- c) Commercial uses that are less than 50,000 square feet located outside of the Employment District, Village District, and Neighborhood District do not have to connect to centralized public water and sewer unless required by county regulations, FDEP or health department regulations, or centralized public water and sewer is available within ¼ mile of the development.
- d) Residential development in excess of one unit per 1/2 acre must connect to centralized public water and sewer.
- e) Heritage Estates development or residential located outside of the Employment District, Village District, and Neighborhood Districts that are located on lands not suitable for well and septic due to location, soil conditions, degree of clustering, proximity to existing centralized public water and sewer, or similar criteria must connect to centralized public water and sewer.

3914 f) Should further definition and refinement of the criteria for determining when
3915 centralized public water and wastewater services are necessary be required,
3916 the criteria will be set forth in either the DSAP or the Hendry County Land
3917 Development Code.

3918
3919 **Policy 2.13.2: Re-Use Water**
3920 Re-use water shall be used for landscape and/or golf course irrigation purposes
3921 when available from the utility provider. Re-use water shall not be required for
3922 irrigation of agricultural uses.
3923

3924 **OBJECTIVE 2.14: TRANSPORTATION**

3925 The SWHSP shall create new, and enhance existing, transportation systems in Hendry County
3926 through appropriately interconnected Districts.
3927

3928 **Policy 2.14.1: Long Range Transportation Map**
3929 All transportation improvements within the Southwest Hendry County Sector
3930 Plan will be made in accordance with the Long Range Transportation Map.
3931

3932 **Policy 2.14.2: Street Design**
3933 Streets that connect rural areas to urban areas must provide transitions from
3934 higher design speeds in rural areas to lower design speeds in the urban areas. The
3935 land development code shall also consider appropriate design standards that
3936 reflect the urban, rural, and agricultural context of proposed development in the
3937 area.
3938

3939 **Policy 2.14.3: Multi-Modal Design**
3940 In anticipation of opportunities for multi-modal transportation options within the
3941 Urban Development Districts, the following guidelines shall be addressed in the
3942 DSAP process:
3943
3944 a) A complementary mix and range of land uses, including educational,
3945 recreational, and cultural uses;
3946 b) Interconnected networks of streets designed to encourage walking and
3947 bicycling, with traffic-calming devices where appropriate;
3948 c) A mix of uses within walking distance of transit stops and/or multi-modal
3949 facilities; and
3950 d) Within Village Centers and Neighborhood Centers, public uses, streets, and
3951 squares that are safe, comfortable, and attractive for pedestrians, with
3952 adjoining buildings open to the street and with parking not interfering with
3953 pedestrian, transit, automobile, and truck travel modes.
3954

3955 **Policy 2.14.4: DSAP Transportation Analysis**
3956 The DSAP will identify the transportation facilities needed to serve the future
3957 land uses in the DSAP as required by Subparagraph 163.3245(3)(b)4, F.S. The
3958 analysis will identify the timing of the needed transportation facilities, funding

3959 sources, and the development’s proportionate fair share mitigation pursuant to
3960 Section 163.3182, F.S. Where consistent with Section 163.3180 F.S., the
3961 Transportation Analysis may recognize tools and techniques that include, but are
3962 not limited to, exempting or discounting impacts of locally desired development,
3963 and facilitating development patterns that support appropriate land use mixes,
3964 job creation, and affordable housing.
3965

3966 The DSAP shall identify the required long-term strategies to facilitate
3967 development patterns that support multi-modal solutions, any discounting of
3968 impacts for locally desired development; as encouraged in Paragraph
3969 163.3180(5)(f), F.S., and the application shall demonstrate how local
3970 concurrency requirements will be addressed, which can include development
3971 agreements. The development agreement can address the proportionate share
3972 contribution or construction consistent with Section 163.3180, F.S. The
3973 construction, land dedication or improvements may be required in addition to
3974 any impact fees or other funding mechanisms (e.g., mobility fee) in place in
3975 Hendry County at the time. The DSAP may require the applicant to enter into a
3976 development agreement with Hendry County following the approval of a DSAP
3977 and prior to construction of any public infrastructure required to support the
3978 development. The DSAP may include conditions that require a developer or a
3979 property owner to contribute land for a transportation facility or require the
3980 construction or expansion of a transportation facility, or require the payment for
3981 land acquisition or construction or expansion of a transportation facility or a
3982 portion thereof. The obligation to provide funds, land or roadways must be
3983 reasonably attributable to the development within the DSAP and the contribution
3984 must be comparable to the amount of funds, land or transportation improvements
3985 that the state or local government would reasonably expect to expend or provide
3986 based on projected costs of comparable projects to mitigate the impacts
3987 reasonably attributable to the proposed development. Any funds or land
3988 provided must be used to mitigate the impacts of the DSAP development. The
3989 required mitigation contributions do not have to be expended within the DSAP
3990 area; however, they must be used for facilities that are impacted by the DSAP.
3991 The property owner or developer within the DSAP consistent with Subparagraph
3992 163.3180(5)(h)2., F.S. shall not be held responsible for the additional cost of
3993 reducing or eliminating deficiencies, and the property owner or developer cannot
3994 be required to pay a proportionate share that exceeds the development’s
3995 proportionate share of the improvements necessary to mitigate the
3996 development’s impacts.
3997

3998 **Policy 2.14.5:**

Long Range Transportation Needs Assessment Horizon

3999 The Hendry County Long-Range Transportation Needs Assessment (LRTNA) is
4000 based on a development program and transportation system contemplated within
4001 the 2035 planning horizon. If, at the time of DSAP submittal, the LRTNA does
4002 not reflect the system needs based on the amount of development in the DSAP,
4003 the DSAP applicant must submit an updated LRTNA generalized transportation
4004 analysis for review by the County. The updated analysis shall, at a minimum,
4005 address projected impacts of the development proposed in the DSAP application

4006 through the then-current County Planning horizon.
4007
4008

4009 **OBJECTIVE 2.15: INFRASTRUCTURE NEEDS**
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4011 The application for the DSAP will identify the needed public facilities to serve the development, and
4012 will identify the financing mechanism for infrastructure improvements if improvements are needed.
4013 If the development does not require a DSAP, the application shall address the infrastructure needs
4014 pursuant to the applicable Hendry County Comprehensive Plan GOPs and Land Development Code.
4015

4016 **Policy 2.15.1: Infrastructure Funding Plan**

4017 A financially feasible funding plan is required for proposed development at the
4018 DSAP phase, unless otherwise not required in the Sector Plan (see Policy 2.8.3.5
4019 and Objective 2.9). Each DSAP will assess and analyze the public needs
4020 associated with the proposed land uses as well as how those identified needs will
4021 be met, including an evaluation of the financing of infrastructure. Public needs
4022 include, but are not limited to, fire, police, and emergency medical; schools;
4023 parks; libraries; potable water; drainage; and wastewater treatment facilities.
4024

4025 **Policy 2.15.2: Infrastructure Funding Sources**

4026 Potential funding sources for infrastructure needs within the SWHSP include,
4027 but are not limited to:

- 4028
- 4029 a) Community Development Districts
- 4030 b) County Impact Fees
- 4031 c) Developer Contributions
- 4032 d) Municipal Service Taxing Unit/Municipal Service Benefit Unit
- 4033 e) Available State or Federal Highway or Transit Funds
- 4034 f) Tax Increment Financing
- 4035 g) Grants
- 4036

4037 **Policy 2.15.3: Infrastructure Funding Conditions**

4038 All infrastructure funding conditions set forth in the DSAP will be consistent
4039 with the dual rational nexus test. The obligation to provide funds, land, or
4040 infrastructure will be reasonably attributable to the proposed development and
4041 the timing of the development and the contribution requested will be comparable
4042 to the amount of funds, land or public facilities that the state, local government,
4043 school board or other governmental entity would reasonably expect to expend or
4044 provide based on the projected costs of comparable development to mitigate the
4045 impacts reasonably attributable to the proposed development.

4046 **Policy 2.15.4: Efficient Uses of Infrastructure**

4047 As future community infrastructure is developed in support of the planned
4048 development of the Sector Plan, it may be in the community's best interest to
4049 consider authorizing additional density and intensity within existing

4050 development districts to ensure the protection of natural resources elsewhere,
4051 and to maximize the efficient use of infrastructure within the Sector Plan. Any
4052 such increase will be subject to a Comprehensive Plan amendment and based on
4053 an evaluation of the implementation of the Sector Plan, and shall be required to
4054 obtain all necessary approvals from Hendry County and the Florida Department
4055 of Economic Opportunity.
4056

4057 **Policy 2.15.5:** As stated in Objective 2.11, the Sector Plan provides a unique opportunity to
4058 establish a well thought-out open space system that serves as a framework to
4059 support future communities, long-term agriculture, water management,
4060 recreation, and landscape scale connections that link regionally significant
4061 natural resources. It is possible that future Comprehensive Plan amendments or
4062 additions to the Sector Plan may enhance these goals, and concentrate additional
4063 long-term protection of natural resources in areas of importance, thereby
4064 incentivizing the concentration of development within areas of the Sector Plan
4065 where increased densities can be supported by planned infrastructure. Subject
4066 to review and approval by all necessary state and local governments,
4067 incorporation of such opportunities should certainly be considered to the extent
4068 they are consistent with the overarching objectives of the Sector Plan.
4069

4070 **OBJECTIVE 2.16: INTERGOVERNMENTAL COORDINATION**

4071
4072 Hendry County will coordinate with local, state, and regional governments as required by the
4073 appropriate Goal, Objectives, and Policies of the Hendry County Comprehensive Plan. The Goals,
4074 Objectives, and Policies will facilitate intergovernmental coordination on the issue of extra-
4075 jurisdictional impacts.

Housing Element

1 **HOUSING ELEMENT**
2

3 **GOAL 1:** To ensure the availability of a variety of safe, decent, and sanitary
4 housing for the existing and anticipated future residents of all income
5 levels in Hendry County.
6

7 **OBJECTIVE 1.1: ADEQUATE AND AFFORDABLE HOUSING**
8

9 The County shall provide annual financial support to the Area Housing Commission in order that
10 comprehensive county-wide approaches can be developed for adequate affordable housing for
11 those living in Hendry County.
12

13 **Policy 1.1.1:** Hendry County shall amend its Land Development Code to provide for
14 design standards, suitable sites, and technical assistance to the public in the
15 construction of affordable housing. Techniques may include fast track
16 permitting, impact fee deferrals, density bonuses, linkage fees, inclusionary
17 zoning, right-of-way and pavement width reductions, and reduction of
18 parking and setback requirements.
19

20 **Policy 1.1.2:** Hendry County will maintain an adequate amount of residentially
21 designated land near the cities where facilities and services are available or
22 anticipated, in order to provide for additional sanitary and decent housing
23 with access to transit and public, centralized sewer and potable water
24 systems where feasible.
25

26 **Policy 1.1.3:** The Land Development Code shall be revised to permit and encourage
27 flexible housing design standards that allow for greater housing
28 affordability.
29

30 **Policy 1.1.4:** Hendry County will maintain a residential development review process that
31 is streamlined and user accessible.
32

33 **Policy 1.1.5:** Hendry County shall continue to allow mobile homes. Mobile homes shall
34 be allowable in future land use categories including, but not limited to,
35 Agriculture, Residential Medium Density, Residential Special Density and
36 Use, and the Residential/Pre-Existing Rural Estates residential land use
37 categories.
38

39 **Policy 1.1.6:** The County will continue, in its Land Development Code, to allow group
40 homes, foster care facilities, very-low, low and moderate income housing in
41 residential zoning districts and as part of Planned Unit Developments.
42

43 **OBJECTIVE 1.2: ELIMINATION OF SUBSTANDARD HOUSING**
44

45 The County will continue to enforce the Florida Building Code in order to decrease substandard
46 housing in Hendry County by five percent by the end of 2030.
47

48 **Policy 1.2.1:** Hendry County, in cooperation with the Hendry County Area Housing
49 Commission, shall continue to research state, federal, private foundation
50 grants and low-interest loans, and other programs available for funding
51 housing rehabilitation, structural and aesthetic improvements, and
52 demolition.
53

54 **Policy 1.2.2:** Hendry County will continue to prepare and submit housing assistance
55 applications, as available, for the purposes of housing rehabilitation,
56 structural and aesthetic improvements, and demolition.
57

58 **Policy 1.2.3:** By September 2010, Hendry County and the Area Housing Commission
59 (AHC) will develop an on-going approach for surveying housing conditions,
60 researching available funding programs, researching or surveying for lower
61 income family data, and applying for funding assistance to encourage the
62 creation and preservation of affordable housing.
63

64 **Policy 1.2.4:** The County shall request that the AHC conduct neighborhood surveys for
65 the purpose of establishing target areas for neighborhood redevelopment and
66 housing rehabilitation. Highest priority shall be placed on redevelopment
67 projects that address greater neighborhood improvement, including
68 improvement or expansion of public or private sewer and potable water
69 systems, rather than on rehabilitation of individual homes. The County will
70 cooperate with such efforts of the AHC by utilizing its eligibility for grant
71 applications to assist with survey activities and programs identified to
72 provide solutions for neighborhoods needing redevelopment or
73 rehabilitation.
74

75 **Policy 1.2.5:** The County shall continue to work with state and federal agencies to ensure
76 the amount of funds for programs targeted to eligible citizens is not
77 diminished.
78

79 **OBJECTIVE 1.3: SPECIAL NEEDS HOUSEHOLDS**
80

81 The County will continue to support the development of programs in order to assist those
82 individuals with special housing needs in Hendry County.
83

84 **Policy 1.3.1:** Hendry County shall continue to monitor the number of households with
85 special needs in Hendry County.
86

87 **OBJECTIVE 1.4: HISTORICALLY SIGNIFICANT HOUSING**
88

89 Hendry County will maintain an inventory of local historically significant housing.
90

91 **Policy 1.4.1:** The County shall conduct research or surveys to inventory the historically
92 significant housing in Hendry County. The activities may include inquiries
93 to the Florida Master File, local historic societies, interviews with long term

94 citizens, and other techniques. This survey may include other historic
95 structures or sites.

96
97 **Policy 1.4.2:** Historically significant housing shall be afforded protection by the Land
98 Development Code in order to allow reasonable maintenance improvements.
99 Specific standards and guidelines from the Secretary of the Interior’s
100 Standards for Rehabilitation and Guidelines for Rehabilitating Historic
101 Buildings shall be included in the Land Development Code.

102
103 **Policy 1.4.3:** Hendry County shall request the assistance of the State of Florida to identify
104 significant historic resources within unincorporated areas that are in need of
105 protection and develop management and restoration plans as appropriate.
106

107 **Policy 1.4.4:** The County shall encourage the protection of historically significant
108 properties through designation as historic sites by the State.
109

110 **OBJECTIVE 1.5: RURAL AND FARMWORKER HOUSEHOLDS**

111
112 Hendry County will continue to participate with the Area Housing Commission to monitor and
113 assist in the provision of adequate and affordable farmworker housing.
114

115 **Policy 1.5.1:** The County will continue the public-private partnership among the Hendry
116 County Area Housing Commission, Hendry County government, and
117 agricultural employers of migrant farm laborers to seek solutions of various
118 facets involved in the housing issue, including the location of existing
119 housing, the preferred location of new housing, the financing sources for
120 migrant housing, and any related issues of mutual concern.
121

122 **Policy 1.5.2:** Request the Southwest Florida Regional Planning Council continue
123 researching existing migrant housing and other aspects of the migrant farm
124 labor housing issue.
125

126 **Policy 1.5.3:** Hendry County will continue to assess the number of farmworkers in
127 Southwest Florida and their characteristics, to better determine the future
128 housing needs and services for this segment of the population.
129

130 **Policy 1.5.4:** Hendry County will provide the impetus to support affordable housing for
131 farmworkers within the county through public and private funding sources.
132

133 **OBJECTIVE 1.6: PUBLIC/PRIVATE**

134
135 Under the auspices of the Hendry County Area Housing Commission, the Community Action
136 Task Force (CATF) shall monitor the housing market and identify the needs of the housing
137 industry in production of housing for the residents of Hendry County.
138

139 **Policy 1.6.1:** The County will develop a program to address concerns of the CATF and
140 revolve meetings around themes toward seeking remedies for any identified
141 problems.

142 **Policy 1.6.2:** The County will consider the use of the CATF as a sounding board for the
143 Hendry County Area Housing Commission and its projects and programs.
144

145 **OBJECTIVE 1.7:**
146

147 Sites shall be sufficient to accommodate the projected housing needed for low and moderate
148 income households, and sufficient sites shall be provided for low-and moderate income housing
149 in agricultural areas for the projected need for rural and farmworker housing as shown in the data
150 and assessment supporting this Comprehensive Plan.
151

152 **Policy 1.7.1:** Sites for multi-family low and moderate income housing developments will
153 be promoted and allowed in agricultural areas and in areas of high and
154 medium density consistent with the Future Land Use Element and the
155 locational standards contained in Housing Element Objective 1.1 and its
156 Policies.
157

158 **Policy 1.7.2:** Utilizing data from the Shimberg Center for Affordable Housing and IFAS,
159 the County will implement a program to assist the private sector in
160 providing affordable housing for very-low, low, and moderate income
161 households.
162

163 **OBJECTIVE 1.8: ENERGY EFFICIENCY**
164

165 The County will promote the use of energy conservation strategies and renewable energy
166 resources in existing housing units and in new housing developments.
167

168 **Policy 1.8.1:** The County will ensure LDC regulations allow energy conserving activities
169 and renewable energy resources associated with single and multifamily
170 homes. The County will allow installation of clothes lines, solar panels, and
171 photovoltaic panels in appropriate locations according to standards adopted
172 through the Land Development Code amendment process.
173

174 **Policy 1.8.2:** The County will develop and adopt criteria and standards in the Land
175 Development Code including building design standards that consider solar
176 orientation, low impact development standards, and use of native
177 landscaping.
178

179 **Policy 1.8.3:** The County will collect and distribute information to educate property
180 owners concerning energy efficiency, renewable energy resources, and
181 incentives offered by state agencies and utility companies that promote
182 energy efficient appliances and renewal energy resources. The County may
183 distribute this information by public meetings, workshops, mailings,
184 brochures, website updates, or use of other media outlets.

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Recreation and Open Space Element

1 **RECREATION AND OPEN SPACE ELEMENT**

2
3 **GOAL 1:** To achieve and maintain a publicly-accessible recreation and open space
4 system in Hendry County for the benefit of all residents and visitors.
5

6 **OBJECTIVE 1.1: LEVEL OF SERVICE**

7
8 The County will maintain Recreation and Open Space level of service standards that are
9 consistent with and further the standards of the Florida Department of Environmental Protection.
10

11 **Policy 1.1.1:** The adopted recreation and open space standards are adopted within the
12 Concurrency Management Element
13

14 **OBJECTIVE 1.2: PUBLIC ACCESS**

15
16 Ensure public access to all recreation sites in Hendry County. Parking for disabled persons will
17 comply with Section 553.5041, F.S., “Parking spaces for persons who have disabilities”, and the
18 requirements in the “Americans with Disabilities Act Accessibility Guidelines” (ADAAG’s 4.1).
19 Bicycle and pedestrian facilities will meet the FDOT design standards for bicycle and pedestrian
20 pathways and bicycle parking as provided in the FDOT “Florida Bicycle Facilities Planning and
21 Design Handbook,” in the FDOT “Florida Pedestrian Facilities Planning and Design Handbook,
22 and in the County Comprehensive Pathways Plan.
23

24 **Policy 1.2.1:** All parks and recreation sites owned by the Hendry County government will
25 be open to the public.
26

27 **Policy 1.2.2:** The County shall continue to require in its Land Development Code that at
28 least a portion of new recreation developments and recreation sites in other
29 new developments, be open to the public.
30

31 **Policy 1.2.3:** The County will maintain existing public access to the Caloosahatchee
32 River and Lake Okeechobee, and encourage additional public access to the
33 Caloosahatchee River for the purpose of fishing and other recreation. Public
34 access issues should be coordinated with the RPC Marine Advisory Council
35 and the SFWMD.
36

37 **OBJECTIVE 1.3: FACILITIES IN RECREATION AREAS**

38
39 The County will ensure that adequate facilities are provided in all publicly-owned parks and
40 recreation areas. This will be accomplished by undertaking the activities described in the Policies
41 below.
42

43 **Policy 1.3.1:** Each new park and recreation area developed as part of a residential or
44 mixed-use development will shall at least have playground equipment at

45 some location on its site. The exact types of recreational facilities shall be
46 determined in consultation with County staff prior to the issuance of a
47 development order.
48

49 **OBJECTIVE 1.4: OPEN SPACE**
50

51 The County shall ensure the provision of open space in developments in Hendry County. This
52 shall be accomplished by undertaking the activities described in the Policies below.
53

54 **Policy 1.4.1:** Require all new residential subdivisions of 50 acres or more provide an
55 analysis of the recreation and open space needs of their projected
56 community and indicate how they intend to provide these recreational and
57 open space facilities.
58

59 **Policy 1.4.2:** Require that each new commercial or public use development of more than
60 ten acres provide open space equivalent to five percent of the gross area of
61 the development. The County may consider a “fee-in-lieu-of” providing
62 five percent open space onsite as required by this section as part of a
63 Planned Unit Development rezoning. Onsite open space is preferred and
64 providing a fee-in-lieu-of meeting this standard will be reviewed on a case-
65 by-case basis. Consideration will be given for projects such as mixed-use
66 clustered development with common open space areas;; projects located
67 adjacent to conservation and recreational facilities; or projects within the
68 Florida Forever Program;; and LEED, Audubon or State green certified
69 projects. Fees collected as part of the parks and open space fee-in-lieu-of
70 program will be used to purchase future recreation and open space lands or
71 used to maintain or improve existing recreational facilities.
72

73 **Policy 1.4.3:** Open space for the purposes of Policy 1.4.1 and Policy 1.4.2 will be defined
74 as areas of the site not covered with buildings and including at least
75 intermittent landscaping. Preference for quality open space that includes
76 environmentally-sensitive areas as well as areas reserved or dedicated for
77 public recreation purposes will be considered as part of the Planned Unit
78 Development and development order review processes.
79

80 **OBJECTIVE 1.5: ADDITIONAL NEIGHBORHOOD PARKS**
81

82 Because a large percentage of Hendry County population resides in the “urban” areas, coordinate
83 public and private resources to meet recreation demands and to provide joint recreation areas
84 shared by City and County residents. This will be accomplished by undertaking the activities
85 described in the Policies below.
86

87 **Policy 1.5.1:** The County will encourage the development and/or reservation of land for
88 neighborhood parks during the applicable land development review process.

89 **OBJECTIVE 1.6: OPEN SPACE OR NATURAL RESERVATIONS**

90

91 Hendry County presently does not have publicly accessible reserved areas for open space or
92 natural features, as well as, access to freshwater beaches and shores. The desire is that such areas
93 be available for the residents and visitors of Hendry County. This will be accomplished by
94 undertaking the activities described in the Policies below.

95

96 **Policy 1.6.1:** Reserved.

97

98 **Policy 1.6.2:** By the end of 2012, coordinate with the South Florida Water Management
99 District concerning land owned by the District that could be made available
100 as open space or natural reservation. Coordination may include, but is not
101 limited to, review of SFWMD land holdings to determine which are
102 potentially appropriate for open space preservation.

103

104 **Policy 1.6.3:** The County will work with the South Florida Water Management District
105 concerning the availability and development of a fishing and passive
106 recreation area along the L-1, L-2, and L-3 levee and canal areas in eastern
107 Hendry County and C-43 Reservoir in western Hendry County.

Conservation Element

1 **CONSERVATION ELEMENT**

2
3 The purpose of the Conservation Element is to provide for the conservation, appropriate use, and
4 protection of natural resources within Hendry County.
5

6
7 **GOAL 1:** The purpose of the Conservation Element is to provide for the conservation,
8 appropriate use, and protection of natural resources within Hendry County.
9 The goal is to conserve and enhance the quality of the natural resources in
10 Hendry County for current and future population.
11

12 **OBJECTIVE 1.1:**

13
14 The Policies under this Objective describe the categories shown on the Conservation maps, and
15 describe the nature and applicable criteria and requirements related to each category. The
16 categories require various levels of treatment concerning conservation, use, and protection as
17 noted in the Policies below.
18

19 Because of their dynamic natures and their often conflicting definitions among agencies and
20 professionals, the environmental categories illustrated as part of the Conservation Element Map
21 series must be considered generalized. These maps act to flag general areas in which an
22 environmental category likely exists; however, a more detailed examination must be conducted
23 for specific locations on a case by case basis to reveal the full extent and actual locations of each
24 environmental category.
25

26 During the planning period, the County shall provide for the conservation and appropriate use of
27 mineral resources to ensure that the water quality and quantity of wetlands, surface waters, or
28 aquifers shall not be degraded or reduced by development activities, including mining, and that
29 there will be no net loss of or impairment of natural functions of wetlands or surface waters
30 resulting from development activities, including mining. This objective will be accomplished
31 through the implementation of the policies set forth below
32

33 **Policy 1.1.1: Wetlands:** Wetlands are areas identified by plant communities commonly
34 associated with lands inundated by water for a significant period each year.
35 The Land Cover map provides general location for wetlands. Wetlands
36 serve an important ecological function for flood control, water quality, and
37 water management. Therefore, the potential for development within
38 wetland areas shall be regulated to limit impacts according to the following
39 provisions:
40

41 Jurisdictional determination of wetlands by the appropriate state agency
42 shall be conducted and submitted with applications for a final permit issued
43 by Hendry County.
44

45 a) In order to protect and conserve wetlands, impacts to jurisdictional

46 wetlands shall be avoided to the greatest extent possible through
47 clustering.
48

49 b) On parcels that contain jurisdictional wetlands, development is to be
50 clustered and located on disturbed land or land deemed to be of
51 the lowest quality vegetative community available according to a
52 professional environmental assessment consistent with state and
53 federal methodologies. Subdivisions shall also be designed to
54 preserve jurisdictional wetland areas and create lots containing
55 disturbed land or land of the lowest quality vegetative community
56 available according to a professional environmental assessment
57 consistent with state and federal methodologies.
58

59 c) If development within jurisdictional wetlands is unavoidable,
60 development within wetlands shall be minimized to the greatest extent
61 possible. Hendry County shall discourage incompatible uses within
62 wetlands. Permissible uses shall be limited to single family and two-
63 family residential dwellings. All other uses will be directed away
64 from wetlands. Residential density within wetlands is limited to one
65 unit per 20 acres.
66

67 d) If development within jurisdictional wetlands is unavoidable, all uses
68 in wetlands shall meet applicable state and Federal regulations and
69 permitting requirements.
70

71 **Policy 1.1.2:** The County shall support the Everglades CERP Plan as implemented by the
72 Water Management District. Such support shall consist of, but not be limited
73 to, review of the CERP Plan to determine which portions should be
74 incorporated into the County’s Comprehensive Plan, distribution of
75 information on the CERP Plan to landowners, developers, and staff who are
76 affected by its provisions, and provision of available information to the
77 District to assist the District in its own implementation efforts.
78

79 **Policy 1.1.3:** Hendry County shall work towards the establishment of mitigation areas
80 within the County to ensure that local impacts to protect wildlife are
81 mitigated locally.
82

83 **Policy 1.1.4: Groundwater Protection:**
84 No areas have currently been designated as Groundwater Protection for lack
85 of appropriate locational data and information. Map titled, Oil Well Fields,
86 and Cones of Influence is provided to illustrate areas identified as cones of
87 influence.
88

89 Any land use proposed for development within one-half mile of any potable
90 water well designated on Map: Oil Well Fields, and Cones of Influence is to
91 be reviewed as a Special Exception in order to determine impact on

92 groundwater resources from the proposed use and specific development.
93 Such review shall address, but is not limited to: restrictions on land uses
94 which involve pollutants and/or restrictions on handling and storage of
95 hazardous/toxic materials in order to minimize the opportunity for
96 contamination. In addition, the following standards shall apply to the
97 location of certain activities within close proximity to public potable water
98 wells: (a) septic tanks shall be prohibited within two hundred (200) feet of a
99 well; (b) any generation, use, storage, transfer, treatment, or disposal of
100 hazardous materials (including hazardous waste, agricultural chemicals, and
101 petroleum products) shall be prohibited within four hundred (400) feet of a
102 well.

103
104 **Policy 1.1.5:** Work with the SFWMD to identify new water sources in the County, as
105 provided within the Lower West Coast Water Supply Plan and Hendry
106 County’s Ten-Year Water Supply Facilities Plan, as updated.
107

108 **Policy 1.1.6: Historic Resources:**
109 There are many historic and archeological places in Hendry County,
110 including various Indian mounds, historic fort locations, and the Hendry
111 County Courthouse, which are listed in the Florida Master File of historic
112 and archaeological places. The locations are indicated on the Historical and
113 Archeological Sites map.
114

115 Any development proposal which encompasses a historic and/or
116 archaeological site which is listed on the Florida Master File or on the
117 Historical and Archeological Sites map shall be reviewed for historic
118 significance by professionals in appropriate agencies with requisite
119 experience on the request of Hendry County staff.
120

121 **Policy 1.1.7: Soils and Topography:**
122 Soils classifications are included on the map titled Soils. Extensive
123 development potential rating of soils in Hendry County is not yet available.
124 A rating system that pertains to the septic tank suitability of soils is
125 available, and has served as a guide for the location of land use categories
126 and densities.
127

128 **Policy 1.1.8:** The septic tank permitting process shall be conducted by the Hendry County
129 Environmental Services Department and shall be consistent with the
130 Department of Health.
131

132 **Policy 1.1.9:** A rating system that indicates the potential for leaching and runoff of
133 pesticides for the soil types present in Hendry County is available from The
134 University of Florida Institute of Food and Agricultural Sciences (IFAS)
135 Cooperative Extension Service, which provides the publication titled
136 “Hendry County: Soil Ratings for Selecting Pesticides.” This publication is
137 a resource that indicates soils with high runoff potential are present in

138 Hendry County. This publication shall be used in conjunction with the maps
139 provided in the “Hendry County Soil Survey Report” by the IFAS
140 Cooperative Extension Service as reference for operators of agricultural
141 activity to guide the selection of which pesticides are appropriate according
142 to site specific soil types.
143

144 **Policy 1.1.10: Minerals:**
145 Possible commercially valuable minerals are not specifically mapped due to
146 the lack of specific locational information. It is noted on the maps that
147 Hendry County has extensive areas of mineral resources including sand,
148 sand shell and marl, and some peat, covering nearly the entire land area of
149 the County.
150

151 **Policy 1.1.11: Mining:**
152 The removal of mineral resources, earthen materials or deposits by means of
153 excavation, stripping, grading, or by any other process for use off-site shall
154 constitute mining and shall require County approval. Excavation activities
155 that do not constitute mining are excavations required for: onsite water
156 management, onsite backfilling or grading, foundations of swimming pools,
157 fences, walls, and small ponds not exceeding five percent of the total land
158 area.
159

160 **Policy 1.1.12:** Proposed mining activities require approval by Hendry County according to
161 the development regulations set forth in the Land Development Code, which
162 are intended to address issues such as groundwater monitoring, screening,
163 access, and compatibility with adjacent uses. At a minimum, a request for
164 approval of a mining activity must include a master plan indicating the
165 limits of the proposed mining activity, the potential impacts of the proposed
166 mining activity on listed species and native vegetation (with demonstrated
167 adherence to the policies under Objectives 1.1 and 1.2), the proposed
168 mechanism for extraction, the proposed timeframe for the mining activity,
169 and a restoration plan. No conflicting land uses shall be permitted within the
170 limits of the mine during the period of the mining activity. In addition to the
171 requirements put forth in these policies, all mining activities and restoration
172 shall be consistent with state law.
173

174 **Policy 1.1.13:** Environmentally sensitive lands, including wetlands, surface waters, upland
175 habitat adjacent to wetlands and surface waters, floodplains, and listed
176 species habitat must be restored after mining to their condition prior to
177 mining, or an equivalent area onsite must be created, according to function,
178 type, extent, and quality. Mining shall be prohibited in such environmentally
179 sensitive lands where such restoration of the natural functions to their prior
180 type, extent, quality and location, or equivalent created area onsite, is not
181 feasible.
182

183 **Policy 1.1.14:** **Caloosahatchee River:** The Caloosahatchee River (also designated canal
184 number C-43) is rated a Class III river according to the surface water quality
185 classification system of the Florida Department of Environmental Protection
186 (FDEP). This classification represents benefits from the river for recreation,
187 fish and wildlife, and is a middle range classification in the DEP system
188 which runs from Class I (potable water) to Class V (industrial). The
189 Caloosahatchee River is under the management of the South Florida Water
190 Management District (SFWMD) and Army Corps of Engineers (ACOE).

191
192 **Policy 1.1.15:** Nonpoint source pollution occurs when stormwater runoff carrying
193 pollutants flows into water bodies. In order to protect the Caloosahatchee
194 River from improperly managed runoff, the County shall limit land uses and
195 activities on property abutting the river that result in water quality
196 degradation. Hendry County staff will coordinate with the SFWMD and
197 FDEP and will monitor the development of Total Maximum Daily Load
198 (TMDL) and Basin Management Action Plan (BMAP) for the
199 Caloosahatchee River. State Agency regulations, once adopted, will guide
200 Hendry County’s evaluation and application of development standards on
201 property abutting the Caloosahatchee River and its tributaries.

202
203 **Policy 1.1.16:** Agricultural activities and keeping of livestock occur on properties
204 designated in both Residential and Agriculture categories on the Hendry
205 County Future Land Use Map. Hendry County shall encourage Best
206 Management Practices established by the Florida Department of Agriculture
207 and Consumer Services (FDACS) Office of Agricultural Water Policy for
208 property owners abutting the Caloosahatchee River and its tributaries
209 engaged in agricultural activities and keeping of livestock. FDACS’s *Water
210 Quality/Quantity Best Management Practices for Florida Equine 2008*
211 Edition (Draft Date: 12/09/08) provides the following examples of practices
212 to minimize water quality impacts : maintaining vegetative cover;
213 managing manure; controlling density of livestock; incorporating planned
214 grazing systems; encouraging animals away from the river with structural
215 barriers, buffers and feeding area setbacks; and preventing direct flow of
216 stormwater runoff into the river by using swales, constructed wetlands, and
217 stormwater retention ponds.

218
219 For property owners along the river and its tributaries engaged in existing
220 agriculture or keeping of livestock, Hendry County shall implement an
221 educational program outlining the importance of maintaining water quality
222 and associated Best Management Practices. The educational program may
223 include public meetings, brochures, website information, tours, and a hotline
224 for reporting activities that threaten water quality.

225
226 An example of a stocking rate standard from FDACS’s *Water
227 Quality/Quantity Best Management Practices for Florida Equine 2008*

228 Edition (Draft Date: 12/09/08) is as follows:

229
230 An example of a stocking rate standard from FDACS Best Management
231 Practices for Florida Equine (2008 Edition Draft) is as follows:
232

$$\text{Pasture Acres Required} = \frac{(\# \text{ horses}) \times (\text{average body weight in pounds}) \times (.03) \times (\# \text{ grazing days})}{\text{Average forage production, in pounds per acre}}$$

233
234
235 **Policy 1.1.17:** Hendry County shall coordinate with and assist the SFWMD, ACOE and
236 other private and public entities in efforts to restore and ensure the long-
237 term stability of the Caloosahatchee Oxbows.
238

239 **Policy 1.1.18:** The County shall coordinate with the University of Florida Institute of Food
240 and Agricultural Sciences Extension Office to promote the Florida Friendly
241 Landscapes Program and shall utilize, whenever possible, Florida Friendly
242 Landscape techniques and plants for county-owned property. Florida
243 friendly landscapes use native vegetation that require low levels of irrigation
244 and fertilization.
245

246 **Policy 1.1.19:** The County shall develop and adopt criteria and standards in the Land
247 Development Code including building design standards that consider solar
248 orientation, low impact development standards, and use of native
249 landscaping.
250

251 **OBJECTIVE 1.2: WILDLIFE HABITAT OF ENDANGERED AND THREATENED**
252 **SPECIES AND SPECIES OF SPECIAL CONCERN/VEGETATIVE**
253 **COMMUNITIES**
254

255 The County shall coordinate with State and Federal wildlife agencies to ensure that critical
256 habitat for listed species is protected consistent with State and Federal agency guidance. This
257 Objective shall be implemented by a program of activities which includes the following:
258

259 **Policy 1.2.1:** It shall be the policy of Hendry County to protect habitat for threatened or
260 endangered species or species of special concern from destruction by
261 development.
262

263 **Policy 1.2.2:** State and Federal wildlife agency requirements shall be followed and
264 evidence of compliance shall be provided with a final permit.
265 Documentation of an approved mitigation and/or management plans must be
266 provided prior to issuance of a final permit by Hendry County.
267

268 **Policy 1.2.3:** In accordance with State and Federal wildlife agency methodology, Hendry
269 County shall require a listed species survey for proposed development sites
270 of 20 acres or more, and on development sites with proposed wetland

271 impacts of one acre or more. However, the Planning Director may
272 determine a development site under these thresholds is of environmental
273 significance due to its site conditions, surrounding site conditions, or
274 proximity to known listed species habitat, and therefore a listed species
275 survey may be required.
276

277 **Policy 1.2.4:** On sites where listed species are identified as likely to occur, sufficient area
278 shall be established on the site and in conjunction with adjacent properties to
279 maintain viable habitat for listed species. All development that proposes
280 impact to listed species habitat must provide evidence of consultation and
281 compliance with applicable USFWS and FFWCC requirements prior to
282 issuance of a final permit by Hendry County.
283

284 **Policy 1.2.5:** The County shall seek consultation from the USFWS and the FFWCC, as
285 well as stakeholders, in the consideration of species-specific habitat
286 protection policy and criteria.
287

288 **Policy 1.2.6:** To protect listed species, and particularly migratory birds, from the impacts
289 associated with communication towers, the County shall refer to the U.S.
290 Fish and Wildlife Service (USFWS) Guidance on the Siting, Construction,
291 Operation and Decommissioning of Communication Towers (September
292 2000). For any application for development of a communication tower, the
293 County shall require the applicant to provide an analysis of impacts to
294 natural areas, including the project's location within the Panther Primary
295 Habitat Area, and project's location with regard to the core foraging area of
296 known wood stork colonies. Co-location of towers shall be encouraged.
297 The County may request technical assistance from the USFWS if the
298 proposed communication tower project does not specifically comply with
299 the Service Guidance on the Siting, Construction, Operation and
300 Decommissioning of Communication Towers.
301

302 **Policy 1.2.7:** The land development regulations adopted by the County shall continue to
303 state that no final permit will be issued by any agency of Hendry County
304 until the applicant provides evidence that the requirements of state and
305 federal law as set forth in policies under Objectives 1.1 and 1.2 have been
306 or will be complied with by the applicant and that the natural functions
307 of designated or otherwise known environmentally sensitive lands will not
308 be adversely affected by the use for which the application is sought.
309 Wetlands, aquifer recharge areas, native vegetation communities, wildlife
310 habitat, and potable water well cones of influence shall be regulated in
311 accordance with the applicable Comprehensive Plan policies for these
312 resources.
313

314 **Policy 1.2.8:** The County shall coordinate its efforts with the regional hazardous waste
315 program as defined in the Southwest Florida Regional Planning Council's
316 Strategic Regional Policy Plan.

317 **OBJECTIVE 1.3: NATURAL RESERVES/RECREATION**

318

319 The County shall seek the preservation of natural areas identified in the Recreation and Open
320 Space Element, as well as proposed natural recreation areas, by implementing the following
321 policies:

322

323 **Policy 1.3.1:** The County will evaluate the feasibility of adopting watershed management
324 provisions, by basin, to protect water quality, supply, and wetlands and
325 listed species habitat.

326

327 **Policy 1.3.2:** The County will evaluate the feasibility of implementing Best Management
328 Practices for urban areas to manage stormwater and fertilizer runoff that
329 impacts water quality.

330

331 **Policy 1.3.3:** The County shall assess its current and projected water needs and sources
332 for at least a 10-year period, considering the South Florida Water
333 Management District regional water supply plan approved pursuant to s.
334 373.0361.

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Infrastructure Element

1 **INFRASTRUCTURE ELEMENT**

2
3 **GOAL 1:** To provide for environmentally efficient and financially feasible wastewater
4 systems that fulfills the policies and desires of Hendry County and the
5 requirements of all regulatory agencies.
6

7 **OBJECTIVE 1.1:**

8
9 Maintain acceptable Level of Service Standards for the sanitary service areas of the county to
10 ensure that adequate removal and disposal of wastewater is available for both current and future
11 population demands and coordinate with service providers to remove existing sanitary sewer
12 system deficiencies.
13

14 **Policy 1.1.1:** Appropriately designed septic tanks or package treatment plants may be
15 utilized to support development in areas where centralized sewer systems
16 are not available or cost effective, as long as the soils are adequate to
17 support such alternative systems. Adequacy of soils shall be determined
18 using applicable state standards for septic systems.
19

20 **OBJECTIVE 1.2:**

21
22 Within the County’s Five- and 10-Year Capital Improvement Plan, areas identified for sewer line
23 extensions shall be coordinated in a manner to ensure capacity service is available in high growth
24 areas and that capacity is available. Some unincorporated areas near Clewiston remain a priority
25 over the next five years.
26

27 **Policy 1.2.1:** The County will continue to coordinate with the City of Clewiston to assure
28 that extensions are made in areas of greatest growth and in areas where the
29 soils are least capable of supporting septic tanks. This coordination shall
30 include, but is not limited to, initiatives to be made by the County to share
31 land use information with the City, and an initiative to review soils data (as
32 it relates to sewer needs). The County shall request the opportunity to
33 review the City’s capital improvement plans and shall provide comments
34 and recommendations.
35

36 **OBJECTIVE 1.3:**

37
38 The County shall maximize use of existing sewer facilities and discourage urban sprawl with
39 infill development. In addition, limit the extension of sewer service to areas designated for urban
40 development on the Future Land Use Map. This Objective shall be implemented through the
41 following policies:
42

43 **Policy 1.3.1:** The Future Land Use Element and Map allows the greatest density and the
44 most flexibility for development in the areas near the cities where sewer
45 facilities are available, or are more feasible for sewer extensions than the

46 more remote areas.

47

48 **GOAL 2: Potable Water**

49 The County will ensure potable water is supplied and distributed to
50 consumers in Hendry County in order to maintain public health and safety.
51

52 **OBJECTIVE 2.1:**

53

54 The following standards shall be used to ensure adequate potable water capacity.

55

56 **Policy 2.1.1:** Properly drilled wells or package water treatment plants may be utilized to
57 support development in areas where centralized potable water systems are
58 not available, as long as adequate water quality is available or can be
59 achieved through home treatment.

60

61 **Policy 2.1.2:** There are no present deficiencies in the existing facilities. In the event future
62 deficiencies in any existing facility are identified, the County will participate
63 with the entity having jurisdiction over the facility to remedy the
64 deficiencies. Participation may include (but is not limited to) sharing
65 information on development activity within the service area and in nearby
66 areas.

67

68 **Policy 2.1.3:** County operated facilities that use water shall comply with all water
69 conservation measures imposed by federal, state, and South Florida Water
70 Management District laws and regulations.

71

72 **Policy 2.1.4:** The County shall require that all future residential and commercial
73 construction comply with the latest Florida Building Code with respect to
74 water conserving features.

75

76 **Policy 2.1.5:** The County shall cooperate with the South Florida Water Management
77 District by providing locations for display of water conservation exhibits and
78 for distribution of water conservation literature in public buildings.

79

80 **OBJECTIVE 2.2:**

81

82 The County shall continue to assist in the coordination of water system extensions and/or
83 increases in capacity and water reuse to meet future needs.

84

85 **Policy 2.2.1:** The highest priority for extensions to the potable water system shall be in
86 areas adjacent to the cities and identified in the Five-and Ten-Year Schedule
87 of Capital Improvements with special attention given to areas where well
88 water quality problems may exist.

89

90 **Policy 2.2.2:** The County shall continue to monitor development activities and water
91 system capacities to determine if extensions of lines in the Clewiston and
92 LaBelle areas are necessary through the next planning period, including
93 development of alternative water supplies, which are identified as necessary
94 to serve existing and new development.
95

96 **Policy 2.2.3:** The County shall strengthen synchronization of water supply planning and
97 local land use planning by utilizing state comprehensive plan requirements
98 including coordination with the Regional Water Supply Plan with
99 maintenance of a 10-Year Water Supply Facilities Work Plan identifying
100 needed water supply facilities for a planning horizon of no less than 10
101 years.
102

103 **Policy 2.2.4:** The County hereby adopts by reference the Water Supply Facilities Work
104 Plan dated September 2021 (Work Plan) into the County Comprehensive
105 Plan, for a planning period of not less than 10 years.
106

107 **Policy 2.2.5:** The County shall promote the coordination and information sharing between
108 water suppliers and the County. Water suppliers shall share numbers of
109 connections (residential and commercial), water treatment capacity, South
110 Florida Water Management District permitted allocation, number of
111 anticipated future connections, rate schedule, interlocal agreements, and
112 other pertinent information every five years prior to preparation of the 10-
113 Year Water Supply Facilities Work Plan.
114

115 **OBJECTIVE 2.3:**

116
117 The County shall maximize use of existing potable water facilities and discourage urban and
118 rural sprawl while encouraging infill and cluster development.
119

120 **Policy 2.3.1:** The County shall continue to encourage potable water extensions in areas
121 identified on the Future Land Use Map as high density residential as a way
122 to discourage urban and rural sprawl.
123

124 **Policy 2.3.2:** All development within the West Hendry Area at a density of greater than a
125 net density of two units per acre that is connected to centralized water and
126 wastewater services shall be connected to central reuse water irrigation
127 system service. Once the facilities have been constructed and extended to
128 serve the West Hendry Area, all development must be connected to the
129 central facilities. Irrigation utilizing surface water, groundwater or potable
130 water may be permitted on a temporary basis for sales centers and other
131 temporary uses or if development is more than ¼ of a mile away from the
132 closest line and the density of the development is at less than or equal to one
133 unit per acre.
134

135 Development within the West Hendry Area will be required to utilize reuse
136 water on-site to meet the irrigation needs of the proposed development to
137 the extent reuse water is available. A reclaimed water utility system will be
138 designed and constructed so that landscaped areas and other potential users
139 will have access to the system. Conventional water sources will be used
140 only when an insufficient volume of reclaimed water is available.

141
142 **Policy 2.3.3:** The Port LaBelle Utility System (PLUS) will endeavor to maintain the
143 current 80% efficiency for use of Sandstone aquifer source water within its
144 Hendry County service area and will work towards reducing its raw water
145 consumption. Steps taken to reach this goal may include identification and
146 repair of leaks within the distribution system, and annual system audits to
147 identify other unaccounted for losses.

148
149 **Policy 2.3.4:** The County will continue to coordinate and share information with the City
150 of LaBelle in regard to potable water supply and coordination of future
151 potable water supply service areas for the both the City and County.

152
153 **Policy 2.3.5:** After South Florida Water Management District’s adoption of its most
154 recent update to the Lower West Coast Water Supply Plan, Hendry County
155 will coordinate with Lee County on the subsequent revisions to each
156 County’s 10-Year Water Supply Facilities Work Plan to assure consistency
157 between those plans in order to ensure the Florida Governmental Utility
158 Authority has sufficient water supply to meet the identified needs in its
159 service territories in Lee and Hendry Counties.

160
161 **GOAL 3: Solid Waste**
162 To provide for the removal and disposal of solid wastes generated in Hendry
163 County in a manner that is safe, cost effective, and environmentally sound.

164
165 **OBJECTIVE 3.1:**
166
167 Hendry County shall maintain acceptable level of service capacity standards for the Hendry-Lee
168 County disposal facility, which meet state mandated sanitary landfill use reduction requirements.

169
170 **Policy 3.1.1:** The County shall reduce waste disposal in the Hendry-Lee County landfill
171 through recycling and other waste reduction methods.

172
173 **Policy 3.1.2:** Hendry County shall pursue implementation of the following waste
174 reduction strategies.

175
176 1. Curbside recycling for commercial and residential customers.
177 2. Mulching facility for residential horticultural material.
178 **Policy 3.1.3:** Hendry County shall evaluate the potential for requiring commercial and
179 residential recycling of all materials including land clearing debris, and

180 construction and demolition debris.

181
182 **OBJECTIVE 3.2:**

183
184 Hendry County shall use the joint solid waste disposal facilities provided for by its Interlocal
185 Agreement with Lee County (known as the Hendry-Lee County landfill) for the disposal of solid
186 waste generated within Hendry County.

187
188 **Policy 3.2.1:** No solid waste management facility (as defined by Chapter 403, Florida
189 Statutes) or hazardous waste facility shall be located within the county
190 unless: (1) the primary sources of wastes are from generators within Hendry
191 County or (2) there is an interlocal agreement recognized as valid by the
192 Hendry County Board of Commissioners between Hendry County and each
193 jurisdiction from which wastes are generated. In addition, any new solid
194 waste management facility shall be required to comply with the standards
195 set forth in Hendry County Ordinance 90-16.

196
197 **Policy 3.2.2:** All land use approvals and permits granted by Hendry County for the joint
198 Hendry-Lee County landfill and related facilities shall be conditioned upon
199 compliance by the owner and operators with the restrictions and conditions
200 contained in any existing agreements between Lee County and owners of
201 land within one and one-half miles of the landfill site to the extent that such
202 agreements are consistent with the Comprehensive Plan, as adopted and
203 amended.

204
205 **Policy 3.2.3:** Hendry County shall maximize the use of the shared Hendry - Lee County
206 solid waste disposal facility.

207
208 **GOAL 4: Stormwater Management**
209 To ensure the control of current and future impacts to natural drainage
210 patterns that may increase uncontrolled storm-water run-off to unacceptable
211 levels, and to protect water quality and water supply, as well as the quality
212 and function of existing wetlands.

213
214 **OBJECTIVE 4.1:**

215
216 The County shall continue to implement level of service standards for stormwater management
217 consistent with the South Florida Water Management District.

218
219 **Policy 4.1.1:** For agricultural uses, the Level of Service Standard shall be the
220 requirements of the South Florida Water Management District and the
221 standards for the local water management district in which the proposed
222 agricultural use is located.

223 **OBJECTIVE 4.2:**

224

225 The natural drainage patterns of Hendry County have been considerably disrupted over the years,
226 so that certain areas of residential development do experience some problem with retained water
227 after storms. The desire is to reduce this deficiency by continued coordinating activities with the
228 SFWMD.

229
230 **Policy 4.2.1:** The County shall coordinate with the South Florida Water Management
231 District in correction of problems created by the major state and federal
232 drainage projects in the past. The District has programmed correction of
233 some of the problems.
234

235 **Policy 4.2.2:** Include drainage correction design in the design of any roadway
236 improvements undertaken in the future. Design of new roads or major road
237 improvements shall eliminate flooding conditions which specifically result
238 from past road construction, or which can be relieved by new construction.
239

240 **Policy 4.2.3:** The County shall coordinate land use and development decisions with the
241 plans, studies, and policies of the SFWMD and the U.S. Army Corps of
242 Engineers, including the Caloosahatchee Water Management Plan, to ensure
243 that the natural drainage patterns are not disrupted more than necessary.
244

245 **OBJECTIVE 4.3:**
246
247 Coordinate the extension and increased capacity of stormwater management facilities. This shall
248 be accomplished by carrying out the following activities.
249

250 **Policy 4.3.1:** As referenced in Policy 4.2.2 above, the County shall coordinate the
251 completion of drainage improvements with future road projects where the
252 two projects are tied together geographically. Design of new roads or major
253 road improvements shall eliminate flooding conditions which specifically
254 result from past road construction, or which can be relieved by new
255 construction.
256

257 **OBJECTIVE 4.4:**
258
259 Maximize use of and protect existing drainage facilities and natural drainage features. This shall
260 be accomplished by undertaking the following activities.
261

262 **Policy 4.4.1:** Utilizing the County-wide Surface Water Master Plan, to the County shall
263 coordinate the different drainage basins and coordinate the activities and
264 standards of the local water control districts. Where individual basins are
265 functionally related, plans for these basins shall be coordinated.
266

267 **Policy 4.4.2:** Continue a maintenance schedule for County operated stormwater
268 management facilities as a preventative measure to maximize functionality
269 of the existing facilities.
270

271 **Policy 4.4.3:** The County shall continue to monitor stormwater drainage patterns to
272 ensure that urban development will be designed to maintain pre-
273 development flow characteristics, and that local flooding conditions will be
274 corrected. Where stormwater runs off to a natural drainage feature (such as a
275 lake, stream or wetland), regulations shall provide for retention/detention as
276 necessary to improve water quality and flow. These standards shall be based
277 on applicable SFWMD standards. These regulations shall include provisions
278 to ensure that natural drainage features are not modified or destroyed, except
279 that modifications which do not adversely affect overall drainage functions
280 may be permitted when necessary for the stormwater management system to
281 meet the Level of Service standards.

282
283 **Policy 4.4.4:** Buffers shall be required between development sites and environmentally
284 sensitive areas, including wetlands and other surface waters. The purpose of
285 the buffer is to protect natural resources from the activities and impacts of
286 development. The buffers shall function to:

- 287
288 a) Provide protection to the natural resources from intrusive activities and
289 impacts of development such as trespass, pets, visual impacts, vehicles,
290 noise, lights, and stormwater. The negative impacts of the uses upon the
291 natural resources must be minimized or, preferably, eliminated by the
292 buffer such that the long-term existence and viability of the natural
293 resources, including listed species populations, are not threatened by such
294 impacts and activities. In other words, incompatibility between the uses is
295 eliminated or minimized and the uses may be considered compatible
296 (which means a condition in which land uses or conditions can co-exist in
297 relative proximity to each other in a stable fashion over time such that no
298 use or condition is unduly negatively impacted directly or indirectly by
299 another use or condition).
- 300
301 b) Types of buffers: The buffers may be a landscaped natural barrier, a
302 natural barrier, or a landscaped or natural barrier supplemented with
303 fencing or other man-made barriers, so long as the function of the buffer
304 and the intent of this policy is fulfilled.

305
306 **OBJECTIVE 4.5:**

307
308 Inventory and prioritize stormwater management facilities needs in the County. This shall be
309 done by implementing the following activities:

310
311 **Policy 4.5.1:** The County shall carry out a survey and evaluation program for stormwater
312 management facilities in the County for drainage problems not being
313 addressed by the South Florida Water Management District, i.e., problems
314 not related to SFWMD facilities.

315

316 **Policy 4.5.2:** Coordinate the survey and inventory mentioned above with the cities of
317 Clewiston and LaBelle, the South Florida Water Management District, and
318 the local water management control districts. Coordination may include (but
319 is not limited to) providing land use and development data and by timing
320 studies to operate in a coordinated time frame.

321
322 **Policy 4.5.3:** Information resulting from the stormwater management facilities inventory
323 shall be used as input to the master drainage and water management plan
324 discussed in Policy 4.4.1 above.

325
326 **GOAL 5:** **Natural Groundwater Aquifer Recharge Sub-Element to provide for**
327 **the protection and conservation of Hendry County’s ground water**
328 **aquifer recharge areas.**

329
330 **OBJECTIVE 5.1:**

331
332 The County shall coordinate land use and development decisions with the plans, studies, and
333 policies of the SFWMD and the COE, including the LWC Water Supply Plan and the
334 Caloosahatchee Water Management Plan, in order to meet water demands in a manner that is not
335 detrimental to Hendry County.

336
337 **Policy 5.1.1:** Work with the SFWMD and COE to identify and map aquifer recharge
338 areas in the County.

339
340 **Policy 5.1.2:** Work with the SFWMD to identify new water sources in the County.

341
342 **Policy 5.1.3:** Adopt measures that efficiently use the existing water supply by:
343
344 a) Increasing agricultural and urban water conservation;
345 b) Eliminating inefficient water use practices; and
346 c) Working with the SFWMD to identify specific projects and cost-sharing
347 partnerships with other local governments.

348
349 **OBJECTIVE 5.2:**

350
351 The County shall exert its influence to protect and enhance the water quality of Lake
352 Okeechobee and the Caloosahatchee River to meet regional environmental and potable water
353 supply needs in high priority areas.

354
355 **Policy 5.2.1:** The County shall identify geographic areas where water resource problems
356 exist as a result of contamination and increased water usage.

357
358 **Policy 5.2.2:** Land development which affects the recharge functions, discharges into
359 groundwater or injects materials directly underground will be restricted in
360 accordance with applicable regulations of the Florida Department of

361 Environmental Protection and the South Florida Water Management
362 District.

363
364 The following guidelines shall apply to land development in order to ensure
365 adequate recharge and to prevent contamination:
366

- 367 a) Except within two miles of the existing city limits of LaBelle or
368 Clewiston, or within areas identified pursuant to paragraph (b) below as
369 natural aquifer recharge areas, impervious area for non-residential
370 developments over five acres shall be limited to 30%; development
371 under five acres shall be limited to 80%;
- 372
373 b) Within those areas-underlain by the surficial aquifer system (as
374 described in Technical Publication WS-35 Hydrogeologic Unit Mapping
375 Update for Lower West Coast Water Supply Planning Area, August
376 2015, by the South Florida Water Management District as natural
377 aquifer recharge areas), impervious area for residential developments
378 with densities under two units per acre shall be limited to 30%;
379 development with densities of two units per acre or more shall be limited
380 to 80%; and
- 381
382 c) The impervious area restrictions shall be used in conjunction with
383 stormwater retention requirements in order to ensure that development
384 within natural aquifer recharge areas does not reduce aquifer recharge
385 quality or quantity (both volumes and rates) below pre-development
386 conditions, and that subsurface storage and flows simulate pre-
387 development conditions.
388

389 **OBJECTIVE 5.3:**

390
391 Upon the SFWMD identifying high and prime recharge areas for aquifers, the County shall assist
392 the District in protecting the source of these aquifers.
393

394 **Policy 5.3.1:** The County shall assist the SFWMD in its efforts to identify natural
395 recharge areas.
396

397 **Policy 5.3.2:** The County shall adopt the SFWMD Surficial and Intermediate Aquifer
398 Systems Map, dated August 2015, which designates high and prime
399 recharge areas, as part of this Element and within the Conservation Element.

Transportation Element

1 **TRANSPORTATION ELEMENT**

2
3 **GOAL 1:** To achieve and maintain a coordinated, balanced traffic circulation system
4 within Hendry County for the convenient, safe, effective and efficient
5 movement of people and goods.
6

7 **OBJECTIVE 1.1:**

8
9 Maintain acceptable levels of service for County roads within Hendry County in order to
10 continue to provide a safe, convenient, effective and efficient traffic circulation system.
11

12 **Policy 1.1.1:** In order to maintain acceptable levels of service for roads in Hendry County,
13 the County shall plan for road improvements in accordance with Hendry
14 County Traffic Circulation Map and the Hendry County Long Range
15 Transportation Needs Plan Alternate 1 the Hendry County Long Range
16 Transportation Needs Plan Alternate 2.
17

18 **Policy 1.1.2:** The Hendry County Long Range Transportation Needs Plan Alternate 1
19 would address the need for east-west road capacity by constructing a US 27
20 By-Pass that would be aligned south of the City of Clewiston. The Hendry
21 County Long Range Transportation Needs Plan Alternate 2 would address
22 the need for east-west road capacity for US 27 near the City of Clewiston by
23 widening US 27 to 6 lanes from SR 80 to CR270. The costs and feasibility
24 of these alternatives will be assessed by the County and the improvements
25 will be planned in coordination with FDOT and the City of Clewiston.

26 **Policy 1.1.3:** Proposed road projects designed to meet LOS Standards shall be prioritized
27 in accordance with the following guidelines:
28

- 29 a) Project needed to protect public safety and health;
- 30 b) Project needed to meet existing deficiency, especially in areas with high
31 accident frequency;
- 32 c) Project is a rational extension of existing roads;
- 33 d) Project promotes infill development in existing development areas;
- 34 e) Creates a network or the potential for a network system for
35 transportation in the County; and
- 36 f) Provides the opportunity for a new development and economic growth
37 to the county.
38

39 **Policy 1.1.4:** Needed roadway improvement projects designed to increase traffic capacity
40 shall be consistent with the Priority Needs Plan developed as part of the
41 Hendry County Long Range Transportation Plan and be included in the
42 Capital Improvements Element and annual budget to ensure timely
43 construction.
44
45

46 **OBJECTIVE 1.2:**
47

48 The County shall continue to monitor and analyze traffic on County roads in the unincorporated
49 area of Hendry County.
50

51 **Policy 1.2.1:** The County shall maintain and annually update an inventory on the speed
52 limits established for County roads.
53

54 **Policy 1.2.2:** The County shall annually update traffic counts on County roads to
55 determine annual average daily traffic on all segments of County roads.
56

57 **Policy 1.2.3:** The County shall maintain and annually update a summary of accidents on
58 County roads by accident type and location.
59

60 **Policy 1.2.4:** The County shall continue to annually update the current capacities of all
61 County road segments.
62

63 **Policy 1.2.5:** A TIS shall be submitted for all proposed subdivisions, Rezoning
64 applications, Comprehensive Plan Amendments, Site Development Plans,
65 and Special Exceptions that conform to the methodology specified by the
66 Hendry County Engineer. This requirement shall not apply to agricultural
67 developments, or to projects that, in the determination of the County
68 Engineer, will not have an impact to County Roads or State Roads.
69

70 **Policy 1.2.6:** All proposed development, rezone applications, Site Development Plans,
71 and Comprehensive Plan Amendments shall submit a TIS that estimates the
72 project's trip generation on a daily and peak hour basis. TIS will show
73 roadway impacts based on the trip distribution from the traffic methodology
74 as approved by the County Engineer.
75

76 **OBJECTIVE 1.3:**
77

78 Maintain a countywide Future Traffic Circulation Map in accordance with the Project Priority
79 Needs Plan and review annually for possible update requirements, coordinating the traffic
80 circulation system with the Future Land Use Map.
81

82 **Policy 1.3.1:** **Reserved.**
83

84 **Policy 1.3.2:** New roads and capacity-increasing improvements to existing roadways shall
85 be in compliance with the Future Traffic Circulation Map and coordinated
86 with the Future Land Use Map and the LRTP Priority Needs Plan.
87

88 **Policy 1.3.3:** Revisions of the roads on the Future Traffic Circulation Map shall be
89 coordinated with and connect or directly serve existing development areas
90 or projected growth areas shown on the Future Land Use Map.
91

92 **OBJECTIVE 1.4:**
93

94 The County shall coordinate traffic circulation planning and projects with the FDOT 5-year
95 Transportation Plan and the transportation planning of other entities and programs.
96

97 **Policy 1.4.1:** The County shall meet with officials of the Florida Department of
98 Transportation, the City of LaBelle, and the Southwest Florida Regional
99 Planning Council to determine the necessity for and form of a Special
100 Transportation Area for parts of the City of LaBelle and adjacent
101 unincorporated areas on SR 29 and SR 80.
102

103 **Policy 1.4.2:** The County shall coordinate the planning process for system-wide facility
104 needs with the Florida Department of Transportation, the City of LaBelle,
105 the City of Clewiston, and the Southwest Florida Regional Planning
106 Council.
107

108 **Policy 1.4.3:** The County shall annually exchange copies of any adopted transportation
109 improvement programs and budget with the Cities of Clewiston and LaBelle
110 and adjacent counties.
111

112 **Policy 1.4.4:** The County shall meet annually with the City officials in Clewiston and
113 LaBelle to coordinate traffic planning and road projects for the coming year.
114

115 **Policy 1.4.5:** Each year the County shall meet with representatives of the agricultural
116 community to discuss and prioritize specific transportation and traffic
117 circulation needs relative to future growth in agricultural development in
118 Hendry County.
119

120 **Policy 1.4.6:** The County shall review any future development proposals and traffic
121 improvement projects for consistency with the FDOT 5-Year Transportation
122 Plan.
123

124 **OBJECTIVE 1.5:**
125

126 Provide for protection of existing and future rights-of-way from building encroachment.
127

128 **Policy 1.5.1:** Fully respecting private property rights, the County shall provide for
129 adequate building and other structural setbacks with the Land Development
130 Code so that land uses along the highways after expansion will be
131 compatible with right-of-way boundaries.
132

133 **Policy 1.5.2:** The County shall continue to coordinate with the Florida Department of
134 Transportation to determine the right-of-way necessary for the
135 improvements included on FDOT's funded construction plans or projects.
136

137 **Policy 1.5.3:** The County shall maintain an inventory of the County road rights-of-way to

138 support future traffic planning studies.

139

140 **Policy 1.5.4:** The County shall develop criteria and policies for preservation of existing
141 rights-of-way and acquisition of future rights-of-way in accordance with the
142 Priority Needs Plan as identified in the LRTP.

143

144 **OBJECTIVE 1.6:**

145

146 Establish development regulations for protection of existing roadways from future congestion
147 and hazards from future development on County and State roads.

148

149 **Policy 1.6.1:** The Land Development Regulations shall include Access Management
150 criteria and provisions controlling the number and spacing of access points
151 (entrances and exits, driveways and other roads) onto principal and minor
152 arterials, rural major and minor collectors, and local roads by such means of
153 required separation, frontage roads, shared access, and similar features.
154 These regulations shall be in accordance to FDOT standard practices
155 defined in Rule 14-96 and 14-97.

156

157 **OBJECTIVE 1.7:**

158

159 The County shall provide for efficient, safe, and convenient on-site and nearby traffic flow for
160 proposed developments.

161

162 **Policy 1.7.1:** The County shall enforce off-street (on-site) vehicle parking requirements
163 through the Land Development Code to ensure that needed parking for
164 proposed new and expanded commercial, industrial, and multiple family
165 residential developments are contained on-site through adequate numbers of
166 usable parking spaces.

167

168 **Policy 1.7.2:** The Land Development Code shall include provisions requiring bicycle
169 parking to be provided on-site for proposed new and expanded commercial
170 and multiple family residential developments.

171

172 **OBJECTIVE 1.8:**

173

174 The County shall provide for bicycle and pedestrian ways in proposed traffic projects, in
175 accordance with adopted comprehensive pathway plan.

176

177 **Policy 1.8.1:** Proposed new roads or improved roads classified as rural minor collectors or
178 local roads shall be designed to accommodate bicycle and pedestrian
179 circulation separate from motorized vehicle traffic if such road is located
180 within one-half mile of a boundary line of the City of Clewiston or the City
181 of LaBelle, and if in the opinion of the County Engineer, bicycle and
182 pedestrian traffic can be provided so that the safety of the bicyclist and
183 pedestrian can be reasonably assured.

184 **Policy 1.8.2:** Bicycle paths and pedestrian sidewalks or trails shall be required for major
185 arterials, minor arterials, and rural major collectors. They shall be designed
186 in accordance to FDOT Design Standards.
187

188 **OBJECTIVE 1.9:**
189

190 The County shall coordinate with the Florida Dept. of transportation regarding the future
191 widening of SR 82.
192

193 **Policy 1.9.1:** By July 2008, the County shall update its Long Range Transportation Plan
194 showing SR 82 as a 6-lane arterial.
195

196 **Policy 1.9.2:** Hendry County shall coordinate with the FDOT regarding the SR 82 Project
197 Development and Environmental (PD&E) Study.
198

199 **Policy 1.9.3:** The FDOT has initiated a Corridor Access management Plan (CAMP) for
200 SR 82 with Class 2 access. The Class 2 access requires that parallel
201 facilities be provided to SR 82, which would provide interconnection
202 between adjoining parcels and limits the access connections to SR 82. The
203 Hendry County Board of County Commissioners, on January 9, 2007,
204 unanimously agreed to have an ordinance prepared which would require
205 property owners, who develop property along SR 82, to construct parallel
206 facilities in order to provide interconnectivity, limit access to SR 82, and to
207 comply with the requirements of the CAMP.
208

209 **OBJECTIVE 1.10:**
210

211 The County shall pursue funding sources for transportation facilities from federal, state, and local
212 sources.
213

214 **Policy 1.10.1:** The County shall work with FDOT, the Cities of LaBelle and Clewiston,
215 and other interested parties to secure available federal and state grants.
216

217 **Policy 1.10.2:** The County shall promote public/private partnerships that benefit public
218 interests to fund transportation system improvements.
219

220 **Policy 1.10.3:** The County shall encourage interlocal agreements between the County and
221 the Cities for shared maintenance responsibilities on selected roadways and
222 to ensure connectivity within Hendry County and to surrounding counties.
223

224 **Policy 1.10.4:** The County shall continue to work to assure access to major thoroughfares
225 including, but not limited to, bridges and the Caloosahatchee River. This
226 program shall include a provision to work cooperatively with agencies to
227 establish, where feasible, panther and wildlife crossing plans.
228
229

230 **Policy 1.10.5:** The County shall conduct a review through its Engineering Department of
231 the truck traffic on County roadways.
232

233 **Policy 1.10.6:** The County shall continue to work with appropriate agencies to improve
234 transportation safety through road design and address pedestrian and bicycle
235 access and safety, sidewalks, traffic calming techniques, and public transit.
236

237 **Policy 1.10.7:** Improve the functional area coverage of the bicycle and pedestrian facility
238 network through inclusion of bikeways in road construction projects, and
239 through greenways.
240

241 **Policy 1.10.8:** Encourage improved access to development through the provision of bicycle
242 facilities at appropriate locations.
243

244 **Policy 1.10.9:** The County shall promote alternative modes of transportation to provide a
245 safe, and efficient multimodal transportation network and shall encourage
246 the use of alternative modes of transportation for commuting as well as
247 recreational purposes. This coordinated interconnection of streets and travel
248 modes will address resident and visitor travel demands and ensure adequate
249 movement of people and goods as a means to attract and sustain economic
250 development.
251

252 **Policy 1.10.10:** The County shall consider additional funding mechanism to support needed
253 transportation infrastructure and maintenance. The funding mechanisms
254 may be implemented as a combination of those available to support the
255 future need for transportation infrastructure and maintenance.
256

257 **OBJECTIVE 1.11:**
258
259 The transportation planning process shall involve public participation, and continuing
260 involvement of the public.
261

262 **Policy 1.11.1:** The County shall provide the opportunity for citizens to voice their opinions
263 and views in response to transportation issues.
264

265 **OBJECTIVE 1.12:**
266
267 The County shall preserve existing railroad systems and promote safe railroad crossings.
268

269 **Policy 1.12.1:** The County shall participate in studies sponsored by FDOT and in the
270 neighboring counties that evaluate improvements to freight rail service in
271 Hendry County.
272

273 **Policy 1.12.2:** The County shall upgrade existing crossings to conform to current FDOT
274 Design standards.
275

276 **TRANSPORTATION SYSTEMS ELEMENT AVIATION SUB-ELEMENT**

277

278 **GOAL 2:** Protect the viability of the LaBelle and Airglades Airports as significant
279 economic resources to the domestic and global community by encouraging
280 compatible land uses, densities, best management practices, and reducing
281 hazards that may endanger the lives and property of the public and aviation
282 users.

283

284 **OBJECTIVE 2.1:**

285

286 Encourage the use of the LaBelle Airport and Airglades Airport and surrounding lands by
287 providing for aviation, aviation-related activities, industrial uses, and other land uses compatible
288 with the airports.

289

290 **Policy 2.1.1:** Maintain a master plan for the LaBelle Airport and Airglades Airport
291 properties which controls the uses allowed within the airport properties.
292 The master plan shall be updated at least every five (5) years.

293

294 **Policy 2.1.2:** Any improvements on the airport property must be consistent with Hendry
295 County’s Comprehensive Plan, Federal Aviation Administration Advisory
296 Circular AC 150/5300-13A *Airport Design*, State of Florida airport
297 licensing standards, and any other applicable state or federal agency
298 regulations.

299

300 **Policy 2.1.3:** The County will encourage economic development opportunities and
301 aviation related uses adjacent to the airports and promote the safe and
302 efficient mobility of goods, services, and people at the LaBelle and
303 Airglades Airports. Future additional warehousing, hangars, cargo handling
304 facilities, as well as the development of a coordinated system of railways,
305 aviation, ports, and roads to facilitate the safe movement of commerce,
306 consistent with community and economic objectives may be incentivized.

307

308 **Policy 2.1.4:** Ensure that the *LaBelle and Airglades* Airports are protected from the
309 establishment of airport hazards as defined in s. 333.01, F.S., and
310 incompatible land uses with airport facilities and operations, as outlined in s.
311 333.03(2) and (3), F.S.

312

313 **OBJECTIVE 2.2:**

314

315 The County will evaluate development proposals for property located within the vicinity of
316 existing and proposed aviation facilities to ensure airport land use compatibility, to prevent
317 establishment of airport hazards, and to protect existing and planned airport facilities from
318 encroachment.

319 **Policy 2.2.1:** In order to protect the airports and related facilities from encroachment of
320 incompatible land uses, development proposals (including but not limited to
321 residential and non-residential uses within the vicinity of the existing

322 airports or proposed related facilities) must demonstrate land use
323 compatibility with these uses during the rezoning process (or any land use
324 application process) and propose mitigation measures for adverse impacts.

325
326 **Policy 2.2.2:** The County shall discourage the siting of any uses or structures adjacent to
327 airports that attract birds or wildlife, create emissions of light or create glare
328 that can be hazardous to air navigation, discharge any particulate matter into
329 the air that could alter atmospheric conditions, emit transmissions that
330 would interfere with aviation communications and/or navigation equipment,
331 or otherwise obstruct or conflict with air traffic patterns or result in potential
332 hazards to air navigation. This extends to the development of retention or
333 wetlands areas in close proximity to the airports.

334
335 **Policy 2.2.3:** The County shall adopt, administer, and enforce airport zoning regulations
336 that protect the airports from tall structure hazards, incompatible land uses,
337 or vegetation (planted or natural) that exceeds federal obstruction standards,
338 in accordance with s. 333.03, F.S. and Title 14 Code of Federal Regulations
339 (C.F. R.) Part 77.

340
341 **Policy 2.2.4:** Identify and develop innovative land use planning techniques and strategies
342 to incentivize surrounding landowners to develop compatible uses with the
343 LaBelle and Airglades Airports. These could include Transfer of
344 Development Rights program, overlays, clustering, and other flexible
345 planning strategies.

346
347 **OBJECTIVE 2.3:**
348
349 Ensure that all existing and future airport needs can be met safely, in accordance with provisions
350 of federal and state airport regulations, and with a minimum of land use conflict by coordinating
351 aviation facility plans with appropriate federal, state, regional, and local agencies/governments.

352
353 **Policy 2.3.1:** Construction and operation of existing and future aviation facilities should
354 be conducted in close cooperation with the appropriate federal, state,
355 regional and local agencies, and in conformance with other related elements
356 of the Comprehensive Plan.

357
358 **Policy 2.3.2:** Ensure that adverse structural and non-structural impacts of aviation
359 facilities upon natural resources and wildlife are mitigated consistent with
360 FAA policies and procedures, and in coordination with federal and state
361 environmental agencies (if applicable).

362
363 **Policy 2.3.3:** Through interlocal agreement, Hendry County will coordinate with the City
364 of LaBelle to ensure that zoning regulations prevent the establishment of
365 new incompatible land uses and airport hazards in areas adjacent to or in
366 close proximity to the LaBelle Airport.

367

368 **OBJECTIVE 2.4:**
369
370 Coordinate the expansion of and changes to the existing aviation facilities with the County's
371 Comprehensive Plan and the Airport Master Plan.
372

373 **Policy 2.4.1:** The use of existing and proposed aviation facilities will be promoted by
374 Hendry County consistent with the Future Land Use Element, Traffic
375 Circulation Element, Conservation Element, and Economic Development
376 Element.
377

378 **Policy 2.4.2:** Facility and expansion costs necessary to implement the Airport Master
379 Plans for the LaBelle and Airglades Airports shall be included in the
380 County's Capital Improvement Plan as part of the Capital Improvements
381 Element of the Comprehensive Plan.
382

383 **Policy 2.4.3:** The County shall support airport improvement proposals that are consistent
384 with the County's Comprehensive Plan and the Airport Master Plan.

Concurrency Management Element

1 **CONCURRENCY MANAGEMENT ELEMENT:**

2
3 **GOAL 1** In addition to the basis for the County’s Concurrency Management System
4 as outlined in this Section, individual Objectives and Policies established to
5 support and implement the concurrency doctrine are as follows.
6

7 **OBJECTIVE 1.1:**

8
9 The County, through its staff members, will continue to review all development plans for potable
10 water, sanitary sewer, solid waste, recreation and open space, drainage, and road concurrency as a
11 means to ensure that proposed land development, including building construction, does not impose
12 unacceptable demands on the existing and planned infrastructure of the county such that
13 established levels of service standards are exceeded.
14

15 **Policy 1.1.1:** The concurrency test for facilities and services will be determined by
16 comparing the available capacity of a facility or service to the demand created
17 by the proposed project. Available capacity will be determined by adding any
18 capacity demands committed and approved prior to, and subsequent to, the
19 adoption of the Comprehensive Plan, then subtracting that total from the
20 design capacity of the facility; the remaining is the capacity available to serve
21 proposed developments.
22

23 **Policy 1.1.2:** The public facility level of service standards are listed below. The levels of
24 service standards pertain to unincorporated Hendry County only unless
25 otherwise specified.
26

27 **A. Roadways:**

28
29 Arterials and collectors located within urban Hendry County shall maintain
30 a LOS C. This will specifically apply to the roadway segments in the Cities
31 of LaBelle and Clewiston.
32

33 All multi-lane segments of State roads in rural Hendry County will have the
34 LOS Standard of “B” at peak hour. The level of service standard for two-
35 lane State roadways is as follows:
36

37

Road	Type	LOS at Peak Hour
SR 80	FIHS	C
SR 82	Emerging SIS	C
SR 29	Emerging SIS	C

38
39
40

41
42 LOS for all County Roads is “C.”
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Recreation and Parks:

Regional Parks - 20 acres/1000 population (250 acres minimum)
Community Parks - 2 acres/1000 population (20 acres minimum)
Neighborhood Parks - 2 acres/1000 population (5 acres minimum)

Solid Waste:

6.5 pounds per capita per day

Policy 1.1.3

Potable Water:

The LOS Standard for determining the availability of adequate treatment capacity for proposed development in areas where a centralized water system is available will be established as follows:

Clewiston:	115 gallons per person per day
LaBelle:	275 gallons per ERC per day
South Shore Water Association:	115 gallons per person per day
Port LaBelle Utility System:	92 gallons per person per day
Florida Governmental Utility Authority:	125 gallons per person per day
Consolidated Services (Southwest Hendry County Sector Plan):	125 gallons/person/day
Hendry County (unincorporated):	125 gallons per person per day

Sanitary Sewer:

115 gallons per capita per day

Private, on-site disposal systems shall meet or exceed the requirements set by the Florida Department of Health, Chapter 62-4, F.A.C.

Stormwater Management:

- a. For agricultural uses, the LOS Standard shall be the requirements of the South Florida Water Management District and the standards of the local water management district in which the proposed agricultural use is located.
- b. Conveyance Systems - All drainage swales and ditches shall be designed to convey the runoff generated from a 25-year, 24-hour storm event. On collector roads, culverts and cross-drains shall convey the runoff from a 10-year, 24-hour storm. On local roads and internal subdivision roads, culverts and cross-drains shall be designed to convey the runoff from a 10-year, 24-hour storm.

- c. Stormwater Management Systems - for development in commercial, urban residential, mixed-use urban land uses districts. Stormwater management systems shall be designed to either retain on-site the runoff generated by a 25-year, 24-hour storm or detain and discharge the runoff from a 25-year, 24-hour storm at peak discharge rates which do not exceed pre-development rates.
- d. Stormwater Management Systems - for development in all other land use districts. Stormwater management systems shall be designed to either retain on-site the runoff generated by a 5-year, 24-hour storm or detain and discharge the runoff from a 5-year, 24-hour storm at peak discharge rates which do not exceed pre-development rates.
- e. Water Quality - Water quality treatment shall be provided for runoff from the first one-inch of rainfall; or as an option, for projects or project sub-units with drainage areas of less than 100 acres, from the first one-half inch of runoff consistent with Chapters 62, F.A.C., and shall be used as the basis for determined the availability of capacity and demand generated by a proposed development project.

Policy 1.1.4: All development and/or redevelopment activities shall be undertaken in a manner consistent with adopted level of service standards.

Policy 1.1.5: The County shall issue final permits only when there is enough capacity from all the facilities to serve the project at the adopted level of service standards.

Policy 1.1.6: Prohibit the installation of septic tanks or individual well systems where unsuitable soil exists and require all new developments that are located within an urban service area to be served by the central wastewater system and central potable water.

Policy 1.1.7: The County Engineer will inform applicants concerning the items necessary for an assessment of the proposed development to meet concurrency standards. Services that are within a municipality’s jurisdiction will be coordinated with the County to ensure available services. In no way shall proposed developments be approved if capacity is insufficient.

Policy 1.1.8: The County shall conduct a capacity and supply and demand analysis when a facility has reached ninety percent (90%) of its capacity. When this occurs, engineering for the new facility shall be prepared.

The following standards shall apply to the use of the infrastructure deficiency map in reviewing development applications:

- a. All applications for change in zoning and preliminary plat approval, shall be reviewed to determine if the facilities serving the area in which the

127 development is located meets the level of service standards shown herein.
128 The results of this review shall be presented to the applicant, to the Local
129 Planning Agency and/or to the Board of County Commissioners at the time
130 of their consideration of the application for preliminary approval. Where
131 review of an application for approval by the Local Planning Agency or
132 Board of County Commissioners is not required, the results of the
133 concurrency review shall be presented to the applicant and to any other
134 reviewing/approving authority.

135
136 The purpose of the concurrency review and report at the preliminary review
137 stage shall be: (1) to explicitly place the applicant and the
138 reviewing/approving authority on notice as to the status of the proposed
139 development vis-a-vis concurrency, and; (2) to explicitly advise the
140 applicant that no Certificate of Occupancy or functional equivalent approval
141 may be issued if the concurrency requirement is not met. Failure of the
142 proposed development to meet the concurrency requirement at the time of
143 preliminary review or approval shall not prevent the submission of final
144 plans for approval, but no preliminary approval shall be interpreted as
145 creating any right to obtain final approval unless the application for final
146 approval meets all requirements of this Plan, including the concurrency
147 requirement.

148
149 b. All applications for final approval, including applications for final
150 subdivision plat approval, site development plan and site improvement plan
151 approval, construction plan approval, change of zoning where a specific
152 enforceable plan of development is included, and/or a final development
153 order for a Development of Regional Impact or other final approval which
154 constitutes specific approval of uses and densities shall be reviewed to
155 determine if the facilities serving the area in which the development is
156 located meet the level of service standards herein. Approvals may be
157 subject to an enforceable agreement guaranteeing that necessary facilities
158 for potable water, sanitary sewer, solid waste, and roads are in place to
159 ensure LOS are met prior to Certificate of Occupancy or functional
160 equivalent.

161
162 c. Where no change of zoning, subdivision approval, site development plan
163 approval, or other approval is required, the concurrency determination shall
164 be made at the time of building permit review. No Certificate of Occupancy
165 or functional equivalent shall be issued unless the facilities serving the area
166 in which the development is located meet the level of service standards
167 herein.

168
169 In the event that the property in question is within an area in which the infrastructure is inadequate
170 to meet the established level of service standards, approval, if granted shall be issued conditioned
171 on the provision that infrastructure is in place or under construction within three years after the

172 local government issues the final permit.

173

174 **Policy 1.1.9:** Development orders or permits and building permits issued prior to the
175 adoption of the Comprehensive Plan shall generally be exempt from the Level
176 of Service Standards provisions of this Comprehensive Plan, provided that
177 active development of the project is in accordance with the provisions of
178 Objective 1.1, Policy 1.1.2, of this Element.

179 **OBJECTIVE 1.2:**

180

181 Hendry County shall coordinate land use decisions with its financial capability to meet level of
182 service standards, manage the land development process so that facility needs created by permitted
183 development do not exceed the financial ability of the County, and identify the extent to which
184 future development will be required to contribute to its proportional cost of facilities necessary to
185 meet LOS standards through the accomplishment of the following policies:

186

187 **Policy 1.2.1:** The Future Land Use Map is developed to coincide with the availability of
188 public facilities and/or natural resources such that new facilities are not
189 necessarily required for new development. The Land Development Code,
190 includes provisions to ensure that such policy is continued with the zoning
191 map and regulations, and related land use decisions, such as in the review of
192 special exceptions and zoning changes.

193

194 **Policy 1.2.2:** The County shall assess the impacts of land use changes on bicycle and
195 pedestrian use.

196

197 **Policy 1.2.3:** The Land Development Regulations and the Concurrency Management
198 System shall require that any proposed developments requiring public
199 facilities not available concurrent with the impacts from the development, or
200 which impacts would cause performance of a facility to fall below the Level
201 of Service Standards, shall not be permitted unless facilities meeting the Level
202 of Service Standards are provided by the developer.

203

204 **OBJECTIVE 1.3:**

205

206 To ensure that future growth is supported by adequate infrastructure, identify a master list of
207 infrastructure improvements that may be required through the planning horizon of the
208 Comprehensive Plan, and to provide a process by which infrastructure improvements are added to
209 the Capital Improvement Program (CIP) and Capital Improvement Element (CIE).

210

211 **Policy 1.3.1:** Hendry County shall prioritize those infrastructure improvements that support
212 and promote sustainable development. Hendry County shall continue to use
213 the infrastructure planning, comprehensive planning, and development
214 review processes to establish and maintain a master list of infrastructure
215 improvements necessary to support sustainable growth.

216

- 217 **Policy 1.3.2:** Hendry County has compiled a master list of infrastructure improvements that
 218 may be necessary to support future sustainable growth through the 2040
 219 planning horizon of the Comprehensive Plan.
 220
- 221 **Policy 1.3.3:** Hendry County shall review its infrastructure improvement needs, as required
 222 and at a minimum during each Evaluation and Appraisal Report update
 223 process, to be consistent with projected growth rates and demand associated
 224 with approved development.
 225
- 226 **Policy 1.3.4:** Hendry County shall utilize public and private sources of funding to ensure
 227 the financial feasibility of infrastructure improvements, as they become
 228 necessary to accommodate future development.
 229
- 230 a. Hendry County shall not assume sole responsibility for funding
 - 231 infrastructure improvements.
 - 232 b. Hendry County shall prioritize infrastructure improvements funded by
 - 233 developer contributions and other non-County sources.
 - 234 c. Hendry County shall commit to funding infrastructure improvements
 - 235 only when public resources are available and the improvements are
 - 236 required to ensure public health, safety and welfare.
 237
- 238 **Policy 1.3.5:** As specific infrastructure improvements become required to support
 239 approved development, and a determination of financial feasibility has been
 240 made by Hendry County based on a developer agreement or other acceptable
 241 mechanism, the County shall amend its CIP to include the infrastructure
 242 improvement. The improvement also shall be programmed into the CIE
 243 during the next feasible CIE-amendment cycle.
 244
- 245 **Policy 1.3.6:** All new development and redevelopment shall be subject to concurrency
 246 review. Final permits for any proposed developments under the development
 247 permitting jurisdiction of Hendry County shall not be issued until it is
 248 demonstrated that the Level of Service Standards are met prior to the
 249 impacts on the systems from the proposed development. Final permits shall
 250 be specifically conditioned on the availability of the facilities and services
 251 necessary to serve the proposed development. The specific means for such
 252 demonstration of the ability to meet the Standards shall be specified within
 253 the procedures of the Concurrency Management System Element.
 254
- 255 **Policy 1.3.7:** The County shall utilize a traffic monitoring system for County roads for the
 256 Concurrency Management System and develop a common methodology for
 257 measuring impacts on transportation facilities with the Cities of Clewiston
 258 and LaBelle.
 259
- 260 **Policy 1.3.8:** Upon issuance of a final permit for a new school, the necessary public
 261 facilities such as, but not limited to, sanitary sewer, solid waste, potable water,

262 drainage, and roads are to be in place to serve the proposed use. Furthermore,
 263 the School Board shall obtain a written agreement from the service provider
 264 assuring adequate capacity is available.
 265

266 **Policy 1.3.9:** Public facilities should be in close proximity, and operated at the adopted
 267 level of service, before a final permit can be issued for a new school.
 268

269 **Policy 1.3.10:** Coordination with the Hendry County Water Supply Plan is required to ensure
 270 that building permits are issued based on adequate potable water availability
 271 and an adopted level of service.
 272

273 **Policy 1.3.11:** Prior to the approval of a building permit or its functional equivalent, the
 274 local government shall consult with the applicable water supplier to
 275 determine whether adequate water supplies to serve the new development
 276 will be available no later than the anticipated date of issuance by the local
 277 government of a Certificate of Occupancy or its functional equivalent. The
 278 determination of adequate water supply prior to approval of a building
 279 permit or its functional equivalent shall require a demonstration that an
 280 existing consumptive use permit has been issued to the supplier with
 281 sufficient allocation still available to serve the new development, given all
 282 other commitments for that allocation.
 283

284 **Policy 1.3.12:** Prior to the approval of a Certificate of Occupancy or its functional
 285 equivalent, Hendry County shall consult with the applicable water supplier to
 286 determine whether adequate water supply to serve the new development will
 287 be available. The determination of adequate water supply prior to approval of
 288 a Certificate of Occupancy or its functional equivalent shall require a
 289 demonstration that an existing consumptive use permit has been issued to the
 290 supplier with sufficient allocation still available to serve the new
 291 development, given all other commitments for that allocation.
 292

293 **Policy 1.3.13:** In cooperation with the School Board and the Cities of LaBelle and
 294 Clewiston, the County will implement the Interlocal Agreement for Hendry
 295 County, the City of LaBelle, the City of Clewiston, and the School Board of
 296 Hendry County, as required by Section 1013.33, Florida Statutes.
 297

298 **Policy 1.3.14:** The County shall take into consideration the School Board comments and
 299 findings on the availability of adequate school capacity when considering the
 300 decision to approve comprehensive plan amendments and other land use
 301 decisions as provided for in Paragraph 163.3177(6)(a), Florida Statutes.
 302

303 **Policy 1.3.15:** Where capacity will not be available to serve students from the property
 304 seeking a land use change, the County and /or the Cities will coordinate with
 305 the School Board to ensure adequate capacity is planned and funded. Where
 306 feasible, in conjunction with the plan amendment, early dedications of school

307 sites shall be encouraged.

308
309 **Policy 1.3.16:** In reviewing petitions for future land use, rezoning, or final subdivision and
310 site plans for residential development, which may affect student enrollment
311 or school facilities, the County will consider the following:

- 312
- 313 1. Providing school sites and facilities within planned neighborhoods;
 - 314 2. Insuring the compatibility of land uses adjacent to existing schools and
315 reserved school sites;
 - 316 3. The co-location of parks, recreation and community facilities with school
317 sites.
 - 318 4. The linkage of schools, parks, libraries and other public facilities with
319 bikeways, trails, and sidewalks;
 - 320 5. Insuring the development of traffic circulation plans to serve schools and
321 the surrounding neighborhood;
 - 322 6. Providing off-site signalization, signage, access improvements and
323 sidewalks to serve all schools;
 - 324 7. The inclusion of school bus stops and turnarounds in new developments;
 - 325 8. Encouraging the private sector to identify and implement creative
326 solutions to developing adequate school facilities in residential
327 developments;
 - 328 9. School Board staff comments and findings of available school capacity
329 for comprehensive plan amendments and other land-use decisions;
 - 330 10. Available school capacity or planned improvements to increase school
331 capacity and correct existing deficiencies; and
 - 332 11. Whether the proposed location is consistent with school design and
333 planning policies.

334
335 **Policy 1.3.17:** On an annual basis the County will review the School Board's 5 Year Work
336 Program (a/k/a Work Plan) for deficiencies in existing school facilities, for
337 school facilities required to meet future needs, and for consistency with
338 County planning.

339
340 **Policy 1.3.18:** Public transit facilities are exempt from concurrency.

341
342 **Policy 1.3.19:** The County shall adhere to the timing in the Schedule of the Capital
343 Improvements, and any proposed developments requiring the facilities will
344 not be permitted unless the facilities included in the Schedule are provided by
345 the developer or are otherwise complete.

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Capital Improvements Element

1 **CAPITAL IMPROVEMENTS ELEMENT**

2 **GOAL 1:** To develop a financially feasible program for the timely and efficient provision
3 of public facilities within Hendry County consistent with the financial
4 resources of the County.

5 **OBJECTIVE 1.1:**
6 Based on the identification of facility needs and Level of Service (LOS) standards contained in this
7 Plan, Hendry County shall develop, annually review and revise a program of capital improvements
8 designed to meet existing deficiencies, to meet the needs for future growth, and to provide for
9 replacement of obsolete facilities.

10
11 **Policy 1.1.1:** The Capital Improvements Element shall be annually reviewed for adjustment,
12 updating and/or amendment.

13
14 **Policy 1.1.2:** Capital improvements for inclusion in the Capital Improvements Element shall
15 be defined consistent with Section 163.3177, Florida Statutes, and shall mean
16 physical assets constructed to provide, improve or replace public facilities and
17 which are large in scale, high in cost, typically nonrecurring, and often
18 requiring multi-year financing. For the purpose of inclusion in this Element,
19 capital improvements shall only include projects or programs with a total cost
20 of more than \$25,000.

21
22 **Policy 1.1.3:** The County shall establish a program for replacement and/or renewal of capital
23 facilities to ensure that the levels of service do not fall below the standards
24 established by the Plan. Criteria for replacement and/or renewal of capital
25 facilities under the County’s fiscal responsibility, include such as historical and
26 projected maintenance costs, number of accidents, number of users, changes in
27 performance or regulatory standards, and other factors relating to the specific
28 capital facility.

29
30 **Policy 1.1.4:** County sponsored projects that are under negotiation prior to adoption of the
31 Comprehensive Plan (1991) shall be subject to the Policies of the Capital
32 Improvement Element. Potential impacts of county-sponsored projects on the
33 available capacity of the infrastructure to serve the projects shall be considered
34 in accordance with the provisions of this Plan.

35
36 **Policy 1.1.5:** The County will, in conjunction with the annual process for preparation of the
37 operating budget, prepare/update and adopt a five-year Schedule of Capital
38 Improvements Projects (CIP), the first year of which shall be the annual capital
39 portion of the adopted budget. The following criteria shall be followed in
40 developing and updating the CIP:

- 41
42 a. The timetable for preparation shall be similar to that used for the
43 preparation of the annual operating budget so that financial resources
44 available for capital projects can be identified, implications of planned

- 45 capital projects on the operating budget can be reflected and concurrency
46 can be attained;
- 47 b. The CIP shall include and identify those capital improvements required by
48 the County to implement the Level of Service standards contained in this
49 plan;
 - 50 c. The CIP shall clearly identify sources of funding for the projects, within the
51 Five-Year planning horizon. Funding for projects included in Years 1-3 of
52 the CIP must be from committed sources, while funding for the remaining
53 years can utilize estimated sources; and
 - 54 d. This Element shall be reviewed annually in conjunction with the update of
55 the CIP and shall be updated as needed to remain consistent with applicable
56 new information.

57
58 **Policy 1.1.6:** Amendments for capital improvements not included in this Element may be
59 made periodically to the Capital Improvement Projects and shall not require a
60 Plan amendment. However, where amendments address facilities included in
61 this element, such amendments shall only be made in conformity with the Plan.
62

63 **Policy 1.1.7:** The following criteria shall be used in evaluating proposed capital
64 improvements:

- 65 a. Does the improvement eliminate existing infrastructure capacity
66 deficiencies?
 - 67 b. Does the improvement accommodate the need for facility capacity required
68 by new development and redevelopment?
 - 69 c. Is the improvement located so as to support projected growth patterns
70 (either by being accessible and convenient to uses or by being remote from
71 future population to avoid land use conflicts)?
 - 72 d. Is the improvement consistent with plans of other agencies ~~which~~ that
73 provide facilities within the County?
 - 74 e. Will the facility be available concurrent with the demands generated by
75 existing permitted development and projected new development?
 - 76 f. Will the financial impacts of the improvement (including both capital costs
77 and recurring operating costs) be consistent with the County's ability to
78 support improvement?
 - 79 g. Will the improvement meet the level of service standards identified in other
80 elements of the Plan?
- 81
82

83 **OBJECTIVE 1.2:**

84 Hendry County shall manage its fiscal resources and responsibilities in order to ensure that the
85 provisions of capital improvements does not exceed the County's fiscal capability, and to ensure
86 that the provision of facilities is prioritized in the most effective and efficient manner.
87

88 **Policy 1.2.1:** The County shall continue to prioritize each type of facility under its fiscal
89 responsibility as follows:

- 90 a. Projects that eliminate hazards or to protect the public safety and health.
91 b. Projects needed to eliminate existing deficiencies.
92 c. Projects that are rational extensions of existing facilities.
93 d. Projects that promote infill development in existing development areas
94 where other facilities are available.
95 e. Projects that accommodate redevelopment.
96 f. Projects for which outside sources of funding are available.
97 g. Projects that otherwise have lower budget impact.
98 h. Projects that include or further other projects of other entities, such as State
99 agencies, the South Florida Water Management District, Big Cypress
100 Seminole Reservation, and the Cities of Clewiston and LaBelle.
101
- 102 **Policy 1.2.2:** The County shall annually review the Capital Improvements Element for
103 possible modification, reprioritizing, or other needed changes.
104
- 105 **Policy 1.2.3:** The County shall, as part of its annual budget review, adopt a capital budget
106 consistent with the Comprehensive Plan requirements, and shall use its fiscal
107 policies to direct capital expenditures for capital improvements that recognize
108 the Policies of the other Elements of this Comprehensive Plan.
109
- 110 **Policy 1.2.4:** The County shall manage its debt by limiting outstanding capital debt to a 1:10
111 ratio of total annual debts service to total annual County revenues. The
112 County’s fiscal Policies shall be consistent with this plan.
113
- 114 **Policy 1.2.5:** The County shall permit flexible or creative development techniques that can
115 demonstrate more efficient use of public facilities.
116
- 117 **Policy 1.2.6:** The County will ensure the inclusion of the Five-Year Schedule of capital
118 improvements of those projects necessary to address existing deficiencies and
119 to meet future needs based upon achieving and maintaining the adopted level
120 of service standards by the end of the 5 year planning period.
121
- 122 **Policy 1.2.7:** The County incorporates by reference the Hendry County School Board’s 5-
123 Year Work Program (a/k/a Work Plan).
124

Table 1

SCHEDULE OF CAPITAL IMPROVEMENTS 2021-2026 (Airport Facilities, Transportation Facilities, Drainage, Potable Water & Sanitary Sewer, Parks & Recreation, Stormwater Management, Facilities)

Table 1
SCHEDULE OF CAPITAL IMPROVEMENTS 2021-2026
AIRPORT FACILITIES IMPROVEMENTS/ENHANCEMENTS

No.	PROJECT			FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	TOTALS
	Location / Address	Description		Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)
1.	LaBelle Airport	Land Acquisition Purchase RPZ lots and/or abutting Airport Property		-----	-----	\$437,500/ \$350,000 DOT \$87,500 LAB	-----	-----	\$437,500/ \$350,000 DOT \$87,500 LAB
2.	LaBelle Airport	Airport T-Hangers & Access Drives		\$1,300,000/ \$1,300,000 DOT	-----	-----	-----	-----	\$1,300,000/ \$1,300,000 DOT
3.	LaBelle Airport	Taxi way B Extension		\$1,711,766 / \$1,668,857 FAA \$42,909 DOT	-----	-----	-----	-----	\$1,711,766 / \$1,668,857 FAA \$42,909 DOT
4.	Airglades Airport	Construct Runway: Site Preparation		\$7,500,000 / \$7,500,000 UF	\$4,150,000 / \$4,150,000 UF	\$4,150,000 / \$4,150,000 UF	-----	-----	\$15,800,000 / \$15,800,000 UF
5.	Airglades Airport	Construct Runway: Runway and Parallel Taxiway System		\$25,034,000 / \$25,034,000 UF	\$41,724,000 / \$41,724,000 UF	\$42,142,000 / \$42,142,000 UF	-----	-----	\$108,900,000 / \$108,900,000 UF

No.	PROJECT			FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	TOTALS
	Location / Address	Description		Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)
6.	Airglades Airport	Construct Runway: Apron and Adjacent Taxiway System		\$12,870,000 / \$12,870,000 UF	\$12,870,000 / \$12,870,000 UF	\$21,460,000 / \$21,460,000 UF	-----	-----	\$47,200,000 / \$47,200,000 UF
7.	Airglades Airport	Design, permit and construct Aircraft Conversion and Modification Center		\$12,949,196 / \$12,949,196 UF	-----	-----	-----	-----	\$12,949,196 / \$12,949,196 UF
8.	Airglades Airport	Design, permit and construct MD-11 Aircraft Parking		\$200,000 / \$200,000 UF	-----	-----	-----	-----	\$200,000 / \$200,000 UF
9.	Airglades Airport	Design, permit and construct Education Center		\$331,606 / \$331,606 UF	-----	-----	-----	-----	\$331,606 / \$331,606 UF
		ANNUAL TOTALS		\$61,896,568 / \$1,342,909 DOT \$1,668,857 FAA \$58,884,802 UF	\$58,744,000 / \$58,744,000 UF	\$68,189,500 / \$350,000 DOT \$87,500 LAB \$67,752,000 UF	-----	-----	\$188,830,068 / \$1,692,909 DOT \$1,668,857 FAA \$87,500 LAB \$185,380,802 UF

Notes: Projects & Expenditures per adopted Ordinance 2021 - __ Abbreviations: LAB – LaBelle Airport Budget
DOT – Florida Dept. of Transportation FAA – Federal Aviation Administration UF- Unfunded

Table 1
SCHEDULE OF CAPITAL IMPROVEMENTS 2021-2026
TRANSPORTATION IMPROVEMENTS/ENHANCEMENTS

No.	PROJECT			FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	TOTALS
	Location / Address	Description		Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)
1.	SR29: From Cowboy Way to Whidden Rd	Add lanes & Reconstruct (PE, ROW, & ENV)		\$2,673,493 / \$2,673,493 DOT	\$7,338,470 / \$7,388,470 DOT	\$20,000 / \$20,000 DOT	-----	-----	\$10,031,963 / \$10,031,963 DOT
2.	US 27: Sidewalks in Clewiston at various locations	Sidewalks		\$33,955/ \$33,955DOT	\$1,138,110/ \$1,138,110DOT	-----	-----	-----	\$1,172,065/ \$1,172,065 DOT
3.	Miscellaneous Resurfacing of County Roads	Resurface		\$150,000/ \$150,000CTTF	-----	-----	-----	-----	\$150,000/ \$150,000CTTF
4.	Safety Improvements to CR 833, CR 835 & CR 846	Guardrail		\$1,476 / \$1,476 DOT	-----	-----	-----	-----	\$1,476 / \$1,476 DOT
5.	Harlem Sidewalks at Various Locations	Sidewalks		\$873,277 / \$873,277 DOT	-----	-----	-----	-----	\$873,277 / \$873,277 DOT
6.	Ft. Thompson Ave from SR 29 to SR 80	Sidewalks		\$7,500/ \$7,500 DOT	\$35,000 / \$35,000 DOT	\$250,724 / \$250,724 DOT	-----	\$150,000/ \$150,000 DOT	\$443,224/ \$443,224 DOT
7.	Royal Palm Ave & Ponce De Leon Ave	Sidewalks		\$48,481/ \$48,481DOT	\$440,446/ \$440,446 DOT	-----	-----	-----	\$488,927 / \$488,927 DOT



No.	PROJECT			FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	TOTALS
	Location / Address	Description		Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)
8.	CR835: From Obern Rd to KT Grove Rd	Resurface		-----	\$2,946,840 / \$2,946,840 DOT	-----	-----	-----	\$2,946,840 / \$2,946,840 DOT
9.	SR 80: From Lee County Line to Grandma Blvd	Resurface		\$9,942,267 / \$9,942,267 DOT	-----	-----	-----	-----	\$9,942,267 / \$9,942,267 DOT
10.	Sonora Ave: WC Owen Ave to Clewiston High School	Sidewalks		-----	\$50,834 / \$50,834 DOT	-----	\$216,942 / \$216,942 DOT	-----	\$267,776 / \$267,776 DOT
11.	Collingwood Pkwy: NE Eucalyptus Blvd to SR 80	Sidewalks		-----	\$23,156 / \$23,156 DOT	-----	\$97,758 / \$97,758 DOT	-----	\$120,914 / \$120,914 DOT
12.	NW Raintree Blvd: E Cowboy Way to Cedarwood Pkwy	Sidewalks		-----	\$62,660 / \$62,660 DOT	-----	\$268,193 / \$268,193 DOT	-----	\$330,853 / \$330,853 DOT
13.	CR835: From CR833 to 27.8 S of US27	Resurfacing		-----	-----	\$2,531,196 / \$2,531,196 DOT	-----	-----	\$2,531,196 / \$2,531,196 DOT

No.	PROJECT			FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	TOTALS
	Location / Address	Description		Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)
14.	CR835: From 27.8 miles south of US27 to 26.8 miles south of US27	Resurfacing		-----	\$1,360,125 / \$1,360,125 DOT	-----	-----	-----	\$1,360,125 / \$1,360,125 DOT
15.	CR720: From US27 north to Glades County Line	Resurfacing		-----	-----	\$1,064,549 / \$1,064,549 DOT	-----	-----	\$1,064,549 / \$1,064,549 DOT
16.	NE Raintree Blvd from Cedarwood Pkwy to East Cowboy Way	Sidewalk		-----	-----	\$60,207 / \$60,207 DOT	-----	\$257,562 / \$257,562 DOT	\$317,769 / \$317,769 DOT
17.	Cowboy Way from SR 80 to East of Amanda St	Sidewalk		-----	-----	-----	\$114,209 / \$114,209 DOT	-----	\$114,209 / \$114,209 DOT
18.	Hendry Isles Blvd From Arcadia Ave to SR 80	Resurfacing		-----	-----	\$2,162,636 / \$2,162,636 DOT	-----	-----	\$2,162,636 / \$2,162,636 DOT

No.	PROJECT			FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	TOTALS
	Location / Address	Description		Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)
19.	SR 25 (US 27) From Palm Beach County to E of San Diego St	Resurfacing		\$276 / \$276 DOT	-----	-----	\$3,832,842 / \$3,832,842 DOT	-----	\$3,833,118 / \$3,833,118 DOT
20.	SR 25/ SR 80 (US 27) from Industrial Canal to Sagamore	Resurfacing		-----	-----	\$2,000,000 / \$2,000,000 DOT	-----	\$12,897,834 / \$12,897,834 DOT	\$14,897,834 / \$14,897,834 DOT
21.	SR 80 from Captain Hendry Drive to E of Forrey Drive	Median Modification		\$563,300 / \$563,300 DOT	-----	-----	-----	-----	\$563,300 / \$563,300 DOT
22.	Forrey Drive from Cowboy Way to SR 80	Sidewalk		-----	-----	-----	-----	\$110,599 / \$110,599 DOT	\$110,599 / \$110,599 DOT
23.	Harlem Academy Blvd. from 12 th Street to 13 th Street	Sidewalk		-----	-----	-----	-----	\$70,469 / \$70,469 DOT	\$70,469 / \$70,469 DOT
24.	CR 835 from Hookers Point Road to Davidson Road	Sidewalk		-----	-----	-----	-----	\$82,798 / \$82,798 DOT	\$82,798 / \$82,798 DOT

No.	PROJECT			FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	TOTALS
	Location / Address	Description		Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)
25.	11 th Street from Mississippi Ave to Harlem Academy Blvd	Sidewalk		-----	-----	-----	-----	\$88,280 / \$88,280 DOT	\$88,280 / \$88,280 DOT
26.	Central Elementary SRTS	Sidewalk		-----	-----	-----	\$206,480 / \$206,480 DOT	-----	\$206,480 / \$206,480 DOT
27.	City of Clewiston C-21 Bridge Canal Crossing	New Bridge		\$3,652,000 / \$3,652,000 DOT	-----	-----	-----	-----	\$3,652,000 / \$3,652,000 DOT
28.	CR 78 from Lee County Line to East of Hidden Hammock Drive	Resurfacing		-----	-----	-----	\$2,341,942 / \$2,341,942 DOT	-----	\$2,341,942 / \$2,341,942 DOT
29.	Ft. Denaud Road From SR 80 to Huggetts Road	Resurfacing		-----	-----	-----	\$367,018 / \$367,018 DOT	-----	\$367,018 / \$367,018 DOT
30.	CR 835 various locations – off system	Signing / Pavement Markings		\$11,321 / \$11,321 DOT	-----	-----	-----	-----	\$11,321 / \$11,321 DOT
31.	CR 78 Bridge No. 074004 Elephant Ear Canal	Bridge Repairs		\$225,000 / \$225,000 CTTF	-----	-----	-----	-----	\$225,000 / \$225,000 CTTF
32.	CR 78 Bridge No. 070011 Jacks Branch	Bridge Repairs		\$225,000 / \$225,000 CTTF	-----	-----	-----	-----	\$225,000 / \$225,000 CTTF
33.	Helms Road Extension East			26,000,000 / 26,000,000 UF	-----	-----	-----	-----	26,000,000 / 26,000,000 UF
		ANNUAL TOTALS		\$44,407,346 / \$17,807,346 DOT \$600,000 CTTF 26,000,000 UF	\$13,395,641 / \$13,395,641 DOT	\$8,089,312 / \$8,089,312 DOT	\$7,445,384 / \$7,445,384 DOT	\$13,657,542 / \$13,657,542 DOT	\$86,995,225 / \$60,395,225 DOT \$600,000 CTTF 26,000,000 UF

Notes: Projects & Expenditures per adopted Ordinance 2021-__

Abbreviations:

DOT – Florida Department of Transportation

CTTF – County Transportation Tax Fund

UF - Unfunded

Table 1
SCHEDULE OF CAPITAL IMPROVEMENTS 2021-2026
DRAINAGE IMPROVEMENTS/ENHANCEMENTS

No.	PROJECT			FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	TOTALS
	Location / Address	Description		Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)
1.	Mid County	New Control Structure		\$300,000 / 300,000 MSBU	-----	-----	-----	-----	\$300,000 / \$300,000 MSBU
2.	Four Corners	Construction of Drainage Improvements		\$5,151,922.60 / \$854,810.60 UF \$4,297,112 DEO	-----	-----	-----	-----	\$5,151,922.60/ \$854,810.60 UF \$4,297,112 DEO
3.	East Hendry Co.Drainage District	New Pump		\$52,000 / \$52,000 MSBU	-----	-----	-----	-----	\$52,000 / \$52,000MSBU
4.	Wheeler Road	Roadway Design and Permitting		\$100,000 / \$100,000 MSBU	-----	-----	-----	-----	\$100,000 / \$100,000 MSBU
5.	Central County Water	Culvert Repair Pump Repair Pump Increase Capacity		\$1,635,610 / \$1,635,610 CDBG	-----	-----	-----	-----	1,635,610 / 1,635,610 CDBG
		ANNUAL TOTALS		\$7,239,532.60 / \$854,810.60 UF \$ 4,297,112 DEO \$1,635,610 CDBG 452,000 MSBU	-----	-----	-----	-----	\$7,239,532.60 / \$854,810.60 UF \$ 4,297,112 DEO \$1,635,610 CDBG 452,000 MSBU

Notes: Projects & Expenditures per adopted Ordinance 2022-__

Abbreviations: MSBU – Municipal Service Benefit UnitUF – Unfunded

Table 1
SCHEDULE OF CAPITAL IMPROVEMENTS 2021-2026
POTABLE WATER & SANITARY SEWER IMPROVEMENTS/ENHANCEMENTS

No.	PROJECT			FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	TOTALS
	Location / Address	Description		Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)
1.	PLUS	On-site Aquifer Performance Testing of Sandstone Aquifer		\$80,000 / \$80,000 PLUS	-----	-----	-----	-----	\$80,000 / \$80,000 PLUS
2.	PLUS	Reclaimed Water Feasibility Study		\$75,000 / \$75,000 PLUS	-----	-----	-----	-----	\$75,000 / \$75,000 PLUS
3.	PLUS	WWTP Chlorine Gas to Liquid Conversion		\$24,010 / \$24,010 PLUS	-----	-----	-----	-----	\$24,010 / \$24,010 PLUS
4.	PLUS	WTP Expansion Design & Permitting		-----	\$600,000 / \$600,000 PLUS	-----	-----	-----	\$600,000 / \$600,000 PLUS
5.	PLUS	Unit 1 Gravity Sewer Expansion		-----	-----	\$600,000 / \$600,000 UF	\$6,800,000 / \$6,800,000 UF	-----	\$7,400,000 / \$7,400,000 UF
6.	Airglades Airport	Water Meter Replacement at Water Treatment Plant		\$50,000 / \$50,000 AG	-----	-----	-----	-----	\$50,000 / \$50,000 AG

No.	PROJECT			FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	TOTALS
	Location / Address	Description		Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)
7.	West Hendry	West Hendry Floridan Aquifer Study			-----	-----	\$1,500,000 / \$1,500,000 OT	-----	\$1,500,000 / \$1,500,000 OT
8.	Eastern Force Main: From Clewiston WWTP to Airglades Airport	Force main		\$1,000,000 / \$1,000,000 DEP	\$1,825,618 / \$1,825,618 UF	-----	-----	-----	\$2,825,618 / \$1,825,618 UF \$1,000,000 DEP
		ANNUAL TOTALS		\$1,229,010 / \$179,010 PLUS \$50,000 AG \$1,000,000 DEP	\$2,425,618 / \$600,000 PLUS \$1,825,618 UF	\$600,000 / \$600,000 UF	\$8,300,000 / \$6,800,000 UF \$1,500,000 OT	-----	\$12,554,628 / \$779,010 PLUS \$50,000 AG \$1,000,000 DEP \$9,225,618 UF \$1,500,000 OT

Notes: Projects & Expenditures per adopted Ordinance 2021 - __

Abbreviations: PLUS – Port LaBelle Utility System
 UF – Unfunded
 OT – Developer, governmental entity or quasi-governmental entity
 DEP – Florida Dept. of Environmental Protection
 AG – Airglades Airport

Table 1
SCHEDULE OF CAPITAL IMPROVEMENTS 2021-2026
PARKS, RECREATION, & OPEN SPACE IMPROVEMENTS/ENHANCEMENTS

No.	PROJECT			FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	TOTALS
	Location / Address	Description		Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)
1.	Hendry – LaBelle Regional Sports Park Complex	Improvements to recreational facility		\$50,000 / \$50,000 FRDAP	\$50,000 / \$50,000 FRDAP	\$50,000 / \$50,000 FRDAP	\$50,000 / \$50,000 FRDAP	-----	\$200,000 / \$200,000 FRDAP
2.	Hendry-LaBelle Community Civic Park Soccer Field	Lights & Bleachers w/concrete pads		\$50,000 / \$50,000 FRDAP	\$50,000 / \$50,000 FRDAP	\$50,000 / \$50,000 FRDAP	\$50,000 / \$50,000 FRDAP	-----	\$200,000 / \$200,000 FRDAP
3.	East Recreation – Bo Pelham Park	Pavilion, Lighting, Fencing, Water Fountains		\$50,000 / \$50,000 FRDAP	\$50,000 / \$50,000 FRDAP	\$50,000 / \$50,000 FRDAP	\$50,000 / \$50,000 FRDAP	-----	\$200,000 / \$200,000 FRDAP
4.	Hendry-LaBelle Recreation Pioneer Plantation Community Center	Improvements to Recreation Facility		\$50,000 / \$50,000 FRDAP	50,000 / \$50,000 FRDAP	\$50,000 / \$50,000 FRDAP	\$50,000 / \$50,000 FRDAP	-----	\$200,000 / \$200,000 FRDAP
5.	East Recreation Sports Complex	Rehabilitation: Exterior Paint Shop, Gym & Pool Facility			\$5,000 / \$5,000 UF	\$15,000 / \$15,000 UF	-----	-----	\$20,000 / \$20,000 UF

No.	PROJECT			FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	TOTALS
	Location / Address	Description		Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)
6.	East Recreation Harlem Gym	Upgrade Restroom Facility, Small Office, Central A/C, Fencing		\$43,000 / \$43,000 UF	\$50,000 / \$50,000 UF	\$15,000 / \$15,000 UF	-----	-----	\$108,000 / \$108,000 UF
7.	East Recreation Shower Rooms	Rehab and upgrade shower rooms		-----	-----	\$20,000 / \$20,000 UF	-----	-----	\$20,000 / \$20,000 UF
8.	East Recreation Pioneer Plantation Community Center	Replace Pavilion		\$15,500 / \$15,500 MSBU	-----	-----	-----	-----	\$15,500 / \$15,500 MSBU
9.	East Recreation Pioneer Plantation Community Center	Install New Swing Set		\$2,200 / \$2,200 MSBU	-----	-----	-----	-----	\$2,200 / \$2,200 MSBU
10.	East Recreation AA Thomas Park	Install New Playground Equipment		\$65,000 / \$65,000 MSBU	-----	-----	-----	-----	\$65,000 / \$65,000 MSBU
		ANNUAL TOTALS		\$82,700 / \$200,000 FRDAP \$43,000 UF \$82,700 MSBU	\$255,000 / \$200,000 FRDAP \$55,000 UF	\$250,000 / \$200,000 FRDAP \$50,000 UF	\$200,000 / \$200,000 FRDAP	-----	\$1,030,700 / \$800,000 FRDAP \$148,000 UF \$82,700 MSBU

Notes:

Projects & Expenditures per adopted Ordinance 2021-__

Abbreviations: UF – Unfunded
FRDAP – Florida Recreation Development Assistance Program
MSBU-Municipal Service Benefit Unit

Table 1
SCHEDULE OF CAPITAL IMPROVEMENTS 2021-2026
FACILITIES IMPROVEMENTS/ENHANCEMENTS

No.	PROJECT			FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	TOTALS
	Location / Address	Description		Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)	Expenditure / Revenue Sources (s)
1.	Historic Courthouse	Restoration		\$500,000 / \$500,000 BHP	\$500,000 / \$500,000 BHP	\$500,000 / \$500,000 BHP	-----	-----	\$1,500,000 / \$1,500,000 BHP
3.	Sheriff's Office and Jail	Design Work for Roof Repairs, Chiller Replacement, Fire Suppression System		\$3,777,082.96 / \$3,777,082.96 CNTY	-----	-----	-----	-----	\$3,777,082.96 / \$3,777,082.96 CNTY
4.	Courthouse Judicial Wing	New Curtain Walls on Each Side of East Side of Entrance		\$400,000 / \$400,000 UF	-----	-----	-----	-----	\$400,000 / \$400,000 UF
5.	Emergency Operations Center	Roof Replacement		\$162,300 / \$162,300 CNTY	-----	-----	-----	-----	\$162,300 / \$162,300 CNTY
6.	Health Department	Expansion for special needs shelter		-----	\$4,710,825 / \$4,427,325 FEMA \$283,500 CNTY	-----	-----	-----	\$4,710,825 / \$4,427,325 FEMA \$283,500 CNTY
		ANNUAL TOTALS		\$4,839,383 / \$500,000 BHP \$400,000 UF \$3,939,382.96 CNTY	\$5,210,825 / \$500,000 BHP \$4,427,325 FEMA \$283,500 CNTY	\$500,000 / \$500,000 BHP	-----	-----	\$10,550,208 / \$1,500,000 BHP 400,000 UF \$4,222,882.96 CNTY \$4,427,325 FEMA

Notes: Projects & Expenditures per adopted Ordinance 2021- __

Abbreviations: UF – Unfunded
BHP – Bureau of Historic Preservation
CNTY – Hendry County
FEMA – Federal Emergency Management Agency

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Intergovernmental Coordination Element

1 **INTERGOVERNMENTAL COORDINATION ELEMENT**

2
3 **GOAL 1:** To proactively coordinate planning and development plans and activities with
4 local, state, and regional governmental units, districts, boards, and agencies, when relevant. The
5 County shall coordinate the adopted comprehensive plan with the plans of adjacent
6 municipalities, and adjacent counties.
7

8 **OBJECTIVE 1.1: COORDINATION OF PLAN INTERACTION**

9
10 Hendry County will coordinate the implementation of the Comprehensive Plan amendments as it
11 relates to Hendry County with other governmental entities and will direct all points of interaction
12 between and among these entities.
13

14 **Policy 1.1.1:** Hendry County will continue to be an active participant and observer in the
15 feasibility study being conducted by the U.S. Army Corp of Engineers in the
16 Restudy of the Caloosahatchee River to ensure that Hendry County's water
17 use/reuse supply remains adequate for its future population.
18

19 **Policy 1.1.2:** In order to keep other governmental entities informed, copies of
20 amendments to the Comprehensive Plan will be sent to adjacent
21 governmental and jurisdictional entities and other appropriate agencies for
22 their review and comments during the adoption process.
23

24 **Policy 1.1.3:** Hendry County will continue to coordinate with Lee County on the Hendry-
25 Lee County sanitary landfill.
26

27 **Policy 1.1.4:** Hendry County will furnish copies of proposed rezoning of major
28 developments or improvements proposed adjacent to the boundary of the
29 Cities of Clewiston and LaBelle, and adjacent counties.
30

31 **Policy 1.1.5:** Hendry County will coordinate public service delivery with the Cities of
32 LaBelle and Clewiston.
33

- 34 1. Annexation/de-annexation request will include:
35
36 a. Identifying the municipal service area;
37
38 b. Identifying an unincorporated service area;
39
40 c. Identifying the local government responsible for delivery and funding
41 of the following services within the municipal service area and the
42 unincorporated service area:
i. Public safety
ii. Fire, and emergency medical;

- 43 iii. Water and wastewater utilities;
- 44 iv. Road ownership, construction and maintenance;
- 45 v. Conservation, parks, and recreation; and
- 46 vi. Storm water management and drainage.
- 47 d. Addressing the provision of any services and infrastructure not
- 48 currently provided by an electrical utility or natural gas transmission
- 49 company;
- 50 e. Establishing a process and schedule for annexation of areas within
- 51 the designated municipal service area consistent with State law;
- 52 f. Establishing a process for land use decisions consistent with the
- 53 requirements of state law including, but not limited to establishing
- 54 procedures for preparing and adopting comprehensive plan
- 55 amendments; administering land development regulations and issuing
- 56 development authorizations; and providing that the County
- 57 Comprehensive Plan shall control until and unless the City annexes
- 58 the property and amends it Comprehensive Plan accordingly;
- 59 g. Addressing any other issues associated with service delivery
- 60 including, but not limited to the transfer of services, infrastructure
- 61 and fiscal compensation between the County and City;
- 62 h. Addressing the joint use of facilities and the co-location of services;
- 63 and
- 64 i. Providing for a report to the County of the City’s planned service
- 65 delivery as provided by statute or the Interlocal Agreement.
- 66 2. Within 30 days after annexation or subtraction of territory, the County will
- 67 apply for any modifications to permits from the South Florida Water
- 68 Management District or the Florida Department of Environmental
- 69 Protection which are necessary to reflect changes to the entity that is
- 70 responsible for managing such permits.

71 **Policy 1.1.6:** Coordinate with the South Florida Water Management District concerning
72 wetland mapping, permitting in wetland areas, protection of groundwater
73 aquifer recharge areas and, cones of influence, the locations of well-fields
74 for public portable water supplies, water use/reuse, and the water quality of
75 the Caloosahatchee River and Lake Okeechobee.

77 **Policy 1.1.7:** Hendry County shall request that the School Board submit for review
78 information on renovations, additions, and proposed expansions to property

79 owned by the School Board to ensure the availability of public facilities and
80 land use consistency, as the proposal relates to future planned
81 improvements.
82

83 **Policy 1.1.8:** Hendry County shall include a representative of the Hendry County School
84 Board as a voting member of the Local Planning Agency, in an effort to
85 advise the School Board of all Plan amendments, rezoning, and proposed
86 developments that may affect the location of new schools and proposed
87 improvements.
88

89 **Policy 1.1.9:** During pre-development program planning and site selection activities, the
90 County, as service provider, will coordinate with the Hendry County Public
91 School system to consider all reasonable opportunities to collocate new
92 libraries, parks, and other facilities with public schools, where compatible,
93 and to determine whether the potential exists to create logical focal points
94 for community activity. Early review and coordination activities will be
95 modified as necessary to timely consider these potentials.
96

97 **Policy 1.1.10:** The County will maintain, as particular area of attention in its planning
98 program, a systematic review of the aesthetics, physical conditions, financial
99 feasibility, and use of technology between unincorporated areas and
100 adjacent counties and cities in an effort to improve the appearance of these
101 areas and the compatibility and transition between the adjoining
102 communities. Joint planning area agreements will be implemented as
103 appropriate.
104

105 **OBJECTIVE 1.2: RESOLUTION OF ISSUES**
106

107 The County shall use negotiations to help resolve any conflicts that may arise in
108 intergovernmental coordination.
109

110 **Policy 1.2.1:** Hendry resolution process when necessary to mediate the resolution of
111 conflicts with other local governments and regional agencies. The county
112 may use alternative procedures whenever appropriate form the matter of
113 imminent dispute, including agreements authorized by State law, or other
114 non-litigation approaches. County shall use the Southwest Florida Regional
115 Planning Council's dispute
116

117 **OBJECTIVE 1.3:**
118

119 The County will use intergovernmental partnerships with municipal and other local jurisdictions
120 in addition to coordinating with agencies and organizations such as Enterprise Florida, Florida
121 Department of Transportation, Florida Freshwater Frontier (FFF), Florida Department of
122 Economic Opportunity (FDEO), Hendry County Tourist Development Council (HCTDC),
123 Southwest Florida Regional Planning Council (SWFRPC) and Workforce Florida, Inc. in order

124 to secure economic development opportunities for its residents.
125

126 **Policy 1.3.1:** When it is advantageous, the County will join other governmental entities,
127 in securing grant assistance for economic development.
128

129 **OBJECTIVE 1.4: INTERLOCAL AGREEMENTS/COORDINATION**
130

131 To further the planning process and discourage intergovernmental conflicts, the County has
132 established interlocal agreements and/or coordination policies between the School Board,
133 municipalities, and adjacent jurisdictions.
134

135 **Policy 1.4.1:** Interlocal Agreements and/or coordination policies with the School Board
136 and the cities of LaBelle and Clewiston, as well as adjacent counties or
137 special districts, as applicable, shall be established by the County to ensure
138 joint collaboration and coordination for the planning of high quality public
139 school facilities that meet the needs of the County's and cities' existing and
140 future population.
141

142 **Policy 1.4.2:** The Interlocal Agreement and/or coordination policies shall include the
143 provisions that are designed to advise the School Board, adjacent counties,
144 special taxing districts and municipalities of proposed developments that
145 could impact their jurisdiction.
146

147 **Policy 1.4.3:** Through informal meetings, Hendry County shall notify adjacent local
148 governments of land use changes that may have a regional impact.
149 Furthermore, the County shall request the assistance of the Southwest
150 Florida Regional Planning Council to disseminate proposed land use
151 changes that will affect more than one local government.
152

153 **Policy 1.4.4:** The County, although not currently impacted, shall coordinate with the State
154 of Florida University System or the Hendry County School Board regarding
155 campus master plans.
156

157 **OBJECTIVE 1.5:**
158

159 The County, the cities, and the School Board shall strive to maintain and enhance joint planning
160 processes and procedures for coordination of public education facilities for planning and
161 decision-making.
162

163 **Policy 1.5.1:** On an ongoing basis, the County and cities shall establish new and review
164 existing coordination mechanisms that will evaluate and address
165 comprehensive plans and programs and their effects on the comprehensive
166 plans developed for the adjacent local governments, School Board, and
167 other units of local government providing services but not having regulatory
168 authority over use of land and the State, by an annual county-wide forum,
169 joint meetings or other types of forums with other agencies. Assistance for

170 this effort shall be requested from regional and state agencies, as needed.

171
172 **Policy 1.5.2:** On an annual basis, after the update of the Five-Year Work Program, the
173 School Board shall provide information from their five-year Capital
174 Facilities Plan to determine the need for additional school facilities. The
175 School Board shall provide to the County and the cities, each year, a general
176 education facilities report. The educational facilities report shall contain
177 information detailing existing facilities and their locations and projected
178 needs. The report shall also contain the School Board’s Capital
179 Improvement Plan, including planned facilities with funding representing
180 the district’s unmet needs.

181
182 **Policy 1.5.3:** In order to coordinate the effective and efficient provision and siting of
183 public educational facilities with associated infrastructure and services
184 within Hendry County, the Board of County Commissioners, the City of
185 LaBelle, the City of Clewiston and the School Board shall meet jointly to
186 develop mechanisms for coordination as provided in the Interlocal
187 Agreement. Such efforts may include:

- 188
189 1. Coordinated submittal and review of the annual capital improvements
190 program of the County, the annual capital improvements program of
191 each City, and the School Board’s Annual Five-Year Work Program
192 update, any annual educational facilities report, and the Five-Year
193 School Plant Survey when updated or modified;
- 194
195 2. Coordinated review and assessment of the associated costs and
196 expenditures of siting and developing schools with needed public
infrastructure;
- 197
198 3. Coordinated review of residential planned developments or mixed-use
planned developments involving residential developments;
- 199
200 4. Use of a unified data base including population (forecasts of student
population), land use and facilities;
- 201
202 5. Use of the planning staff from the County, the cities and the School
203 Board, to review coordinated siting of schools with parks for
204 multifunctional use. Directives resulting from the joint meeting shall be
205 incorporated into the Comprehensive Plan, Land Development
Regulations, and other appropriate mechanisms as deemed necessary.

206 **Policy 1.5.4:** The County shall include a representative of the school district, appointed
207 by the School Board, as a voting member of the local planning agency, as
208 required by Section 163.3174, Florida Statutes.

209
210 **Policy 1.5.5:** The County shall coordinate with the School Board regarding annual review
211 of school enrollment projections, and procedures for annual update and

212 review of school board and local government plans consistent with the
213 Interlocal Agreement for Hendry County, the City of LaBelle, the City of
214 Clewiston and the School Board of Hendry County
215

216 **Policy 1.5.6:** Hendry County will continue to coordinate with the School Board to assure
217 that proposed public school facility sites are consistent with the land use
218 categories and policies of the County Comprehensive Plan, pursuant to the
219 Interlocal Agreement.
220

221 **Policy 1.5.7:** Hendry County shall allow schools in the Agriculture, Public, Low Density
222 Residential, Medium Density Residential, High Density Residential, and
223 Special Density land use categories, consistent with the following criteria.
224

- 225 1. Schools shall be located in a coordinated manner ensuring that the
226 planning, construction, and opening of educational facilities are
227 coordinated in timing and location, concurrent with both need and
228 necessary services and infrastructure, and to ensure compatibility with
229 the Comprehensive Plan.
- 230 2. The proposed location is compatible with present and projected uses of
231 adjacent property.
- 232 3. The proposed location is well drained and soils are suitable for
233 development or are adaptable for development and outdoor educational
234 purposes with drainage improvements.
- 235 4. The proposed location is not within a velocity flood zone or floodway.
- 236 5. Proposed school sites should be located away from industrial uses,
237 railroads, airports, and similar land uses to avoid noise, odor, dust, and
238 traffic impacts and hazards.
- 239 6. Disrupting influences caused by school yard noises and traffic shall be
240 buffered to ensure sufficient distances from hospitals, adult
241 communities, and nursing homes.
- 242 7. In the planning, siting, land acquisition and development of the facility,
243 evaluation shall include consideration of the student population density
244 of the area and public safety.
- 245 8. There are no significant environmental constraints that would preclude
246 development of a public educational facility on the site.
- 247 9. Hendry County shall advise the School Board of all Plan amendments
248 that may affect the location of new schools and proposed improvements.
249

250 **Policy 1.5.8:** The County will coordinate with the the Heartland Transportation Planning
251 Organization (TPO) Long Range Transportation Plans to ensure funding for
252 safe access to schools including: development of sidewalk inventories and
253 list of priority projects coordinated with the School Board.
254

255 **Policy 1.5.9:** The County, cities, as applicable, and School Board will jointly determine
256 the need for and timing of on-site and off-site improvements including

257 water, sewer, roads, drainage, sidewalks, bus stops, signalization, bike paths
 258 and other infrastructure necessary to support each new school or the
 259 proposed renovation, expansion or closure of an existing school, and will
 260 enter into a written agreement as to the timing, location, and the party or
 261 parties responsible for constructing, operating and maintaining the required
 262 improvements.
 263

264 **Policy 1.5.10:** The County, cities, and School Board will work to find opportunities to
 265 collaborate on transit and bus routes to better serve citizens and students.
 266

267 **Policy 1.5.11:** The County will coordinate with the School Board to continue to permit the
 268 shared-use and co-location of school sites with County and or city facilities
 269 with similar facility needs, according to the Interlocal Agreement, as it may
 270 be amended. The County will coordinate in the location, phasing, and design
 271 of future school sites to enhance the potential of schools as recreation areas.
 272

273 **Policy 1.5.12:** The County will continue to work with the School Board to coordinate
 274 efforts to build new school facilities, and facility rehabilitation and
 275 expansions, to be designed to serve as and provide emergency shelters as
 276 required by Section 163.3177, Florida Statutes. The County will coordinate
 277 with the School Board to fulfill the requirements of Section 1013.372,
 278 Florida Statutes, such that as appropriate new educational facilities will
 279 serve as public shelters for emergency management purposes and shall
 280 coordinate with the School Board regarding emergency preparedness issues
 281 and plans.
 282

283 **Policy 1.5.13:** The County will coordinate anticipated students growth based on future land
 284 use map projections of housing units with the School Board’s long range
 285 facilities needs over the 5-year, 10-year and 20-year periods.
 286

287 **Policy 1.5.14:** The County and the School Board will coordinate during updates or
 288 amendments to the Comprehensive Plan and updates or amendments to
 289 long-range plans for School Board facilities.
 290

Economic Development Element

1 **ECONOMIC DEVELOPMENT ELEMENT**

2
3 **GOAL 1:** **Hendry County will strive to achieve and maintain a diversified and**
4 **stable economy by providing a positive business climate that assures**
5 **maximum employment opportunities while maintaining a high quality**
6 **of life.**

7
8 **OBJECTIVE 1.1:**

9
10 Hendry County will promote the conservation and enhancement of natural, cultural, and social
11 resources that represent the County’s agriculture, retirement, recreation, and tourist-oriented
12 economy.

13
14 **Policy 1.1.1:** Hendry County will encourage the development of diverse cultural facilities
15 through public, private or public/private partnerships that meet the needs of
16 the residents and visitors of the county.

17
18 **Policy 1.1.2:** Hendry County will cooperate with state and regional entities and other
19 social service providers to encourage the implementation of programs and
20 facilities that assist the elderly population of the County.

21
22 **Policy 1.1.3:** Hendry County will encourage the preservation of sensitive natural
23 resources, including wetlands, estuaries, clean air and water, historic
24 resources, scenic vistas, and other unique natural resources.

25
26 **Policy 1.1.4:** Hendry County will continue to support locating viable industry to the
27 existing industrial areas surrounding the airport in LaBelle and Airglades in
28 Clewiston.

29
30 **OBJECTIVE 1.2:**

31
32 Hendry County will support programs that are designed to expand and enhance the tourism
33 industry.

34
35 **Policy 1.2.1:** Hendry County will continue to support the local tourism industry and work
36 with the cities of LaBelle and Clewiston, the Economic Development
37 Council, and the Chamber of Commerce, and the Tourist Development
38 Council.

39
40 **Policy 1.2.2:** Hendry County will support the research efforts of appropriate entities to
41 accurately measure the economic impact of tourism.

42
43 **Policy 1.2.3:** Hendry County will support the development of ecotourism in the County.

44
45
46

47 **OBJECTIVE 1.3:**
48

49 Hendry County will support public and private programs, and initiatives which are designed to
50 promote and encourage the recruitment of new industry and job creation as well as the expansion
51 of retention of existing industries in order to diversify the County’s economic base.
52

53 **Policy 1.3.1:** Hendry County will continue to support efforts of the Economic
54 Development Council in promoting the expansion and diversification of the
55 county’s economic base.
56

57 **Policy 1.3.2:** Hendry County, in coordination with appropriate entities, will continue
58 programs that encourage and assist in the location of new companies that
59 build on the traditional economic base.
60

61 **Policy 1.3.3:** Hendry County will encourage agriculture industry programs to maintain or
62 improve its economic viability, provide necessary support, and promote
63 Hendry County produce.
64

65 **Policy 1.3.4:** Hendry County will continue to implement the Enterprise Zone Program
66 and survey interests of business owners to continue the program past
67 December 31, 2005 every five years, will assesses the program’s
68 effectiveness through the annual report to the Governor’s Office of Trade,
69 Tourism and Economic Development (OTTED).
70

71 **Policy 1.3.5:** Hendry County will support the economic development initiatives of
72 regional, county, and local nonprofit organizations.
73

74 **OBJECTIVE 1.4:**
75

76 Hendry County will encourage the expansion and development of educational facilities and
77 programs that complement economic development and diversification.
78

79 **Policy 1.4.1:** Hendry County will continue to coordinate with and assist the Hendry
80 County School Board in the orderly and rational expansion of educational
81 facilities that enhance economic growth and a desired quality of life.
82

83 **Policy 1.4.2:** Hendry County will encourage and promote the development of higher
84 education programs and facilities including, but not limited to, business and
85 commerce, health services, technologies, and education curriculums.
86

87 **Policy 1.4.3:** Hendry County will encourage institutions of higher learning to develop
88 cooperative and integrated curriculums that enhance and increase the
89 productivity of the local work force and attract industries and skilled
90 workers.

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Private Property Rights Element

1 **PRIVATE PROPERTY RIGHTS ELEMENT**

2
3 **GOAL 1: Hendry County shall ensure that private property rights are considered in local decision-**
4 **making.**

5
6 **OBJECTIVE 1.1:**

7
8 Hendry County shall continue to consider private property rights in all local decision making in accordance with
9 Section 163.3177(6)(i)1., Florida Statutes.

10
11 **Policy 1.1.1:** Hendry County shall continue to consider the right of a property owner to physically possess and
12 control his or her interests in the property, including easements, leases, or mineral rights.

13
14 **Policy 1.1.2:** Hendry County shall continue to consider the right of a property owner to use, maintain, develop,
15 and improve his or her property for personal use or for the use of any other person, subject to
16 state law and local ordinances.

17
18 **Policy 1.1.3:** Hendry County shall continue to consider the right of the property owner to privacy and to
19 exclude others from the property to protect the owner's possessions and property.

20
21 **Policy 1.1.4:** Hendry County shall continue to consider the right of a property owner to dispose of his or her
22 property through sale or gift.
23

Definitions

DEFINITIONS

The following definitions were taken verbatim from either the Florida Statutes (F.S.) 163.3164 or the Code of Federal Regulations (CFR), and should be applied as appropriate to the implementation, administration and enforcement of this Comprehensive Plan.

Adjusted for family size means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility otherwise determined, based upon a formula as established by the United States Department of Housing and Urban Development.

Adjusted gross income means all wages, regular cash or non-cash contributions from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.

Affordable housing means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30% of the amount which represents the percentage of the median adjusted gross annual income for households or persons.

Agricultural uses means activities within land areas which are predominantly used for the cultivation of crops and livestock including; cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.

Amendment means any action of the Board of County Commissioners which has the effect of amending, adding, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adopting ordinance, but shall not mean legislative act which only codifies ordinances or make corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in ss 163.3177(3)(b), F.S., and corrections, updates, or modifications of current costs in other elements, as provided in ss 163.3187(2), F.S.

Arterial road means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed.

Bicycle and pedestrian ways means any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

Capital improvements means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvements is generally nonrecurring and may require multi-year financing. For the purpose of this definition, physical assets shall be identified as projects costing \$25,000 or more, and is identified in the capital improvements element.

Clustering means the grouping together of structures and infrastructure on a portion of a development site.

Collector road means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

Commercial uses means activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

Community park means a park located near major roadways, and designed to serve the needs or more than one neighborhood.

Compatibility means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Comprehensive Plan (F.S. 163.3164) means a plan that meets the requirements of ss.163.3177 and 163.3178

Concurrency means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

Concurrency Management System means the procedures and/or process that the County uses to assure that final permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

Cone of influence means an area around one or more major waterwells, the boundary of which is determined by the County having specific authority to make such a determination, based on groundwater travel or drawdown depth.

Conservation uses means activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.

Density means an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.

Detailed Specific Area Plan (DSAP) is a planned unit development zoning district that implements a Sector Plan pursuant to Section 163.3245(3)(b), F.S.

Developer (F.S. 163.3164) means any person, including a governmental agency, undertaking any development.

Drainage basin or stormwater basin means the area defined by topographic boundaries which contributes stormwater to a watershed, drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

Educational uses means activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department

of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

Environmentally sensitive lands means areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems. Nothing in this definition shall be construed to prohibit silvicultural operations which employ the Florida Department of Agriculture and Consumer Affairs Best Management Practices as revised in 1993.

Evaluation and appraisal report means an evaluation and appraisal report as adopted by the County Commission in accordance with the requirements of Chapter 163.3191, F.S.

Floor Area Ratio (FAR) means a measurement of the intensity of buildings developed on the site. A floor area ratio is the relationship between the gross floor area on a site and the gross land area. The FAR is calculated by adding together the gross floor areas (square footage) of all buildings on the site and dividing that figure by the gross land area.

Final Permit means a permit for land development activity which actually authorizes commencement of construction or development activity, specifically including: building permits, final subdivision plat approval, site development plan approval and site improvement plan approval.

Floodprone area means areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

Foster care facility means a facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

Goal means the long-term toward which programs or activities are ultimately directed.

Group home means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

Hazardous waste means solid waste, or a combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

High recharge area or prime recharge area means an area so designated by the South Florida Water Management District governing board. High recharge and prime recharge areas shall receive a level of protection commensurate with their significance to natural system or their status as current or future sources of potable water.

Historic resources means all areas, districts or sites containing properties listed on the Florida Master Site File, the Natural Register of Historic Places, or designated by the County Commissions as historically, architecturally, or archaeologically significant.

Industrial uses means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

Infrastructure means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water system; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

Institution includes educational facilities (public or private), preschool and day care facilities, churches, cemeteries without funeral homes, community centers, fraternal lodges, hospitals, religious retreats, assisted living facilities, and all other similar uses.

Interagency hazard mitigation report means the recommendations of a team of federal, state, regional, or local officials which address measures to reduce the potential for future flood losses and which is prepared in response to a Presidential Disaster Declaration.

Land (F.S. 163.3164) means the earth, water, and air, above, below, or on the surface includes any improvements or structures customarily regarded as land.

Land development regulations (F.S. 163.3164) means ordinances enacted by the County Commissioners for the regulations of any aspect of development and includes any zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.

Land use (F.S. 163.3164) means the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.

Level of service means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

Local road means a roadway providing service of which is relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

Low income household means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80% of the median annual adjusted gross income for households within the state, or 80% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the County in which the person or family resides, whichever is greater.

Manufacture home means a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act.

Mineral means all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy mineral, and any rare earth, which are contained in the soils or waters of the state.

Mobile home means a structure, transportable in one or more sections, which is eight body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. For tax purposes, the length of a mobile home is the distance from the exterior of the wall nearest to the drawbar and coupling mechanism to the exterior of the wall at the opposite end of the home where such walls enclose living or other interior space. Such distance includes expandable rooms, but excludes bay windows, porches, drawbars, couplings, hitches, wall and roof extensions, or other attachments that do not enclose interior space. In the event that the mobile home owner has no proof of the length of the drawbar, coupling, or hitch, then the tax collector may in his or her discretion either inspect the home to determine the actual length or may assume four feet to be the length of the drawbar, coupling, or hitch.

Moderate income household means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120% of the median annual adjusted gross income for households within the state, or 120% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the County in which the person or family resides, whichever is greater.

Natural drainage features means the naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

Natural groundwater aquifer recharge areas or natural groundwater recharge areas or groundwater recharge areas means areas contributing to or providing volumes of water which make a contribution to the storage or regional flow of an aquifer.

Neighborhood park means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

Non-point source pollution means any source of water pollution that is not a point source.

Objective means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

Open spaces mean undeveloped lands suitable for passive recreation or conservation uses.

Parcel of land (F.S. 163.3164) means any quantity of land capable of being described with such definiteness that its locations and boundaries may be established, which is designated by its owner or developer as land to be used, or developed as , a unit or which has been used or developed as a

unit.

Park means a neighborhood, community, or regional park.

Person (F.S. 163.3164) means an individual, corporation, governmental agency, business trust, estate, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

Point source pollution means any source of water pollution that constitutes a discernable, confined, and discrete conveyance, including, but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concreted animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include returns from irrigated agriculture.

Policy means the way in which programs and activities are conducted to achieve an identified goal.

Pollution is the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alterations of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonable interfere with the enjoyment of life or property.

Potable water facilities means a system of structures designed to collect, treat, or distribute potable water, and include water wells, treatment plants, reservoirs, and distribution mains.

Potable water wellfield means the site of one or more water wells which supply potable water for human consumption to a water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

Private recreation sites means sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use.

Public access means the ability of the public to physically reach, enter or use recreation sites including beaches and shores.

Public facilities means major capital improvements, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreation, health systems and facilities, spoil disposal sites, lands that are owned, leased, or operated by a government entity, such as civic and community centers, libraries, police stations, fire stations, and government administration buildings.

Public recreation sites means sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

Public transit facilities include transit stations and terminals; transit station parking; park-and-ride lots; intermodal public transit connection or transfer facilities; fixed bus, guideway, and rail stations; and airport passenger terminals and concourses, air cargo facilities, and hangars for the assembly, manufacture, maintenance, or storage of aircraft. The terms “terminals” and “transit

facilities” do not include seaports or commercial or residential development constructed in conjunction with a public transit facility.

Recreation means the pursuit of leisure time activities occurring in an indoor or outdoor setting.

Regional park means a park which is designed to serve two or more communities.

Resident population means inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

Residential uses means activities within land areas used predominantly for housing.

Roadway functional classification means the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be sub-categorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

Rural areas means low density areas characterized by social, economic and institutional activities which may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved, or low density property.

Rural sprawl means a piecemeal conversion of lands into small, marginally productive parcels of an awkward and inefficient pattern, featuring narrow frontage, deep irregular shaped parcels without consideration of natural system functions and without consideration of needs for small tract agricultural production or for residential development. Indicators:

1. Allows land use patterns or timing that disproportionately increase the cost in time, money, and energy of providing rural services such as stormwater management and fire and emergency response.
2. Constraints consistently sufficient setbacks between wellheads and septic systems on the same or adjacent parcels for permanently safe on-site water supply and sewage disposal
3. Promotes, allows or designates frontage access that creates dangerous and unnecessary turning movements on main public roads.
4. Promotes, allows or designates unnecessarily wasteful areas devoted to long substandard access to private roads or driveways.
5. Requires unnecessary use of main public roads for short neighborhood trips which minimum subdivision standards would route on internal local access streets.
6. Promotes, allows or designates ribbon patterns of substandard rural parcels along public roads.

7. Fails to adequately protect and conserve natural resources, such as wetlands, flood plains, native vegetation, environmentally sensitive areas, natural groundwater recharge areas, lakes, rivers, shorelines, and other significant natural systems.
8. Functionally constrains raising livestock or crops for small tract agriculture.

Sanitary sewer facilities means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

Seasonal population means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short term and long-term visitors.

Sector Plan is a Comprehensive Plan future land use category approved pursuant to Section 163.3245, F.S., which encourages long term planning for a large defined area. A Sector Plan provides a framework for opportunities for economic development, agriculture and conservation on a landscape scale.

Solid waste means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

Solid waste facilities means structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

Stormwater means the flow of water which results from a rainfall event.

Stormwater facilities means manmade structures that are part of stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities.

Stormwater management system has the meaning described in Rule 62, F.A.C. (1992).

Transit-oriented development means a project or projects, in areas identified in a local government comprehensive plan, that is or will be served by existing or planned transit service. These designated areas shall be compact, moderate to high density developments, of mixed-use character, interconnected with other land uses, bicycle and pedestrian friendly, and designed to support frequent transit service operating through, collectively or separately, rail, fixed guideway, streetcar, or bus systems on dedicated facilities or available roadway connections.

Transportation disadvantaged means those individuals who because of physical or mental disability, income status, or age are unable to transport themselves to or purchase transportation and are, therefore dependent upon others to obtain access to health care, employment, educations,

shopping, social activities, or other life-sustaining activities.

Urban area means an area of or for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution, or provision of goods and services in a setting which typically includes residential and nonresidential development uses other than those which are characteristic of rural areas.

Urban infill (F.S. 163.3164) means the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant, developable land does not constitute more than 10% of the area.

Urban sprawl means urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions:

- a. The premature or poorly planned conversion of rural land to other uses;
- b. The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent areas; or
- c. The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided.

Urban sprawl is typically manifested in one or more of the following land use or development patterns:

- a. Leapfrog or scattered development;
- b. Ribbon or strip commercial or other development; or,
- c. Large expanses of predominantly low-intensity, low-density, or single-use development.

Very-low income family means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides, or whichever is greater.

Very-low income household means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50% of the median annual adjusted gross income for households within the state, or 50% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides, or whichever is greater.

Wellhead protection area means an area designated by the County Commission to provide land use protection for the groundwater source for a potable water wellfield, as defined in this chapter,

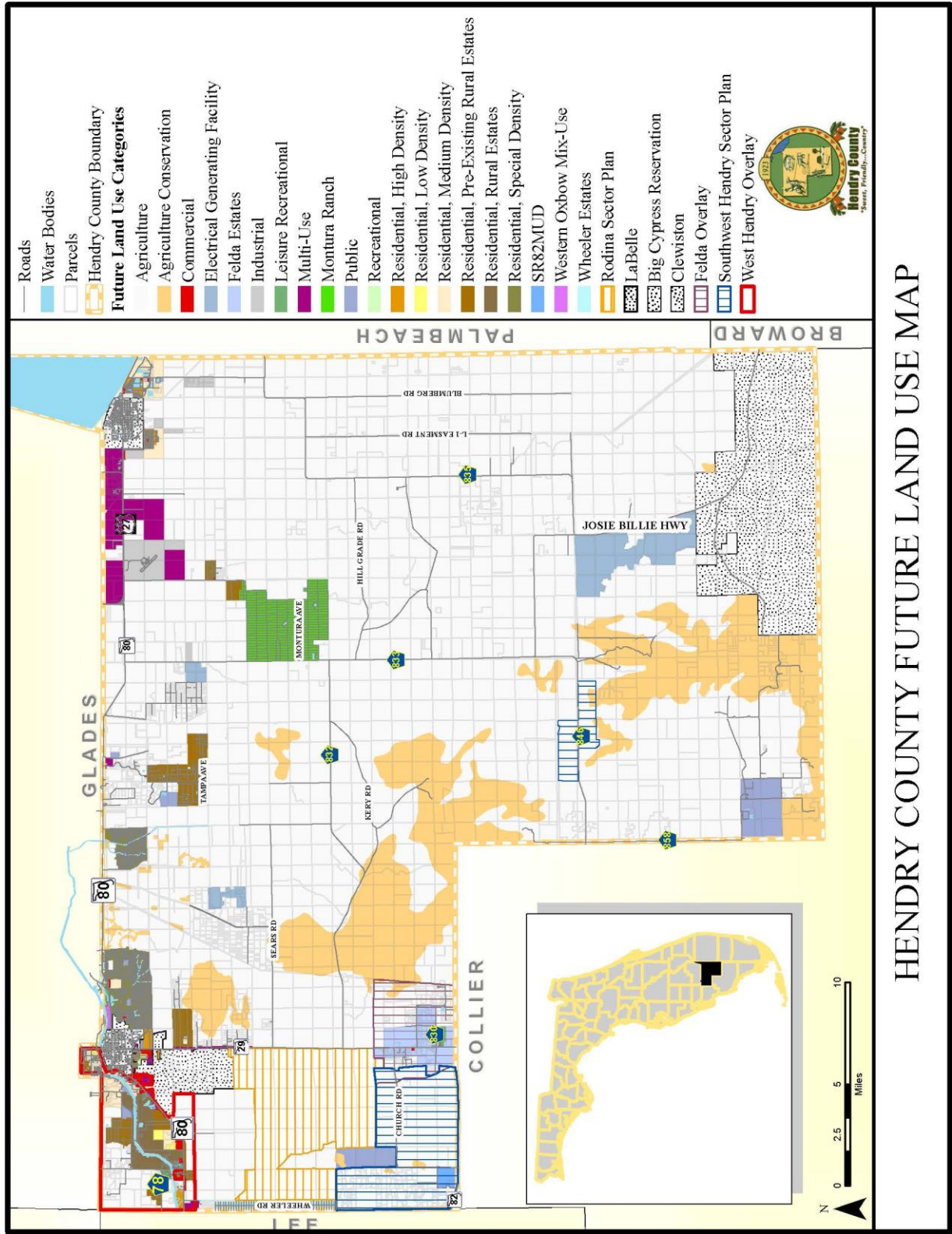
including the surface and subsurface area surrounding the wellfield. Differing levels of protections may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zones of contribution described in existing data.

Wetlands means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas.

Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. The delineation of actual wetland boundaries may be made by any professionally accepted methodology consistent with the type of wetlands being delineated but shall be consistent with any unified statewide methodology for the delineation of the extent of wetlands ratified by the Legislature.

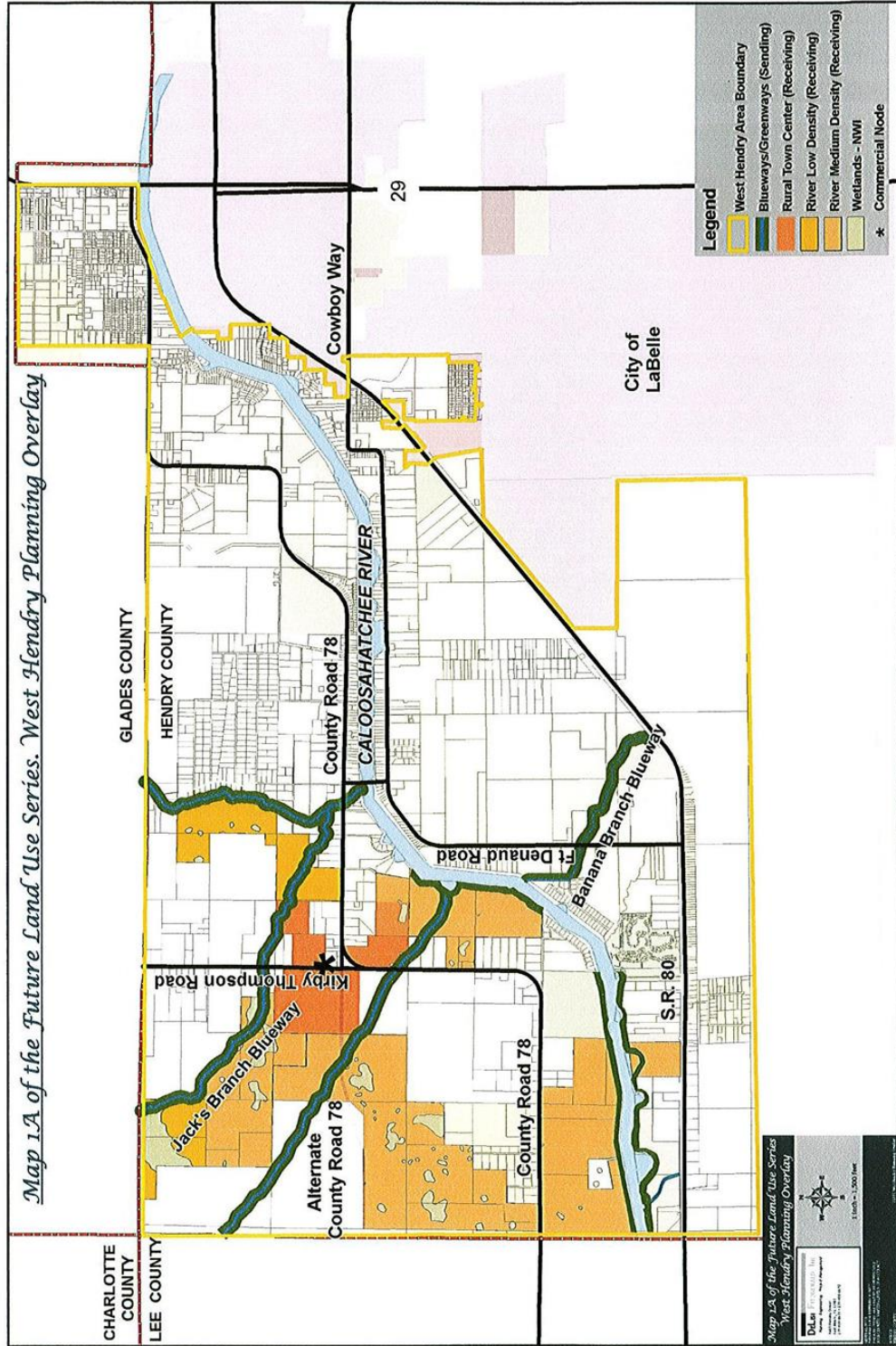
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APPENDIX

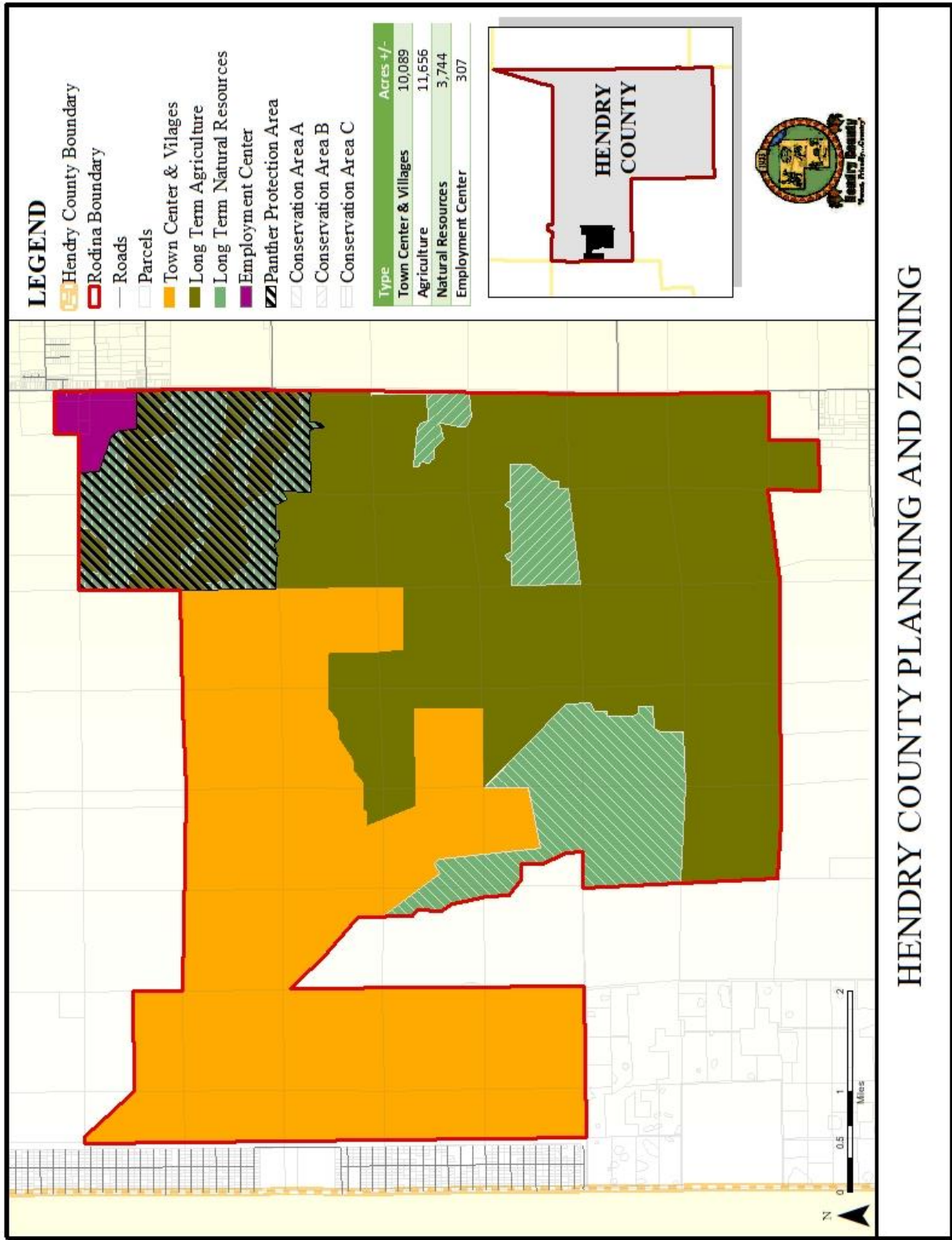


HENDRY COUNTY FUTURE LAND USE MAP

Future Land Use Map

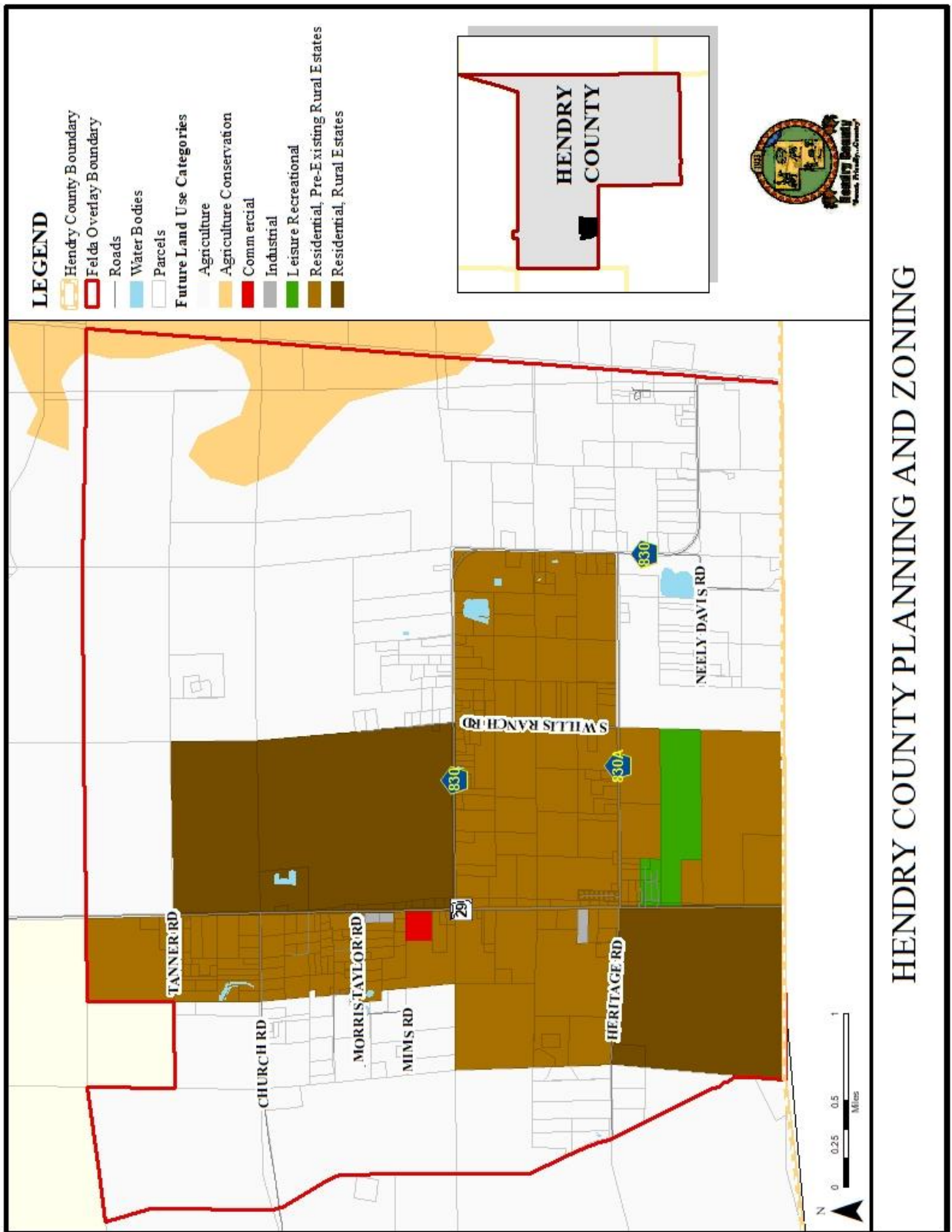


West Hendry Planning Overlay Map

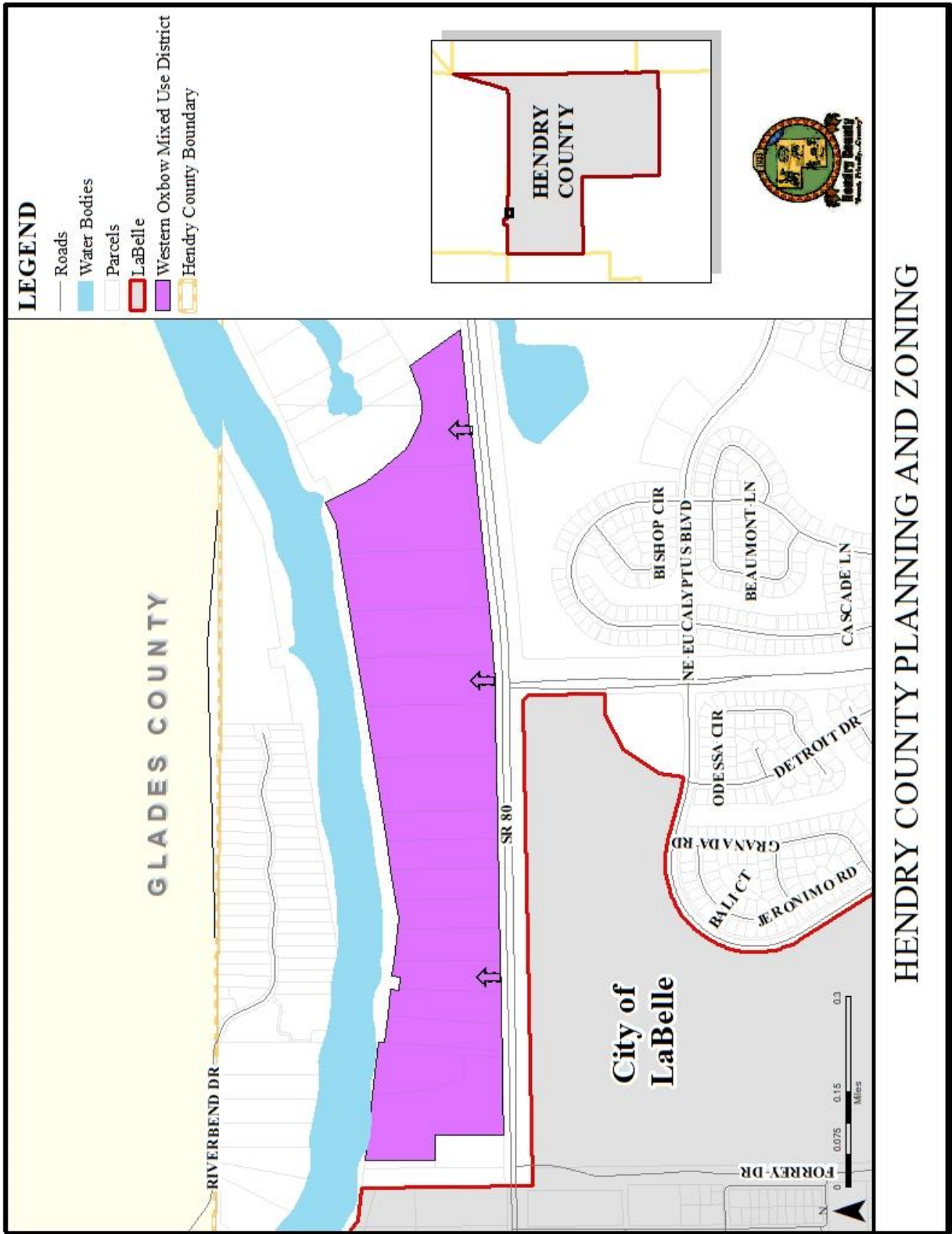


HENDRY COUNTY PLANNING AND ZONING

Rodina Sector Plan Map

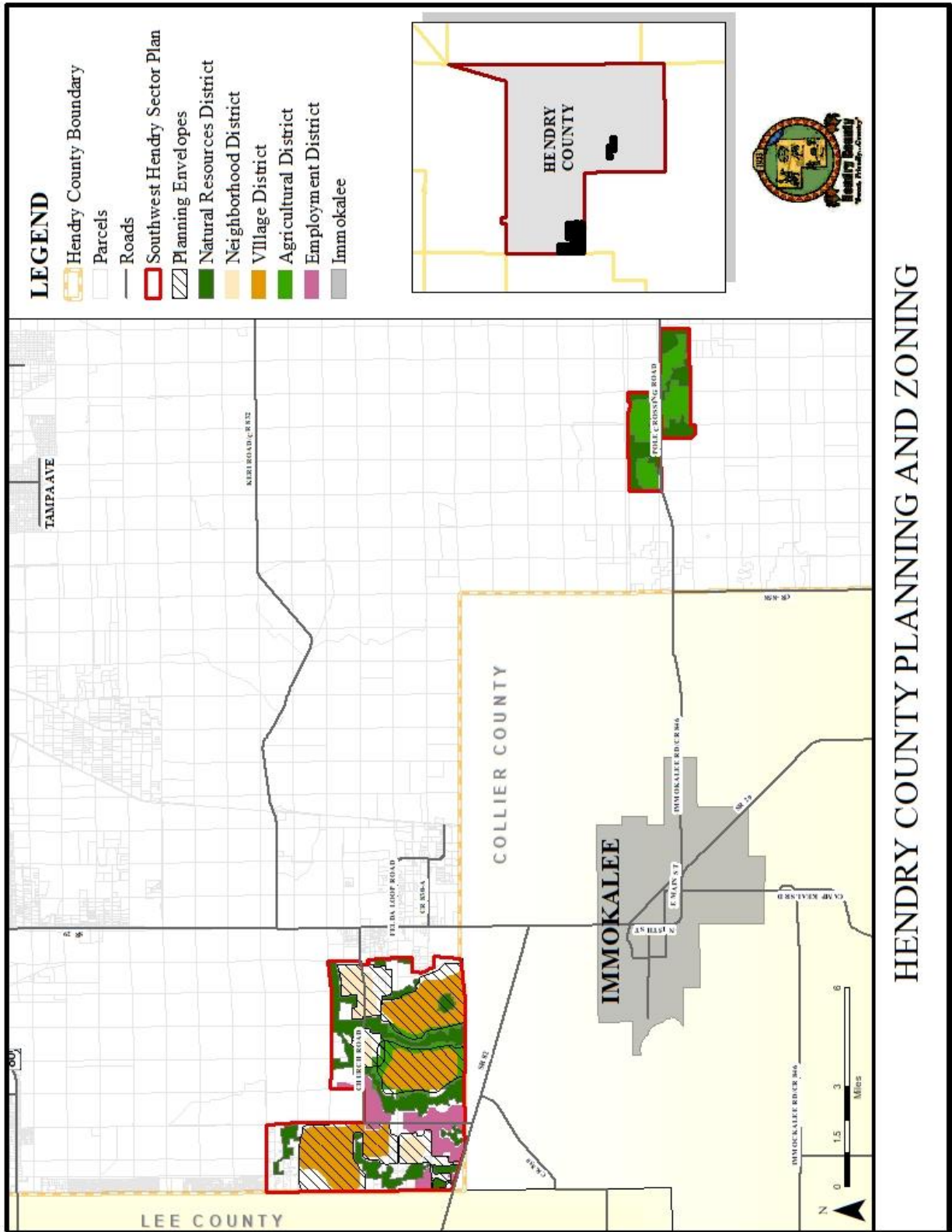


Felda Overlay & Felda Estates with Future Land Use Map

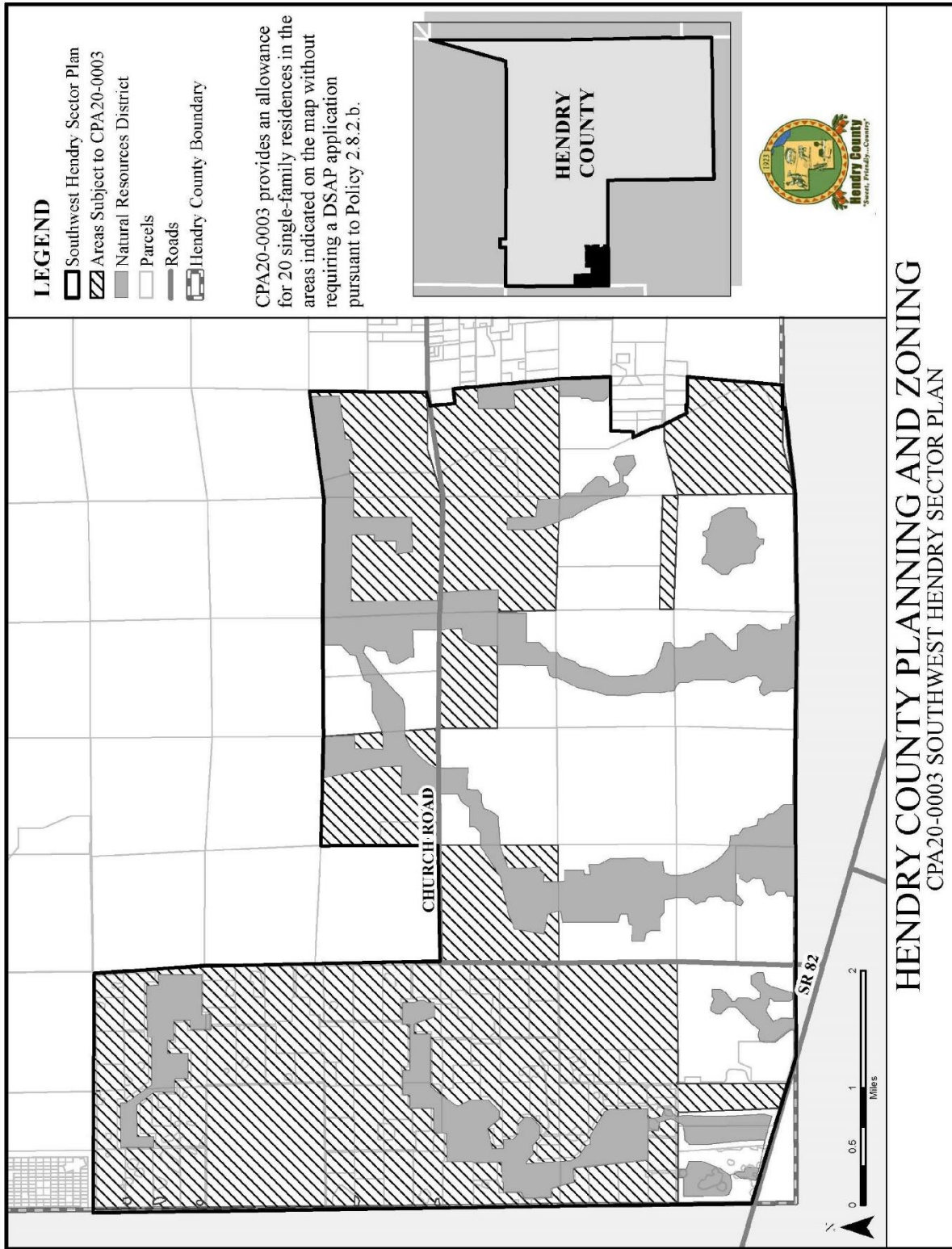


HENDRY COUNTY PLANNING AND ZONING

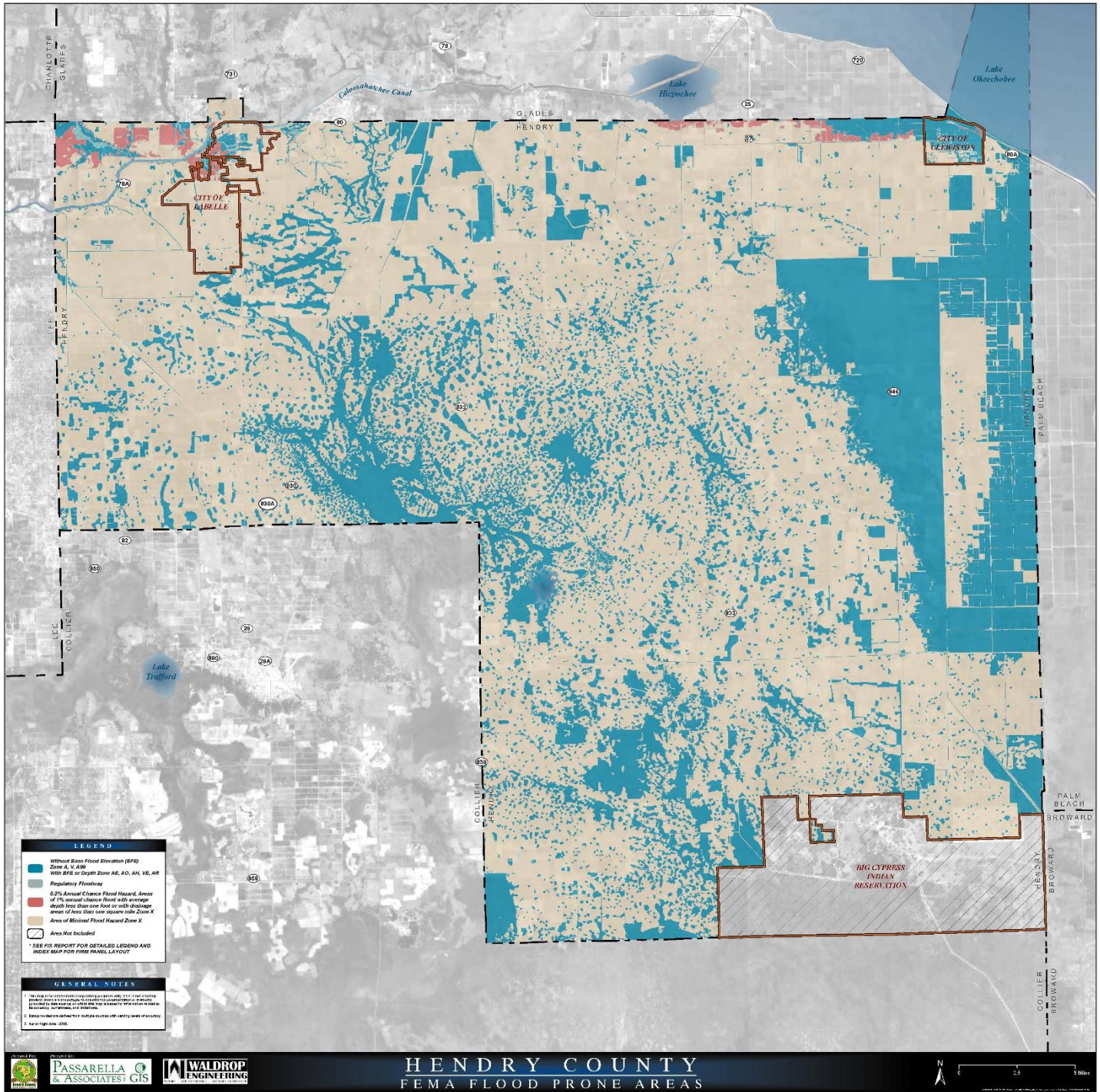
Western Oxbow Mixed Use District



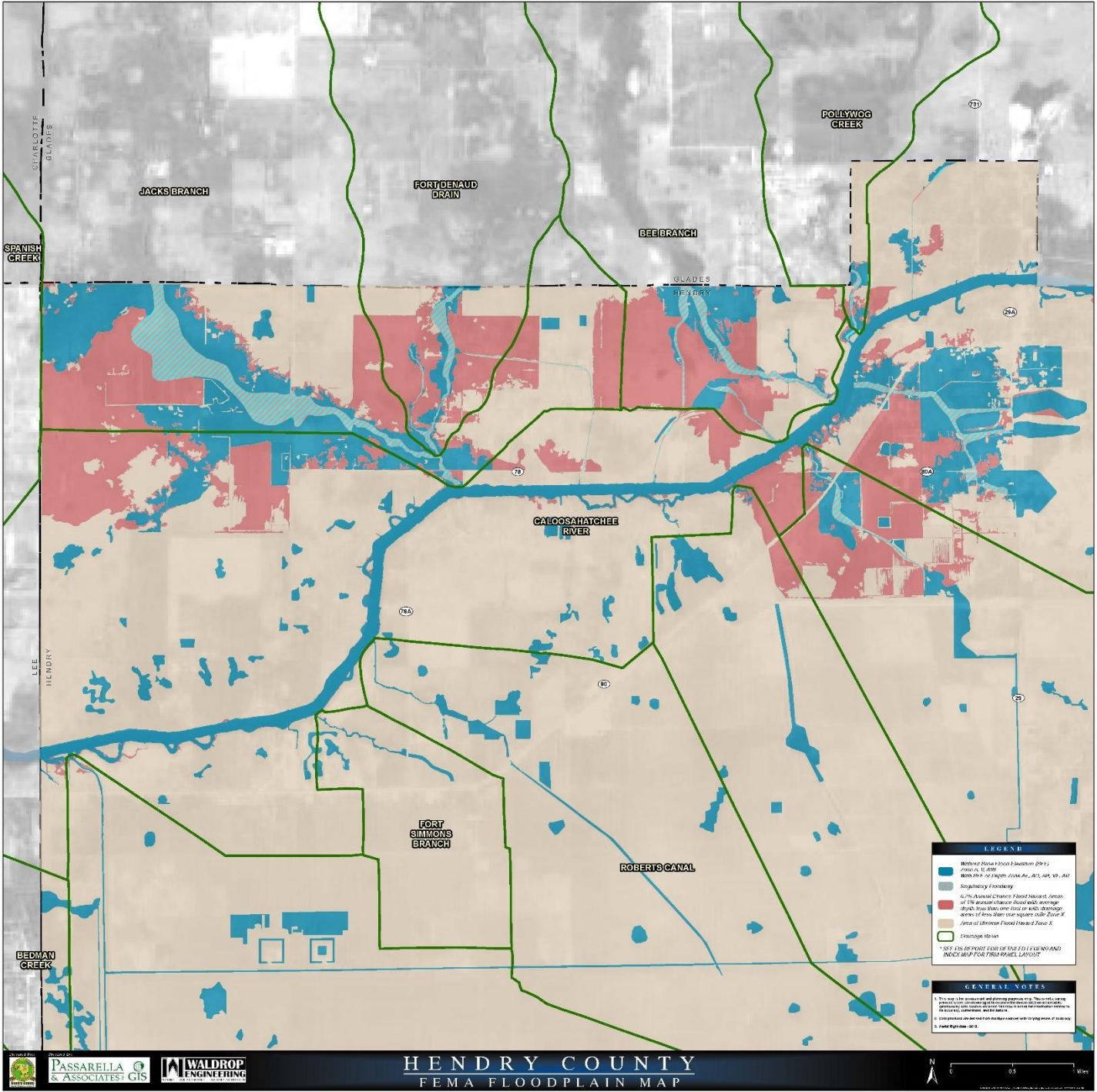
Long Term Master Plan for the SWHSP



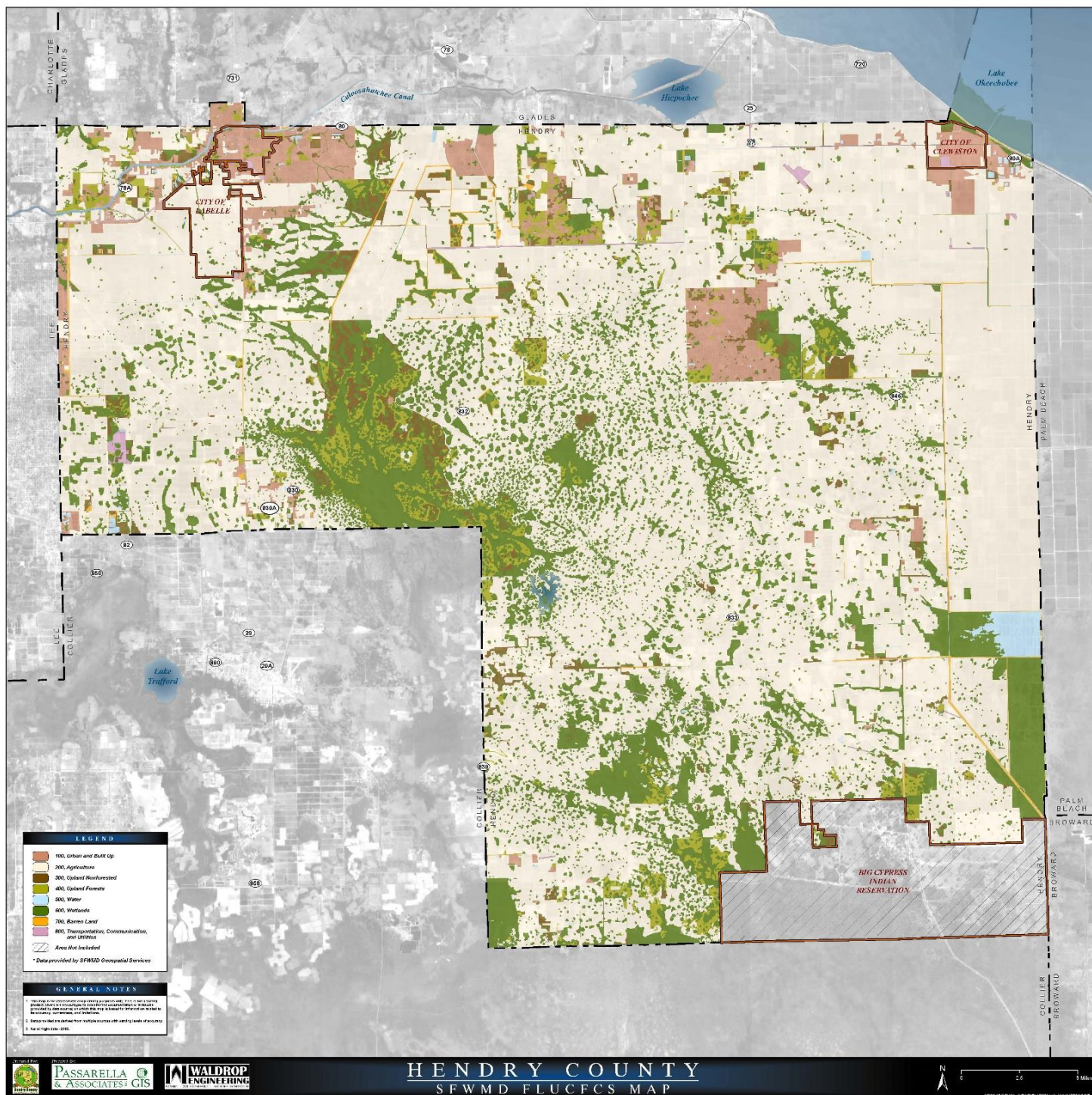
CPA20-0003 Southwest Hendry Sector Plan



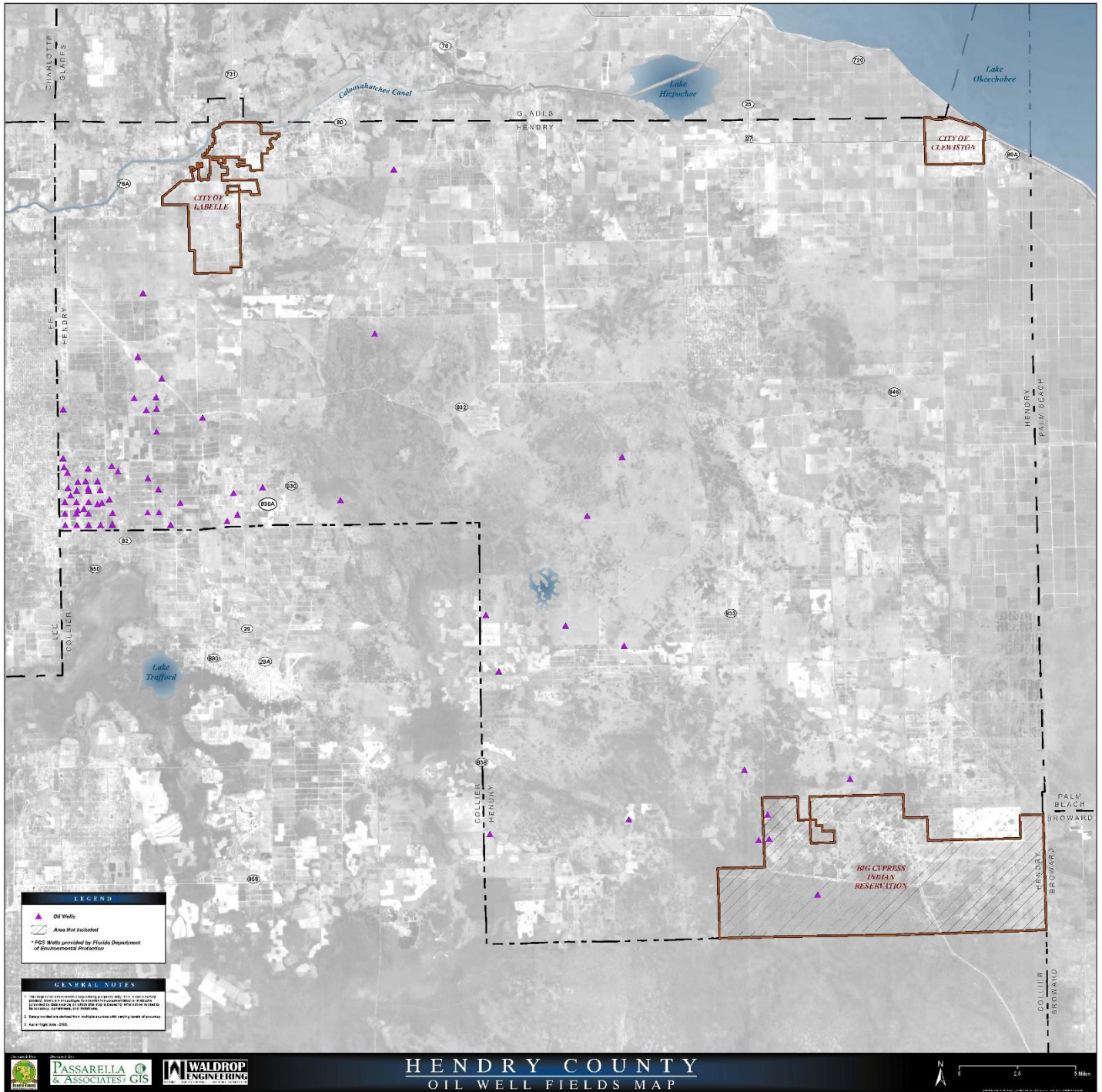
FEMA Flood Prone Areas



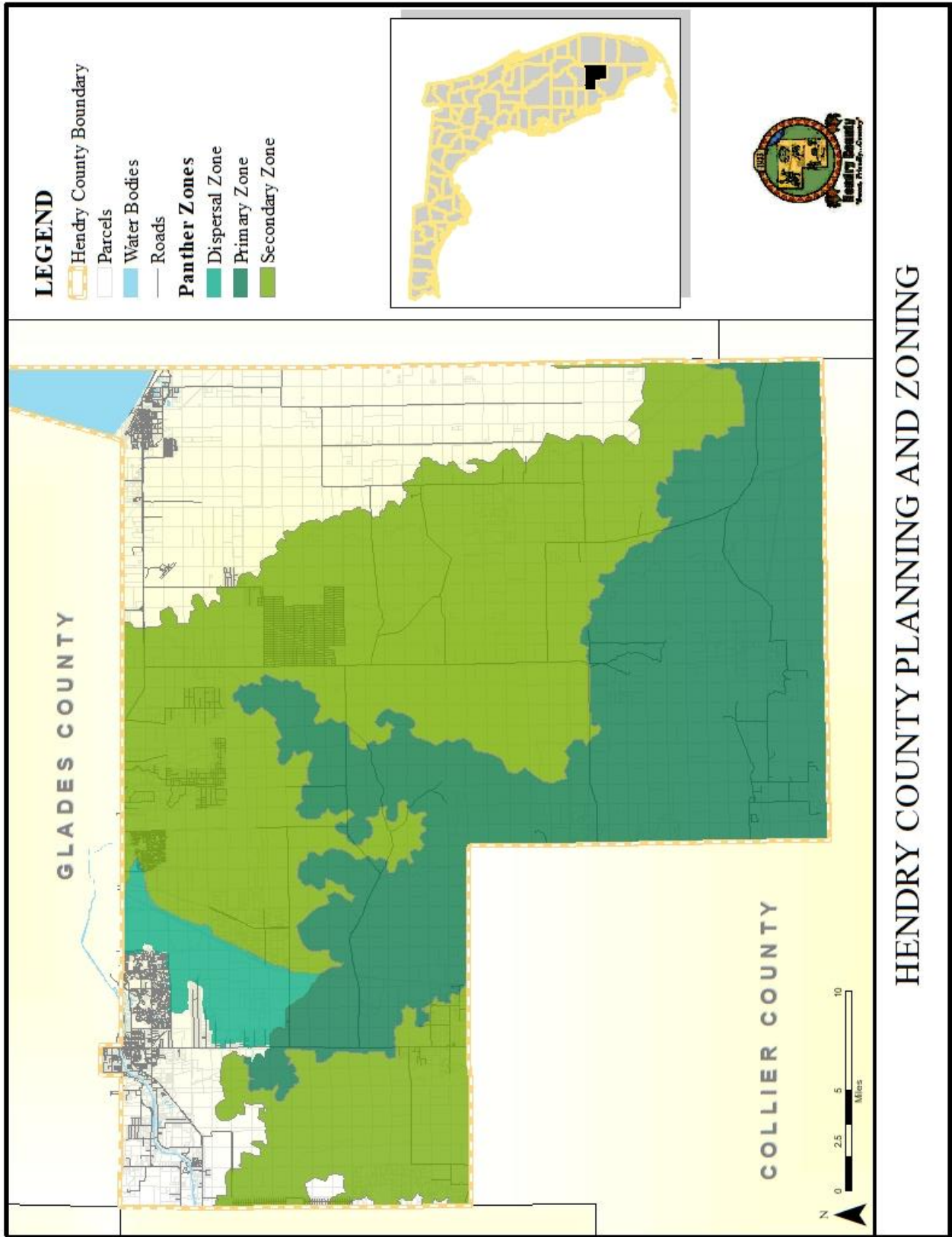
FEMA Floodplain Map



Land Cover Map

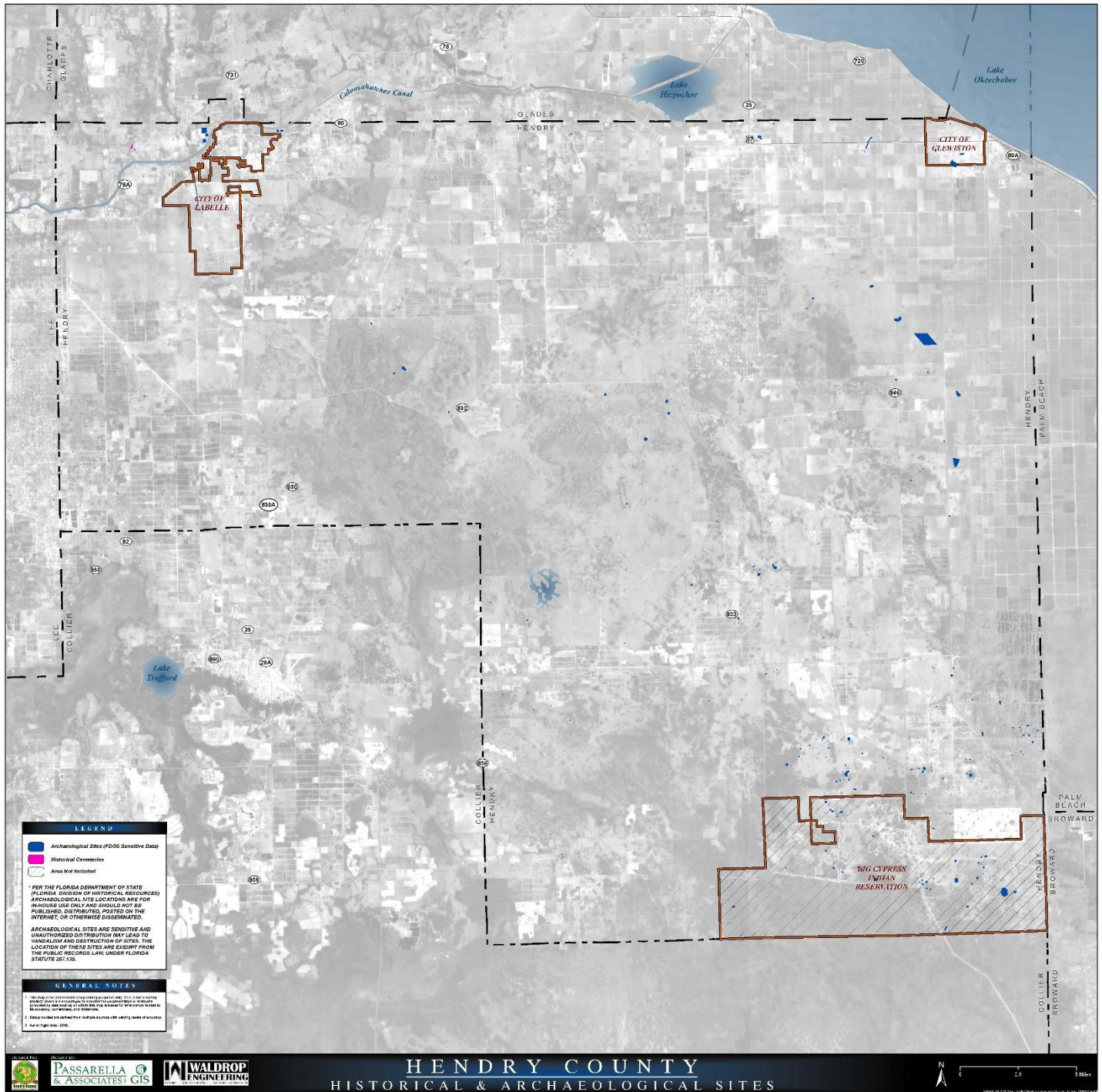


Oil Well Fields and Cones of Influence

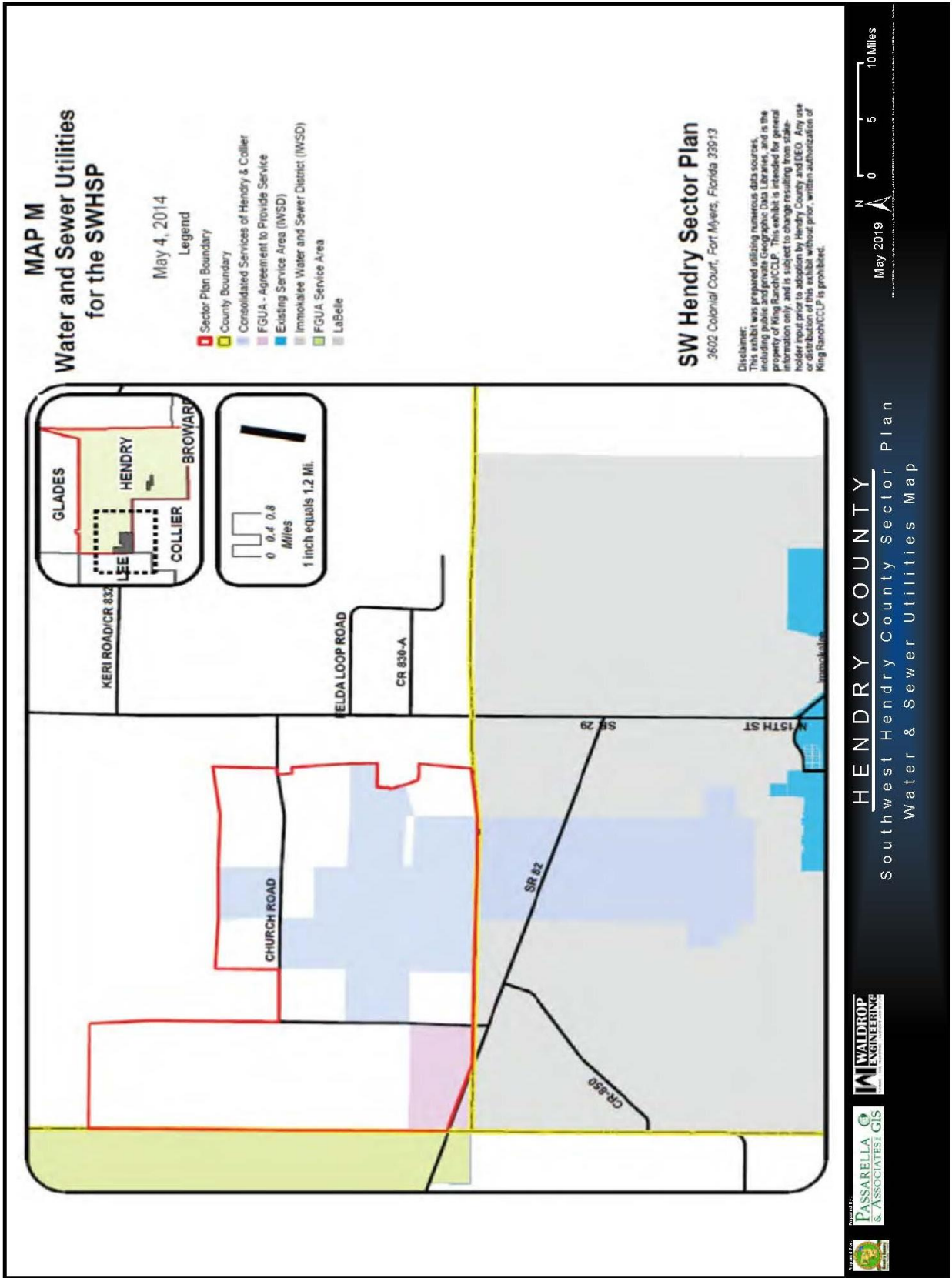


HENDRY COUNTY PLANNING AND ZONING

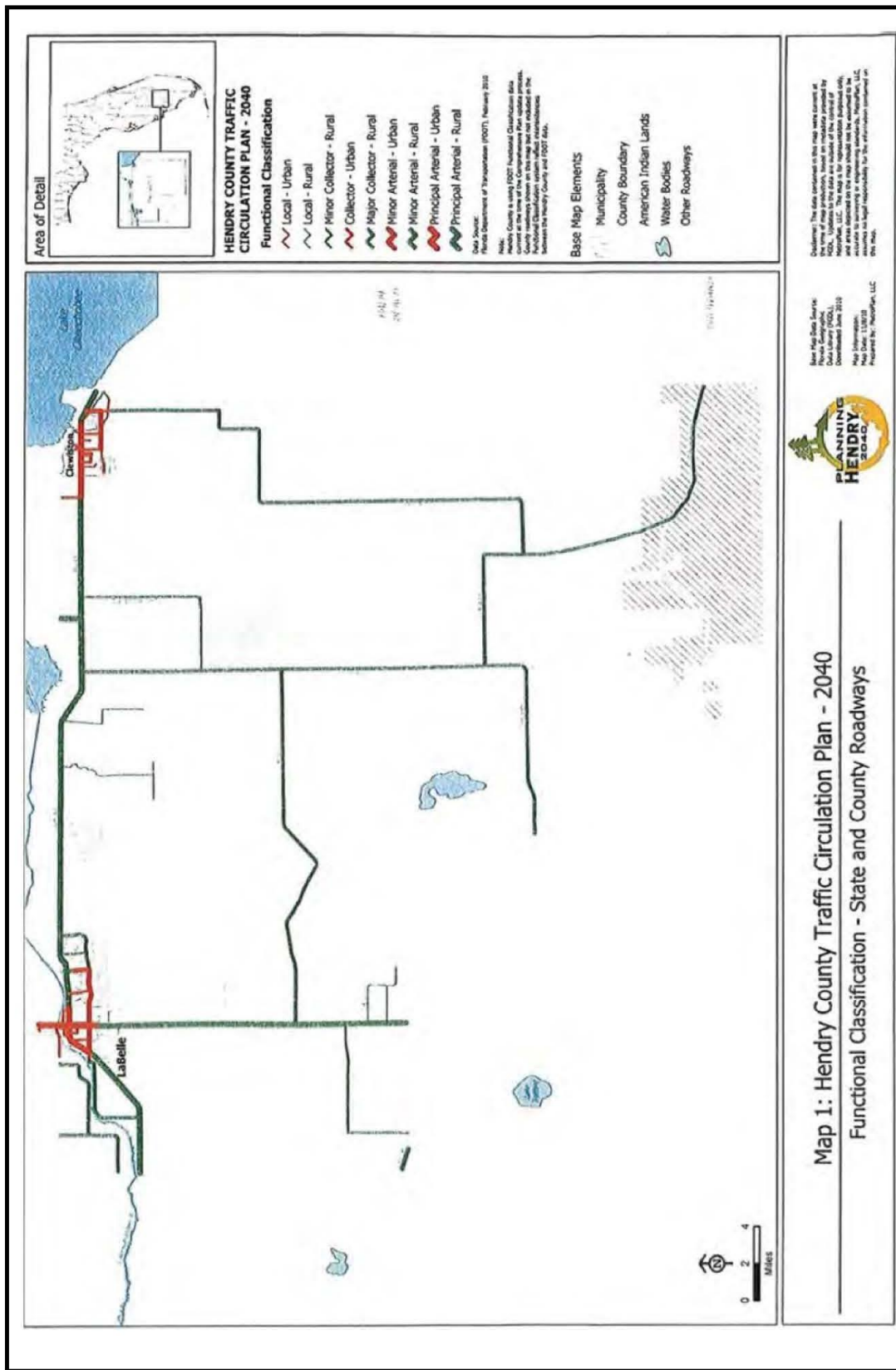
Panther Zones



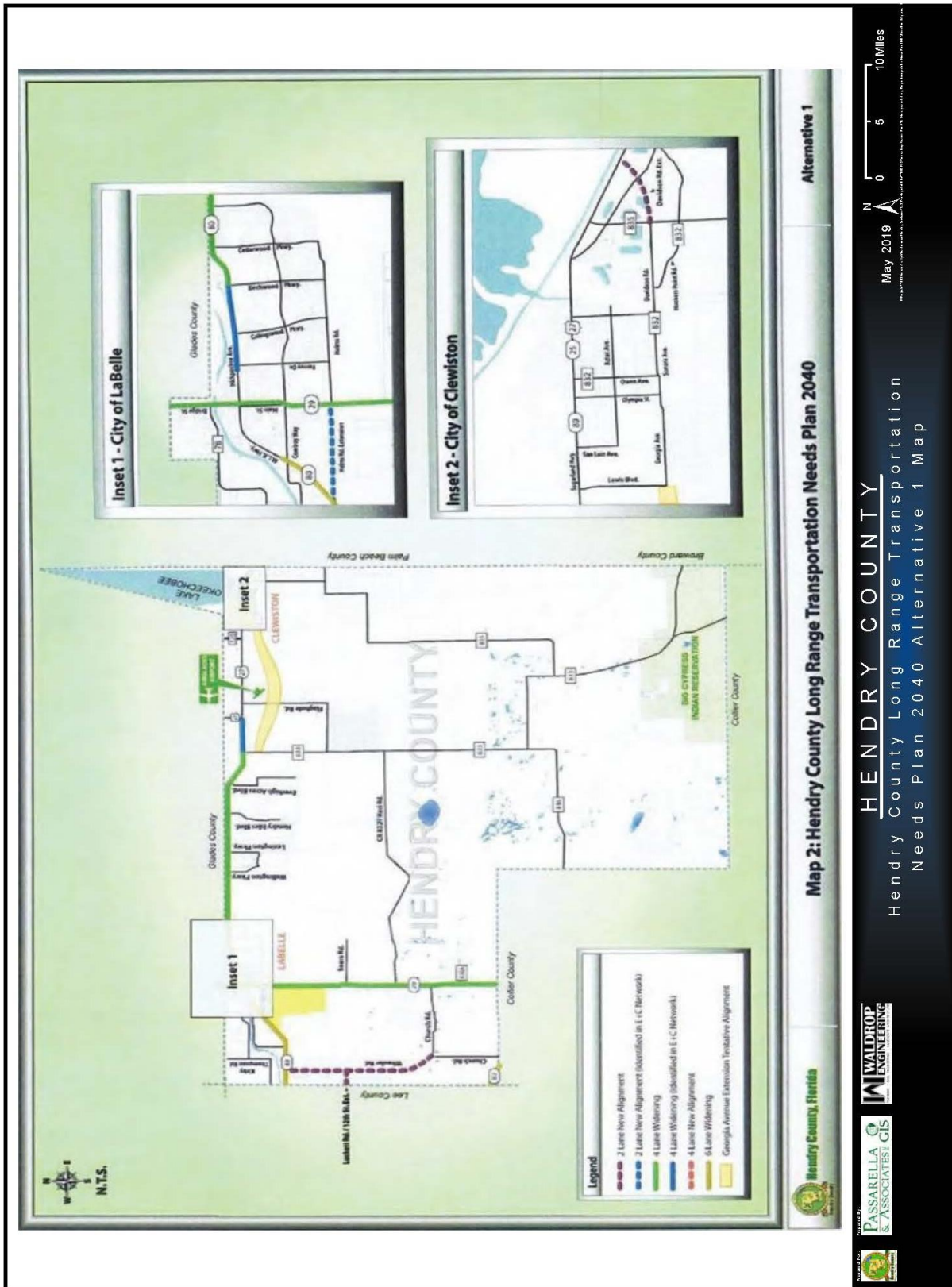
Historical and Archeological Site



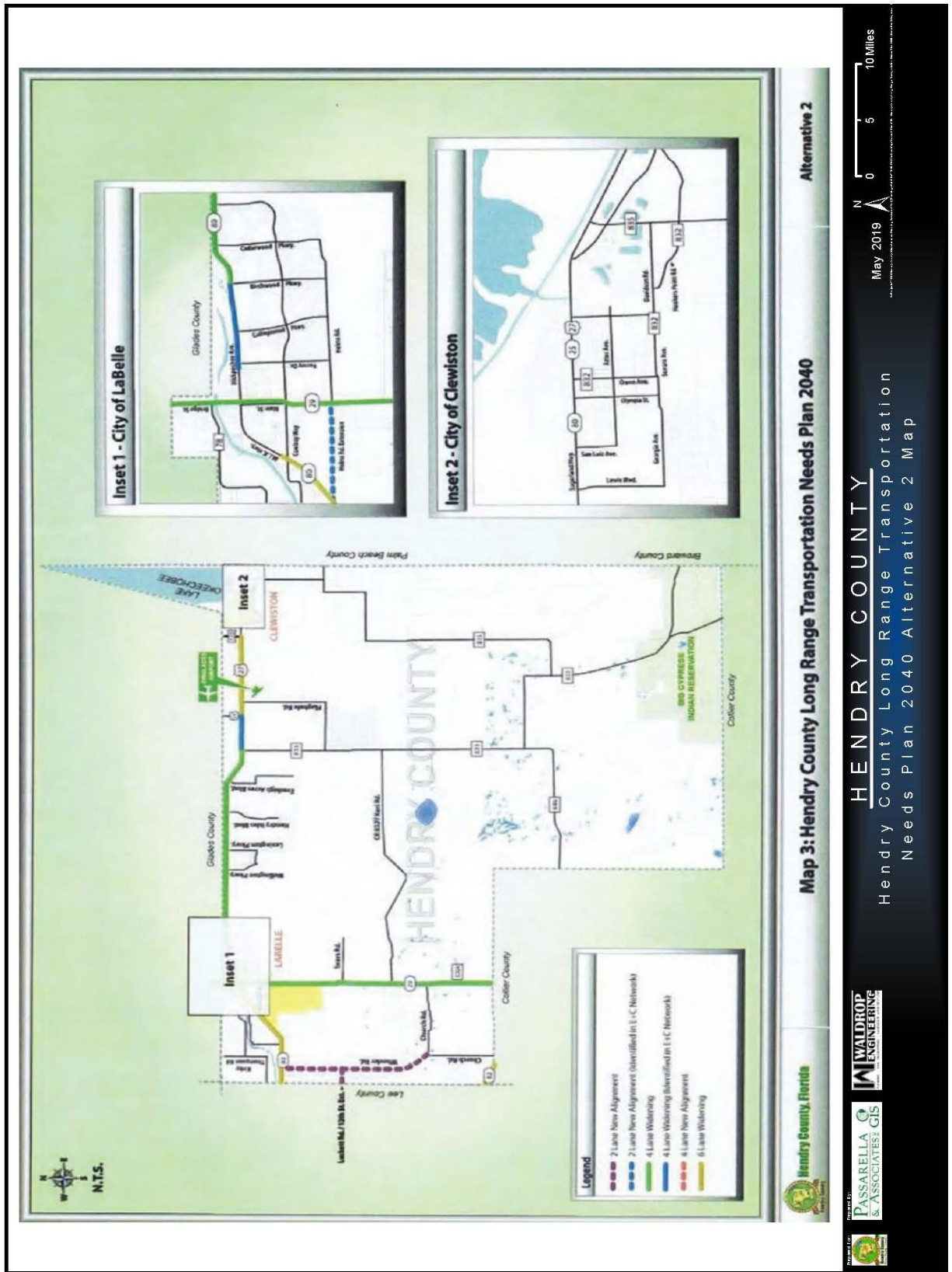
Water and Sewer Utilities for SWHSP



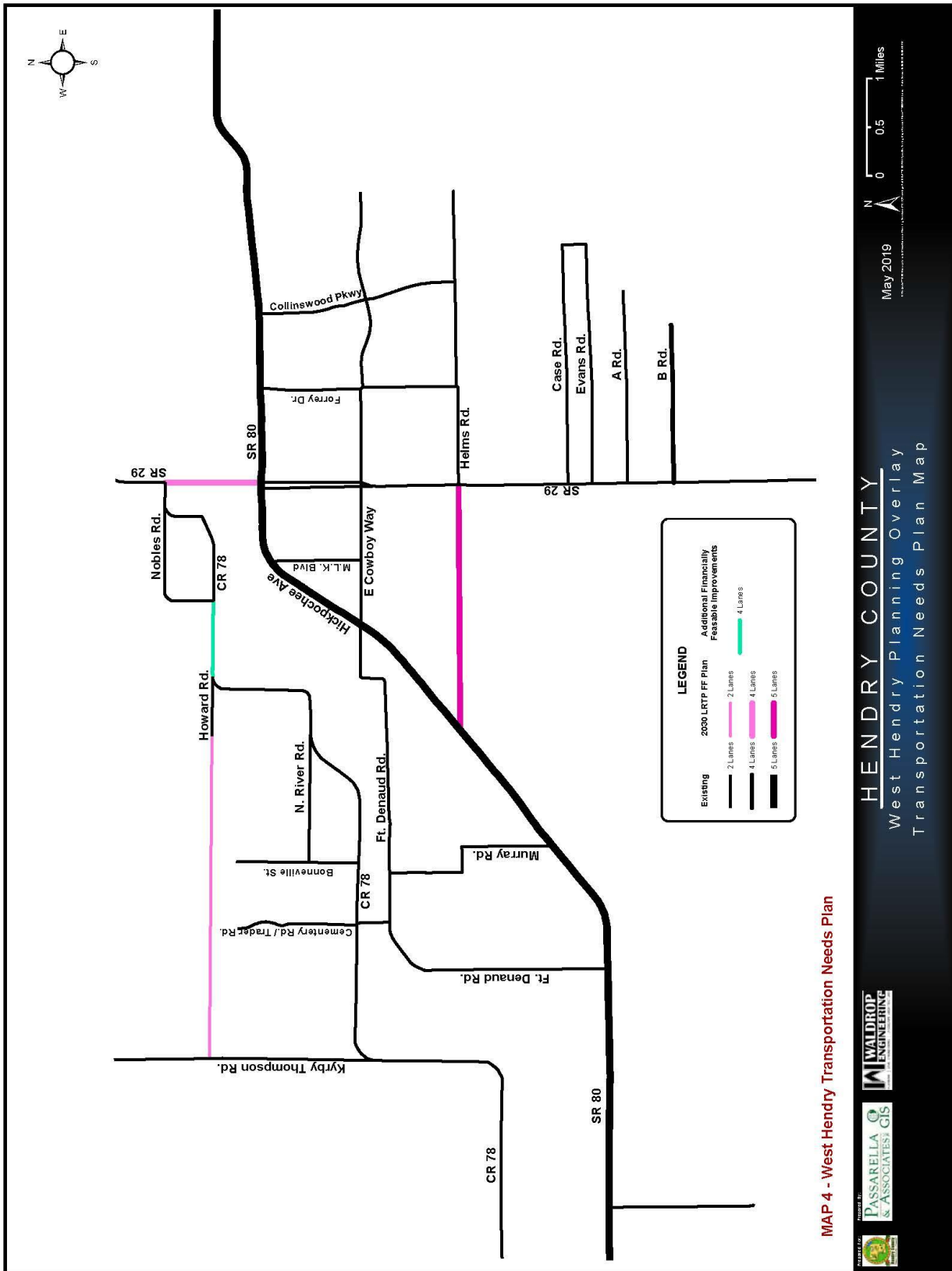
Traffic Circulation Plan: 2040



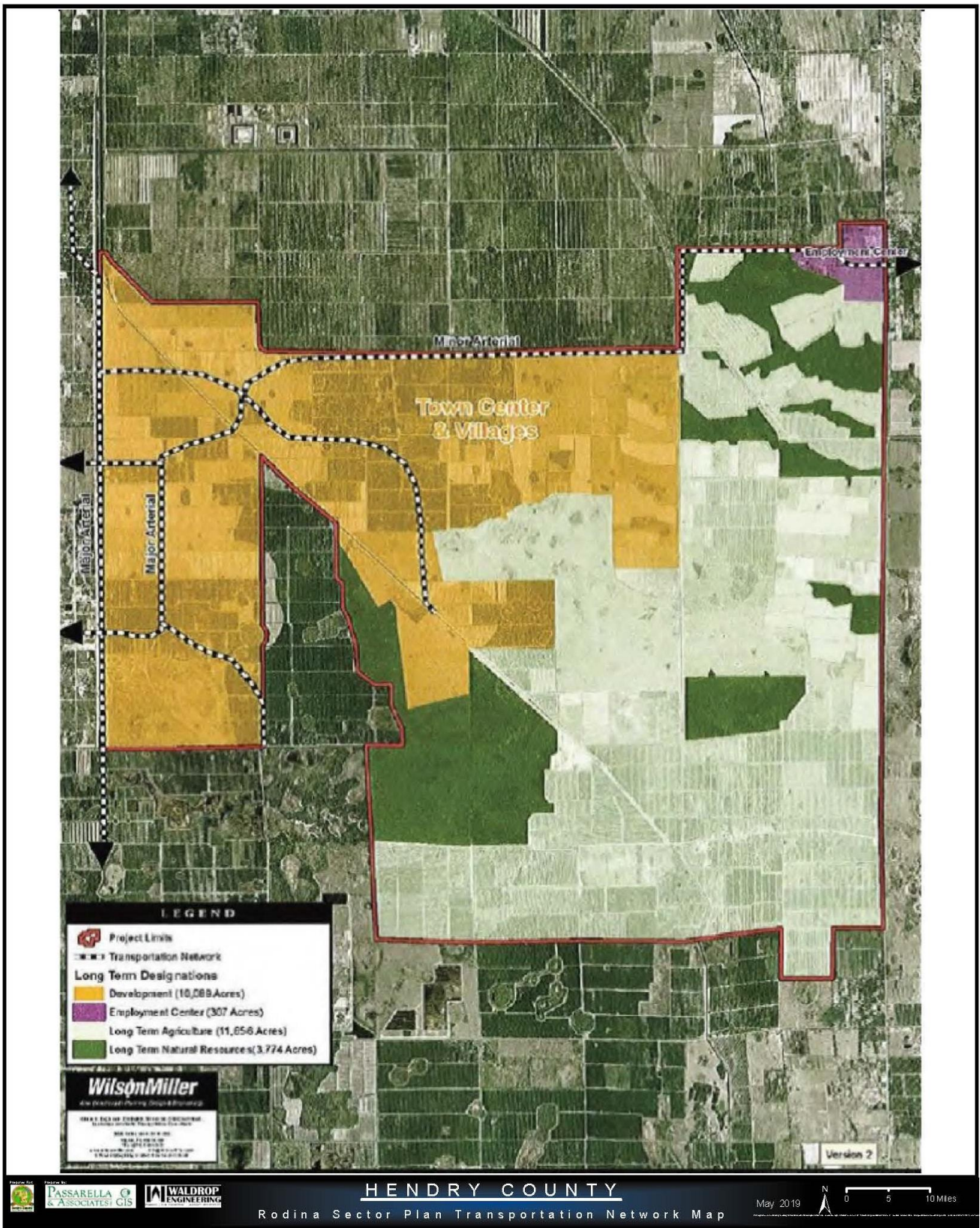
Long Range Transportation Needs Plan 2040: Alternative 1



Long Range Transportation Needs Plan 2040: Alternative 2



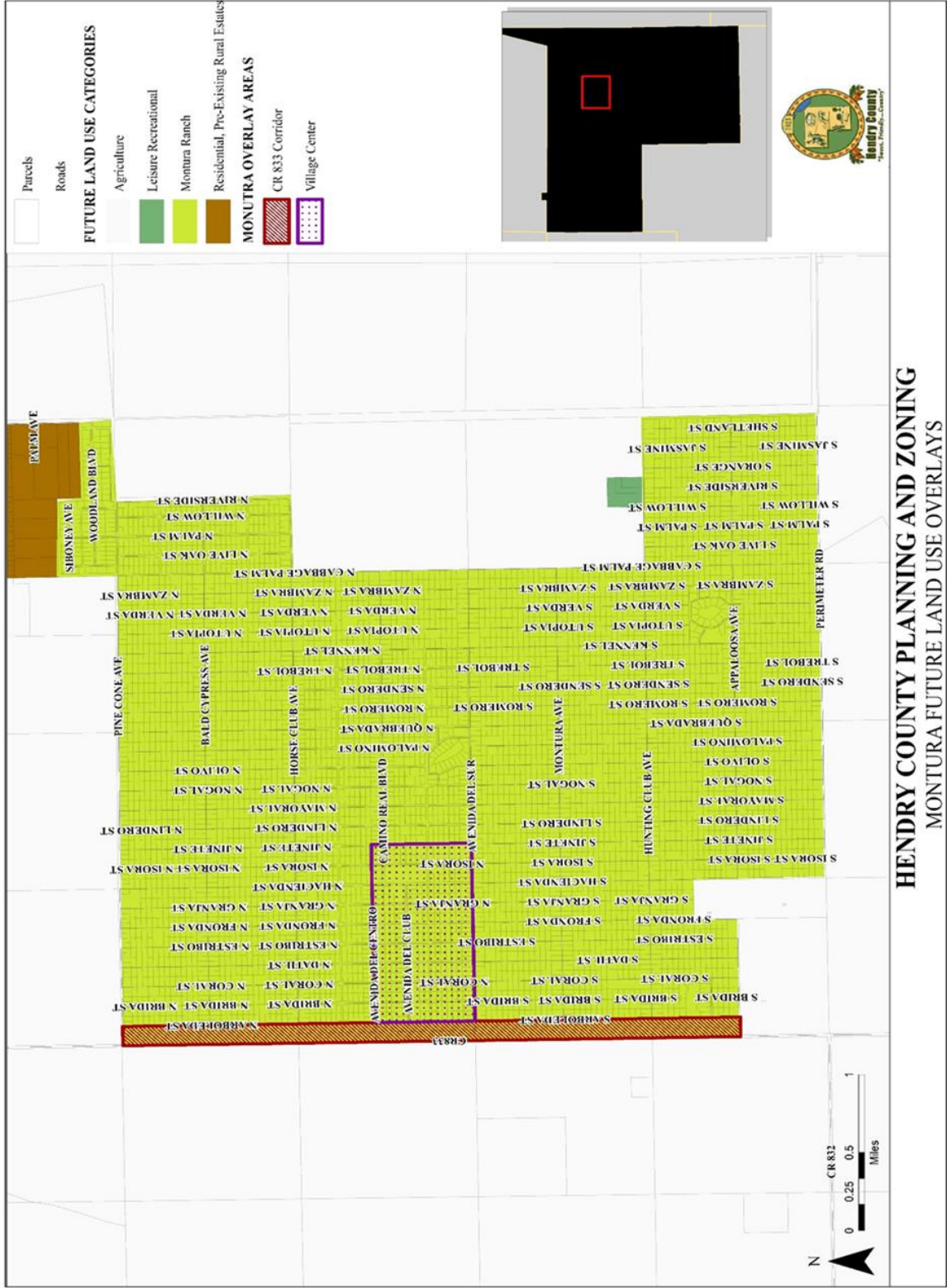
West Hendry Planning Overlay: Transportation Needs Plan



Rodina Sector Plan: Transportation Plan



Southwest Hendry County Sector Plan: Transportation Plan



Montura Future Land Use Overlays