

1 **FUTURE LAND USE ELEMENT**

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3 **GOAL 1:**

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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.**

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

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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.

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

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28 Purpose

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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.

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33 Description/Uses

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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.

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#### 51 Location Standards

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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.

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#### 58 Residential Density

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- 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

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

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#### 74 Infrastructure/Roads

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

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#### 79 Water

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- 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.

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#### 86 Wastewater/Septic Tanks

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- 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.

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93 Open Space

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95 No minimum open space requirement.

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97 Form of Development

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

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101 • Individual large lots.

102 • Clustered developments.

103 • Mixed-use developments.

104 • Planned unit developments.

105

106 **Policy 1.1.1a: Agriculture**

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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**

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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

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

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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.

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128 Location Standards

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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.

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135 Residential Density

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

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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

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- 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

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- 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

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#### 225 Form of Development

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

- 229       • Planned Unit Developments.

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

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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.

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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**

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245 Purpose

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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.

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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.

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267 Residential Density

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

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271 Minimum acreage for Development: 160 acres

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273 Non Residential Intensity

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- 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

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

350

#### 351 Non Residential Intensity

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- 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.

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#### 363 Water

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

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#### 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

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

456 Wastewater/Septic Tanks

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- 458 • Central wastewater system, either public or private.
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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%.

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543

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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**

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554 Purpose

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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

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

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596 Water

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- 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  
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- 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

1369  
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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 Map XX. In addition, Neighborhood Commercial development may be approved at appropriate locations as described below.

1414 All new development, other than single family and two-family residential, shall be accomplished  
1415 through a Planned Unit Development (PUD) zoning or Special Exception.

1416  
1417 Residential Density

- 1418
- 1419 • Single family residential dwelling units at a maximum of one (1) dwelling unit per acre (1  
1420 DU/AC).
  - 1421 • Two-family residential dwelling units at a maximum of two (2) dwelling units per two (2)  
1422 acres (2DU/2AC).
- 1423

1424 Non-Residential Intensity

- 1425 • A floor to area ratio (FAR) of 0.25.
  - 1426 • Minimum of two (2) acres.
- 1427

1428 Open Space

- 1429 • Planned Residential or Mixed-Use Development - 30%
  - 1430 • Non-Residential Uses - 20%
- 1431

1432 Roads

- 1433 • Public arterial, collector, local and private roads.
- 1434

1435 Water

- 1436 • Private wells for residential uses up to two (2) units per two (2) acres (2 DU/2AC).
  - 1437 • Individual wells or centralized system for non-residential uses
- 1438

1439 Wastewater/Septic Tanks

- 1440 • Individual septic system for residential up to two (2) units per two (2) acres (2 DU/2AC).
  - 1441 • Individual septic or centralized system for non-residential uses
- 1442

1443 **Policy 1.1.16.1 CR 833 Corridor Overlay**

1444

1445 The CR 833 Corridor overlay is one of the overlays associated with the Montura Ranch Future Land  
1446 Use Category. This overlay provides guidelines on the type of development that would be appropriate  
1447 for the properties with frontage along the CR 833 Corridor. Development along this corridor should  
1448 incorporate multimodal transportation where applicable and new development should be oriented  
1449 toward the street with required non-residential parking primarily located either to the side or behind  
1450 the principal structure. The CR 833 Corridor Overlay is intended to be the most use-intensive overlay  
1451 of the Montura Ranch Future Land Use Category due to its location along a major roadway. All  
1452 development in this overlay must provide interconnections to adjacent properties to limit driveway  
1453 connections to CR833.

1454

1455 *Purpose:* To develop as a commercial corridor and employment center that provides area residents  
1456 with shopping and services to meet the ongoing, daily needs of the community. This overlay will

1457 permit the most intense level of commercial activity in Montura Ranch Estates providing  
1458 opportunities for Convenience, General and High Intensity Commercial, storage, and warehousing,  
1459 and civic/institutional.

1460  
1461 *Location:* This overlay includes properties with frontage on County Road 833 and east to Arboleda  
1462 Street. The northern border is Bald Cypress Avenue, and the southern border is Hunting Club Road.  
1463 The overlay boundaries are depicted on Map XX. Development in the CR 833 Corridor Overlay area  
1464 shall have access to CR833 and a secondary access to a collector or local road if possible. Properties  
1465 near the boundaries may be considered for development as permitted in this overlay at the discretion  
1466 of the Community Development Director and approved by the Board of County Commissioners  
1467 through the PUD process.

1468  
1469 *Description/Uses:* The uses include the full range of Convenience Commercial, General Commercial,  
1470 Professional Service or Office, High-Intensity Commercial, Storage and Warehousing, and  
1471 Institution. Residential may be permitted if developed as a live-work use (e.g., residential above  
1472 commercial).

1473  
1474 **Policy 1.1.16.2 Village Center Overlay**

1475  
1476 This overlay provides guidelines on the types of development that would be appropriate for properties  
1477 with frontage along the main streets within Montura Ranch Estates. Generally, these are paved  
1478 through-streets.

1479  
1480 *Purpose:* To provide a central location for a range of non-residential activities that meet the local  
1481 daily social, recreational, educational, commercial, and personal service needs of residents of  
1482 Montura Ranch Estates.

1483  
1484 *Location:* The district includes properties that are bordered on the west by Arboleda Street and the  
1485 east to North Jinete Street. The northern border is Avenida Del Centro including the properties with  
1486 frontage on the north side of the road, and the southern border is Avenida Del Sur including the  
1487 properties abutting on the south side of the road. Village Center development shall have access to a  
1488 paved public road. Properties within the Village Center shall be designed to encourage access from  
1489 surrounding residential areas through street, sidewalk or pathway connections and promote the use of  
1490 pedestrian and bicycle modes of transportation. District boundaries are depicted on Map XX.  
1491 Properties near the boundaries may be considered for development as permitted in this overlay at the  
1492 discretion of the Community Development Director and approved by the Board of County  
1493 Commissioners through the PUD process.

1494  
1495 *Description/Uses:* Convenience Commercial and Professional Service or Office activities at a  
1496 neighborhood appropriate scale, such as retail, medical and dental offices, personal services, and  
1497 institution uses. These uses may be accessory, or in addition to, an established residential use. General  
1498 Commercial and High-Intensity Commercial are prohibited.

1499  
1500 **Policy 1.1.16.3 Neighborhood Commercial Development**

1501

1502 This policy provides guidelines on the types of development that would be appropriate for properties  
1503 located at intersections of two paved roads. The uses permitted herein shall be considered through the  
1504 PUD process.

1505  
1506 *Purpose:* To allow key intersections where it would be appropriate to encourage local, small-scale  
1507 convenience commercial and office activities.

1508  
1509 *Description/Uses:* Convenience Commercial activities at a local, small-scale appropriate to exist in a  
1510 predominantly residential area with minimal negative impacts to meet the daily needs of residents.

1511  
1512 *Location Standards:* Neighborhood Commercial development shall be located at the intersection of  
1513 two paved roads and shall have access on both roads.

1514  
1515 **Policy 1.1.16.4 Nonresidential Standards.**

1516  
1517 The following standards shall be addressed through the PUD zoning process:

- 1518 1. Principal buildings shall be located in the front of the property with parking primarily  
1519 located on the side and rear of the building.
- 1520 2. Accessory structures shall be located behind the principal building.
- 1521 3. Outdoor storage shall be fully screened from the road and adjacent residential properties.
- 1522 4. Live-work uses within individual buildings may be permitted (e.g., residential above  
1523 commercial)
- 1524 5. Commercial development shall be located on a minimum of two acres.

1525  
1526  
1527 **GOAL 2: INNOVATIVE PLANNING TECHNIQUES**

1528  
1529 In order to protect water resources, protect the environment and wildlife habitat, build a more  
1530 sustainable tax base, encourage economic development, promote energy efficiency, and to permit job  
1531 creation for the citizens and residents of Hendry County, innovative land use planning techniques  
1532 should be encouraged.

1533  
1534 Hendry County shall continue to identify and determine applicability for Hendry County of  
1535 innovative and flexible planning and development strategies. Once identified, the County shall  
1536 develop new guidelines and standards pertaining to the identified strategies for inclusion by  
1537 amendment to this comprehensive plan and the land development code.

1538  
1539 **OBJECTIVE 2.2: WEST HENDRY PLANNING OVERLAY (WHPO)**

1540  
1541 The WHPO is located in the northwest portion of Hendry County depicted on Future Land Use Map  
1542 1A. The WHPO contains existing flowways and navigable waterways, including the Caloosahatchee  
1543 River, Jack’s Branch, Banana Branch, and Telegraph Swamp.

1544  
1545 The purpose of the WHPO is to encourage a more compact growth pattern. Reducing development  
1546 footprints will encourage and allow for more opportunities to preserve or restore natural areas, allow  
1547 for expanded recreational activities and protect groundwater. The intent of the WHPO is to integrate  
1548 residential and non-residential uses to create viable and sustainable communities that protect and  
1549 enhance the natural features that make this area of Hendry County unique. This will be achieved by

1550 allowing for a variety of housing types in a mixed use community that strives to integrate open space  
1551 including protection and/or restoration of flowways, navigable waterways and upland corridors. The  
1552 Objective is to promote a pattern of development so that residential density and non-residential  
1553 intensity are located in appropriate areas where utilities and public services can be provided and so  
1554 that the new development can provide additional recreational opportunities.  
1555

1556 The WHPO creates incentives through increased densities and intensities of residential and  
1557 nonresidential uses to implement smart growth techniques, environmental preservation and  
1558 restoration, and recreation through improved connectivity and access to natural features.  
1559

1560 All future development seeking an increase in density and intensity shall be required to obtain a  
1561 Planned Unit Development rezone and shall be consistent with one of three categories including Rural  
1562 Town Center, River Medium Density, and River Low Density. The Rural Town Center and River  
1563 Medium Density categories allow for and encourage a mixture of residential and commercial uses,  
1564 the difference being in the size and scale of the mixed-use areas projected for each category.  
1565 The landowner has the option of not developing pursuant to the West Hendry Planning Overlay and  
1566 opting to develop in accordance with the underlying existing future land use category.  
1567

1568 **Policy 2.2.1: Rural Town Center**

1569 The Rural Town Center properties shall be located at the intersection of two  
1570 public roads that can accommodate the traffic and access for the proposed  
1571 development while meeting concurrency requirements. The intent of this  
1572 category is to create a mixed-use area where higher density development will  
1573 enhance the viability of neighborhood levels of commercial development and  
1574 efficiency in the provision of services.  
1575

1576 Residential, commercial, quasi-public, public and recreational uses are allowed  
1577 in this category, and may be integrated vertically or horizontally. The Rural  
1578 Town Center category is intended to provide for a mix of residential unit types  
1579 and housing options including, but not limited to, multi-family and single-  
1580 family units.  
1581

1582 **Policy 2.2.1.a:** Properties within this land-use category are allowed a maximum of five (5)  
1583 dwelling units per gross acre, and must develop at a minimum density of two-  
1584 and-one-half (2.5) dwelling units per gross acre.  
1585

1586 **Policy 2.2.1.b:** Properties within the commercial node, should, to the extent feasible, contain a  
1587 mix of uses including but not limited to residential, neighborhood-scale retail,  
1588 office, recreation, civic, school, day care, places of assembly, and medical uses.  
1589 A commercial node should be designed to include an interconnected street and  
1590 pedestrian access network. Single-use, single-tenant, retail buildings are limited  
1591 in size to a maximum of 40,000 square feet of floor area. Development must be  
1592 designed to be pedestrian-oriented. Commercial development must be part of a  
1593 mixed-use plan of development where residential uses are located in close  
1594 proximity to the commercial areas and designed to facilitate pedestrian  
1595 movement.  
1596

1597 **Policy 2.2.1.c:** Development within the Rural Town Center category must provide for a  
1598 minimum of 30% common open space. Water management areas may count  
1599 toward 25% of the required common open space when designed as passive park  
1600 or pathway. Common open space may also include more structured community  
1601 gathering spaces such as plazas, squares or courtyards.  
1602

1603 **Policy 2.2.2:** **River Medium Density**  
1604 The River Medium Density land use category shall incorporate, where  
1605 applicable, opportunities for innovative waterfront development, recreational  
1606 connections via restoration and or preservation of flowways, navigable  
1607 waterways, and uplands, and protection of natural systems that can provide a  
1608 public benefit of improved water quality or natural resource management. This  
1609 category allows for development of residential, commercial (within a Village  
1610 Center), public, quasi-public and recreational uses. Residential development in  
1611 this land use category may develop up to three (3) dwelling units per gross acre.  
1612 A mixture of housing types is encouraged.  
1613

1614 **Policy 2.2.2a:** The development of a Recreational Vehicle Park and related uses will be  
1615 allowed within the Banana Branch Development as defined in the legal  
1616 description as follows:  
1617 A tract or parcel of land lying in Section 22 and 27, Township 43 South, Range  
1618 28 East, Hendry County, Florida, said tract or parcel of land being more  
1619 particularly described as follows:  
1620 Beginning at the Southeast corner of said Section 22 run S00°35'53"E along the  
1621 East line of the Southeast Quarter (SE 1/4) of said Section 27 for 601.75 feet to  
1622 an intersection with the Northwesterly right of way line of State Road 80  
1623 (F.D.O.T. right of way Section No. 07010-2527), being 208 feet Northwesterly  
1624 as measured perpendicular to the survey base line thereof; thence run along  
1625 said Northwesterly and Northerly right of way line of State Road 80 the  
1626 following nine (9) courses: S50°19'00"W parallel with said survey base line for  
1627 1,523.19 feet; S39°41'00"E for 19.00 feet to a point being 189 feet  
1628 Northwesterly as measured perpendicular to said survey base line;  
1629 S50°19'00"W parallel with said survey base line for 377.96 feet to a point of  
1630 curvature; Southwesterly along an arc of a curve to the right of radius 2,754.87  
1631 feet (delta 34°20'18") (chord bearing S67°29'09"W) (chord 1,626.44 feet) for  
1632 1,651.04 feet; N05°20'42"W along a radial line for 19.00 feet to a point on a  
1633 radial curve; Westerly along an arc of a curve to the right of radius 2,735.87  
1634 feet (delta 04°07'29") (chord bearing S86°43'02"W) (chord 196.91 feet) for  
1635 196.95 feet to a point of tangency being 208 feet Northerly as measured  
1636 perpendicular to the survey base line thereof; S88°46'47"W parallel with said  
1637 survey base line for 93.78 feet; N01°13'13"W for 11.00 feet to a point being  
1638 219 feet Northerly as measured perpendicular to said survey base line and  
1639 S88°46'47"W parallel with said survey base line for 114.60 feet; thence run N1  
1640 4°07'26"W for 217.38 feet; thence run N61°35'26"W for 447.90 feet; thence  
1641 run N53°52'26"W for 642.00 feet; thence run N54°42'26"W for 440.80 feet;  
1642 thence run N79°47'26"W for 561.76 feet to an intersection with the East right  
1643 of way line of County Road 78A (F.D.O.T. right of way Section No. 07590-

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

1675  
1676 Containing 426.69 acres, more or less.

1677  
1678 Bearing herein above mentioned are State Plane for the Florida East  
1679 (1983/NSRS 2007) and are based on the East line of the Southeast Quarter (SE  
1680 1/4) of Section 22 to bear S00°46'14"E.

1681  
1682 The Recreational Vehicle Park must be part of a River Medium Density mixed  
1683 use development that includes at a minimum residential and commercial uses  
1684 and may accommodate up to five (5) recreational vehicle units per gross area.

1685  
1686 **Policy 2.2.2.b: Village Center**  
1687 Village Centers are intended for nonresidential uses in the River Medium  
1688 Density category. Uses are limited to low intensity uses that provide for the daily  
1689 needs of nearby residents or provide waterfront destination points along the  
1690 Caloosahatchee River. Uses may include but are not limited to personal services,

1691 tackle shops, convenience stores, restaurants, coffee shops or bakeries are  
1692 appropriate in this category. These small commercial centers shall be designed  
1693 to encourage access from surrounding residential areas through street, pathway  
1694 or waterway connections and promote the use of pedestrian, bicycle and  
1695 watercraft modes of transportation. Village Centers must be designed as  
1696 integrated components of a development, and shall be limited to three (3) acres  
1697 in area, and a maximum of 15,000 square feet of commercial development.  
1698

1699 **Policy 2.2.2.c:** Development within the River Medium Density land use category must provide  
1700 a minimum of 40% common open space. Water management areas may count  
1701 toward 25% of the required common open space when designed as passive or  
1702 active parks, trails, natural preserve areas, and other commonly owned or  
1703 maintained areas of pervious surface. The open space areas shall encourage open  
1704 space/recreational trail systems that may consist of restored flowways, navigable  
1705 waterway or upland habitat systems throughout the WHPO. In addition, River  
1706 Medium Density developments shall provide neighborhood or mini parks to  
1707 offset the active recreational needs of their residents.  
1708

1709 **Policy 2.2.3:** **River Low Density**  
1710 The River Low Density category can be characterized as rural, large residential  
1711 lot development areas within the WHPO. Development in this category shall be  
1712 limited to single-family residential development. The density range for  
1713 development in this category is one (1) dwelling unit per five (5) acres to one (1)  
1714 dwelling unit per one (1) acre, but may be increased to one (1) unit per gross acre  
1715 through  
1716

1717 **Policy 2.2.3.a:** Development within the River Low Density category must be clustered to  
1718 provide a minimum of 50% common open space. Similar to the River Medium  
1719 Density category, common open space shall include commonly maintained water  
1720 management lakes (not more than 25% of open space requirement), passive  
1721 parks, trails, natural preserve areas, and other commonly owned or maintained  
1722 areas of pervious surface. In addition, private open space on lots greater than  
1723 10,000 square feet may count toward 10% of this open space requirement.  
1724 Planned Unit Developments shall provide neighborhood or mini-parks to offset  
1725 the active recreational needs of their residents.  
1726

1727 **Policy 2.2.4:** During the Planned Unit Development review process, interconnected flowways,  
1728 navigable waterways and/or upland corridors shall be identified to protect water  
1729 quality and maintain natural water regimes and to protect listed animal and plant  
1730 species and their habitats, where applicable. Flowways, navigable waterways or  
1731 upland habitat corridors proposed for preservation shall require a conservation  
1732 easement to be recorded at the time of site development plan approval. No uses  
1733 other than passive recreational trails, educational signage, and similar uses shall  
1734 be permitted within preservation areas.  
1735

1736 **Policy 2.2.4.a:** Proposed crossings of flowways or navigable waterways shall include  
1737 appropriately sized culverts or bridges to maintain surface water flows and

1738 wildlife underpasses, where appropriate.

1739

1740 **Policy 2.2.4.b:** Recreational uses may be incorporated into a flowway, navigable waterway or  
1741 upland corridor. Uses shall not include any activities that are detrimental to  
1742 drainage, flood control, water conservation, erosion control or fish and wildlife  
1743 habitat conservation and preservation.

1744

1745 **Form of Development**

1746

1747 **Policy 2.2.5:** The road system within the WHPO shall be designed as an interconnected  
1748 network aimed at promoting connectivity between individual developments and  
1749 communities, with streets and pathways designed to encourage walking and  
1750 bicycling thereby reducing the number and length of automobile trips.

1751

1752 **Policy 2.2.5.a:** In order to create an interconnected and integrated community within the  
1753 WHPO, all new development within a River Town Center and River Medium  
1754 Density must provide separate bicycle paths and pedestrian trails from within the  
1755 development to external bicycle paths and/or trails. The intent is to create an  
1756 interconnected bicycle and pedestrian pathway system in the West Hendry  
1757 Planning Overlay that links each new community to destination areas such as  
1758 public greenways, parks, conservation lands, schools, and commercial areas, and  
1759 to create a sense of greater community integration.

1760

1761 **Policy 2.2.5.b:** Internal interconnections between complementary uses shall be required,  
1762 including access and circulation among parking lots and pedestrian paths.

1763

1764 **Policy 2.2.5.c:** The following design standards shall be promoted through the Planned Unit  
1765 Development zoning process:

1766

- 1767 1. The ability to mix uses within individual buildings and sites (e.g. residential  
1768 above retail or office space).
- 1769 2. The provision of civic spaces, such as green spaces, community centers or  
1770 central plaza features within mixed-use areas.
- 1771 3. A design framework for mixed-use areas to create a pedestrian friendly,  
1772 human scale environment, through objective, measurable criteria including  
1773 size, scale, proportion, and materials. Flexibility in design will allow for  
1774 choice and variety in architectural style.
- 1775 4. All outdoor lighting shall comply with the International Dark Sky  
1776 Association/Illuminating Engineering Society outdoor lighting guidelines.
- 1777 5. Commercial and common area landscaping shall comply with the Crime  
1778 Prevention through Environmental Design (CPTED) guidelines.

1779 **Infrastructure**

1780

1781 **Policy 2.2.6:** To ensure that adequate funding sources are available for the provision of  
1782 infrastructure, improvements will be funded through a variety of mechanisms  
1783 that may include, but not limited to, the private sector, governmental and/or  
1784 quasi-governmental entities, Community Development Districts (CDDs),

1785 Municipal Services Taxing Units (MSTU's), Municipal Services Benefit Units  
1786 (MSBUs), rebate agreements, grants, and impact fees.  
1787  
1788 **Policy 2.2.6.a:** The Hendry County Capital Improvements Schedule and Element shall be  
1789 amended, as needed, to reflect the party responsible, and the improvements  
1790 necessary for providing centralized public water, irrigation, wastewater,  
1791 associated distribution/transmission lines and reuse facilities to serve  
1792 development within the West Hendry Planning Overlay area. Package  
1793 wastewater treatment plants and package water supply plants may be utilized if  
1794 built to accommodate future connections to a central system or to allow  
1795 expansion to accommodate additional development.  
1796  
1797 **Policy 2.2.7:** The construction of water transmission mains and sanitary sewer mains along  
1798 State Road 80 and County Road 78 will be funded by the private sector,  
1799 governmental, and/or quasi-governmental entities in accordance with Policy  
1800 2.2.6. Rebatable agreements may be used to facilitate utility extensions.  
1801  
1802 **Policy 2.2.8:** Rezoning of property consistent with the West Hendry Planning Overlay shall  
1803 not be granted until the provision of utility service can be demonstrated. The  
1804 Hendry County concurrency management program will ensure the provision of  
1805 acceptable levels of utilities, however, if there are water conservation techniques  
1806 that would result in a lower demand, these may be considered provided an  
1807 analysis is conducted and the results show a lower demand can be supported.  
1808  
1809 **Policy 2.2.9:** Future water supplies will be consistent with the current SFWMD Lower West  
1810 Coast Water Supply Plan.  
1811  
1812 **Policy 2.2.9.a:** WHPO Potable Water Supply. Groundwater from the upper Floridan aquifer or  
1813 other sources of groundwater, provided they meet permitting criteria through the  
1814 SFWMD, will be used as a source of raw water.  
1815  
1816 **Policy 2.2.9.b:** WHPO Irrigation Water Supply: Irrigation water for development utilizing the  
1817 increased density permitted by the Overlay will consist of a blend of treated  
1818 wastewater and groundwater from the upper Floridan aquifer once adequate  
1819 quantities of reuse water become available. Traditional fresh groundwater  
1820 sources may also be considered for irrigation water supply, provided use of such  
1821 will meet SFWMD consumptive use permitting criteria.  
1822  
1823 **Policy 2.2.10:** Development in accordance with the WHPO, with the exception of River Low  
1824 Density developments, will be required to accept reuse water when a supply of  
1825 reuse water is available that will meet all or a significant portion of the irrigation  
1826 needs of the proposed development.  
1827  
1828 **Policy 2.2.11:** Development in the West Hendry Planning Overlay is limited to a total of 7,539  
1829 residential units and 200,000 square feet of commercial floor area without further  
1830 amending the Comprehensive Plan. All development must meet Hendry County  
1831 concurrency requirements at the time of final permit approval, in accordance

1832 with the Hendry County Concurrency requirements.  
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1834 **General Development Guidelines**  
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1836 **Policy 2.2.12:** Wetland areas will be determined through the South Florida Water Management  
1837 District jurisdictional determination process. All regionally significant wetland  
1838 areas must be preserved.  
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1840 **Policy 2.2.13:** All development must preserve indigenous native vegetation at a minimum of  
1841 20%, if it exists.  
1842

1843 **Policy 2.2.14:** Development shall be in accordance with any design requirements for both the  
1844 Caloosahatchee River and the County Road 78 Corridor as may be established  
1845 by Hendry County Land Development Code.  
1846

1847 **Policy 2.2.15:** The West Hendry Planning Overlay shall not include any lands owned by the  
1848 South Florida Water Management District. The Objectives and Policies of the  
1849 West Hendry Planning Overlay shall not interfere or be inconsistent with the  
1850 restoration efforts of the District operations in this area.  
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1852 **OBJECTIVE 2.3:**  
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1854 **Policy 2.3.1: Rodina Sector Plan**

1855 The Rodina Sector Plan (Rodina) meets the requirements of Section 163.3245,  
1856 F.S., and has been approved as a Sector Plan pursuant to an agreement entered  
1857 into on January 25, 2012, with the Department of Economic Opportunity (DEO)  
1858 and Hendry County as authorized in Section 163.3245 (10), F.S. Rodina provides  
1859 a long-term plan for approximately 25,826 acres of Hendry County. The  
1860 property is currently agricultural and is located in west Hendry County lying  
1861 west of State Road 29, south of State Road 80, and generally adjacent to Wheeler  
1862 Estates. The Rodina Sector Plan is composed of the Long-Term Buildout Plan  
1863 (Exhibit 1), the Long-Term Transportation Network (Exhibit 2) and the Rodina  
1864 Sector Plan Policies.  
1865

1866 **Policy 2.3.2: Rodina Mixed-Use Community Requirements**

1867 Rodina is designed as a mixed-use community that will provide the following:  
1868

- 1869 a) Realistic large-scale planning utilizing smart growth principles;
- 1870 b) A variety of land uses to support residents of diverse ages, incomes, and  
1871 family sizes;
- 1872 c) Preservation of important environmental features, connections and functions  
1873 on site;
- 1874 d) Economic viability of agriculture;
- 1875 e) Co-existence of agriculture and urban development with proper safeguards;
- 1876 f) Sufficient land to accommodate anticipated growth;
- 1877 g) Compact, pedestrian friendly, mixed-use urban community land use forms;
- 1878 h) A focus for the County's economic development and industrial job creation;

- 1879 i) An enhanced transportation network in Western Hendry County;
- 1880 j) Increased transportation internal capture and reduced external traffic;
- 1881 k) Efficient delivery of public facilities and services;
- 1882 l) Compact, mid to high density development separating the developed portions
- 1883 from the agricultural and natural resource areas;
- 1884 m) Employment and economic opportunities to Western Hendry County due to
- 1885 its unique location;
- 1886 n) Key linkages for the creation of a road network between Lee County and
- 1887 Hendry County and between SR 80 and SR 82;
- 1888 o) Connection to centralized public water and sewer systems;
- 1889 p) Mixed-use development;
- 1890 q) Mixture of housing types and values;
- 1891 r) An interconnected street system;
- 1892 s) Delineated urban growth area;
- 1893 t) A greenbelt with an average dimension of 300 feet and a minimum
- 1894 dimension of 100 feet;
- 1895 u) Civic spaces;
- 1896 v) Neighborhoods designed for walkability, with the one-half mile walk
- 1897 concept
- 1898 w) Attainable workforce housing (minimum 10%);
- 1899 x) Architectural guidelines for each residential community and commercial
- 1900 development;
- 1901 y) Demonstration of fiscal neutrality;
- 1902 z) Audubon Cooperative Sanctuary Program for Golf or an equivalent state
- 1903 program, if golf course is included;
- 1904 aa) Recreational facilities and sites to meet County LOS Standards;
- 1905 bb) Dark skies regulations;
- 1906 cc) Primary spine road system, including arterials and collectors, with no gates;
- 1907 dd) Multi-modal transportation facilities, including multi-use paths on arterials
- 1908 and collectors;
- 1909 ee) Community facility sites for schools, fire, EMS, library, and other
- 1910 governmental activities;
- 1911 ff) Compliance with town and village development standards, as established
- 1912 within the Rodina District requirements;
- 1913 gg) Preparation of an emergency management plan;
- 1914 hh) Preparation of environmental education programs for all residents;
- 1915 ii) Use of indigenous landscape material for a minimum of 50% of the landscape
- 1916 palette;
- 1917 jj) Establishment of re-use water;
- 1918 kk) Xeric Landscaping; and
- 1919 ll) A Town Center, Village Center, Villages, Heritage Estates, and Employment
- 1920 Center with a mixture of uses to create self-sufficient, walkable communities
- 1921 and designed to implement traditional neighborhood design concepts. These
- 1922 communities will be specifically designed to ensure the establishment of a
- 1923 permanent boundary between the development areas of Rodina and the
- 1924 agricultural/natural resource areas of Rodina.
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**Policy 2.3.3:**

**Policy 2.3.4:**

**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.

**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, 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

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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

**Policy 2.3.4.b:**

**Specific Rodina Sector Plan Densities**

Specific density and intensity levels are established for the Town Center(s), Villages, Village Centers, Employment Center(s) and Heritage Estates (Policies 2.3.8 through 2.3.13).

**Policy 2.3.5:**

**Rodina Sector Plan Review and Approval Process**

The Rodina Sector Plan requires two types of approval. Type 1 is the Long-Term Buildout Plan for the entire 25,826 acres. Rodina has already received

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Type 1 approval and the Long-Term Buildout Plan (Exhibit 1), the Long-Term Transportation Network (Exhibit 2) and the Rodina Sector Plan policies have been incorporated into the Hendry County Future Land Use Map. Type 2 will be the approval of Detailed Specific Area Plans (DSAPs) that implement the Long-Term Buildout Plan. DSAPs will be adopted by local development order and will not require a comprehensive plan amendment pursuant to Section 163.3245(3)(b), F.S. Each DSAP must be consistent with the Rodina Long-Term Buildout Plan (Exhibit 1), the Long-Term Transportation Network (Exhibit 2), the Rodina Sector Plan Policies, the Hendry County Comprehensive Plan and Section 163.3245, F.S.

- Type 1 - Long-Term Buildout Plan. The Rodina Long-Term Buildout Plan includes the following:

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

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

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

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- 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.
    - 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

2114 bicycle and pedestrian facilities and public transportation services. It is the  
 2115 overarching intent of the Rodina Sector Plan that DSAPs incorporate the best  
 2116 practices in bicycle/pedestrian and transit friendly design, and that future  
 2117 residents of the communities be given options for travel choices.  
 2118 10. The urban growth boundary (the Development Area identified on Exhibit 1)  
 2119 shall be identified in order to prevent urban sprawl. The Long-Term Buildout  
 2120 Plan for Rodina has identified those areas where development will occur and  
 2121 those areas where natural resource and agricultural activities shall occur.  
 2122 While these boundaries are general in nature, they are based upon  
 2123 environmental data collected from field analysis and from public sources and  
 2124 shall be specifically identified and established with the creation of each  
 2125 DSAP. The Land Development Regulations required in Policy 2.43.5.c will  
 2126 provide further guidance in determining the specific boundaries for natural  
 2127 resource and agricultural activities can occur.  
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**Policy 2.3.5.a:**

**Zoning Process**

2130 Each DSAP must follow the required development forms of a Village, Town  
 2131 Center, Village Center, Employment Center(s) or Heritage Estates and shall be  
 2132 rezoned as a Planned Unit Development (PUD) that integrates development,  
 2133 open space and the related Long-Term Agriculture Area and Long-Term Natural  
 2134 Resources Area acreage (where applicable). In addition to the usual Hendry  
 2135 County requirements, these applications shall include:

- 2136 a) Infrastructure Analysis that demonstrates the costs of any additional local  
 2137 government services and infrastructure required for Rodina are funded by the  
 2138 development. The analysis will also demonstrate that the impacts to schools  
 2139 are properly mitigated by the development under such policy.
- 2140 b) A Fiscal Monitoring Report based on the current development within Rodina  
 2141 and the projected benefit provided by the proposed detailed plan to assure  
 2142 that Rodina demonstrates fiscal neutrality for Hendry County. The  
 2143 cumulative report will identify the fiscal impacts of Rodina on Hendry  
 2144 County’s operational budget and capital expenditures and demonstrate that  
 2145 Rodina is fiscally neutral for the County. This report would address any  
 2146 impacts from Rodina to the Hendry County District pursuant to the Hendry  
 2147 County Uniform District-Wide Level of Service Standards. The developer  
 2148 shall provide a fiscal monitoring report with each detailed plan until the last  
 2149 detailed plan is approved by the County.
- 2150 c) Exhibit 1 separates the Long-Term Natural Areas into Groups A, B or C. At  
 2151 a minimum, with each of the first three (3) DSAPs one of the Groups will be  
 2152 included as part of the DSAP boundary. The Group may or may not be  
 2153 contiguous to the remainder of the proposed DSAP boundary. As required  
 2154 in Policy 2.3.14.b, conservation easements will be placed on all property  
 2155 designated as Long-Term Natural Resources Area included in the DSAP  
 2156 boundary. Under this phasing plan, all Long-Term Natural Resources Areas  
 2157 will be under conservation easements by Rodina’s third\_DSAP approval at  
 2158 the latest. The Long-Term Natural Resources Areas will be counted as part  
 2159 of the required 1 to 1 ratio of Development Area to Natural Resources Area  
 2160 as referenced in the Development Tables for Villages, Village Center, Town  
 2161 Center, Employment Center and Heritage Estates.

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- 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 (4<sup>th</sup>) 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>	
<b>Upon the Completion of:</b>	<b>Minimum Square Feet of Non-Residential Uses to be provided:</b>
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

- 2201 h) That the proposed DSAP shall be consistent with Policy 2.3.5 for Type 2  
2202 approvals (DSAPs).  
2203

2204 **Policy 2.3.5.c: Land Development Regulations**

2205 Hendry County shall adopt amendments to the Land Development Code to  
2206 establish the specific development requirements for Type 2 land uses within  
2207 Rodina. Land Development Regulations for Type 1 land uses have been  
2208 adopted.  
2209

2210 No development utilizing the Type 2 land uses, as described in Policy 2.3.4, may  
2211 be approved or permitted until these regulations are adopted. These amendments  
2212 for Type 2 uses shall include the following provisions:  
2213

- 2214 • Establish general baseline regulations including physical design,  
2215 development approval processing, the ratio of non-residential to residential  
2216 development, as well as baseline design guidelines for the Villages, Town  
2217 Center, Village Centers, Employment Center and Heritage Estates  
2218 development.
- 2219 • The general design guidelines will address architectural standards, street  
2220 design, landscaping, signage, lighting, access and circulation, parking, lot  
2221 development standards, parks and internal recreational and open space  
2222 requirements that will meet current county standards, and golf course design  
2223 and maintenance. Measures will also be included to address water  
2224 conservation, non-potable water usage and other resource conservation  
2225 measures including materials and energy.  
2226  
2227

2228 **Policy 2.3.5.d: Cumulative Analysis of Rodina Entitlements**

2229 Each DSAP will include a description of the land uses, densities and intensities  
2230 and maximum development amounts permitted for the DSAP and a comparison  
2231 of those development amounts with the maximum development amounts  
2232 authorized in Policy 2.3.4.a and the cumulative development amounts remaining  
2233 for future development.  
2234

2235 **Policy 2.3.6: Required Infrastructure**

2236 The Rodina Sector Plan shall provide adequate infrastructure that meets the  
2237 levels of service standards adopted by Hendry County. Rodina will establish  
2238 a franchised water and wastewater territory as permitted by Hendry County  
2239 Ordinance 2005-31. Through this franchise, Rodina will be responsible for the  
2240 capital costs associated with the raw water supply, water treatment facility, water  
2241 distribution facility, wastewater treatment facility, wastewater collection facility,  
2242 and operational functions necessary to fulfill the franchise agreement.  
2243

2244 **Policy 2.3.6.a: Central Water and Wastewater**

- 2245
- 2246 a) All new development within a Village, Village Center, Town Center, and  
2247 Employment Center (Type 2 land uses as described in Policy 2.3.4) shall  
2248 connect to centralized public water, wastewater and irrigation facilities,

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which shall be the responsibility of the developer. Exceptions to this Policy include remote golf course facilities, construction trailers and Type 1 uses that are interim uses in the Development Area as identified on Exhibit 1.

- b) Rodina shall provide water, wastewater and irrigation facilities when needed by the development, unless such facilities are already available.
- c) Heritage Estates development requires centralized public water service and may require centralized public wastewater services depending on location, soil conditions, proximity to existing central services, and other related criteria. The criteria for determining when centralized public wastewater services are required shall be specified in the Land Development Regulations developed in accordance with Policy 2.3.5.
- d) Agricultural uses (Type 1 land uses as described in Policy 2.3.4) may operate on septic tanks and wells.
- e) The Ten-Year Water Supply Facilities Work Plan of Hendry County will be amended to include Rodina within 18 months of the South Florida Water Management District’s Lower West Coast Water Supply Plan update. Furthermore, no DSAP shall be processed until the Water Supply Plan has been amended and found in compliance.
  - 1. The revised Ten-Year Water Supply Facilities Work Plan will address sustainable water supply sources for potable water, a reuse irrigation distribution system, and water conservation measures.
  - 2. The Ten-Year Water Supply Facilities Work Plan will be consistent with the SFWMD’s Lower West Coast Water Supply Plan.
  - 3. The source for potable water in the revised Ten Year Water Supply Facilities Work Plan will come from a combination of sources including the Upper Floridian aquifer and the Sandstone Aquifer for potable water and will be consistent with the Lake Okeechobee Rule. The irrigation water supply will be a combination of reuse water and the Townsend Canal.
  - 4. Conservation measures will include Florida-Friendly Landscaping requirements; irrigation limitations; state-of-the-art high efficiency plumbing fixtures and household appliances; and automatic fire hydrant flushing devices, as applicable.
  - 5. Rodina shall provide the necessary data and analysis for Rodina’s water supply needs to be included in the update to Hendry County’s Ten Year Water Supply Facilities Work Plan.

**Policy 2.3.6.b: Future Traffic Circulation Improvements/Future Transportation Map**  
Hendry County Comprehensive Plan Exhibit 2 is the Future Transportation Network Map for Rodina and identifies the transportation facilities that are needed to support the sector plan’s development as projected to 2040. Policy 2.3.5 requires that a transportation analysis for the entire sector plan area be completed at the time of the first DSAP. Exhibit 2 may be amended based on the results of this analysis.

**Policy 2.3.6.c: Street Network**

- 2297 • Village development shall include an interconnected network of streets that
- 2298 encourages walking, reduces the number and length of automobile trips, and
- 2299 conserves energy. On-street parking will be included where appropriate to
- 2300 support adjacent land uses. The level of this network is directly related to the
- 2301 intensity of development.
- 2302 • Streets that connect rural areas to urban areas must provide transitions from
- 2303 higher design speeds in rural areas to lower design speeds for Village
- 2304 development and other developed areas. Lower design speeds can be
- 2305 achieved by reducing the widths of travel lanes, clear zones, and medians.
- 2306 Lower design speeds can also be achieved by adding curbs, regularly spaced
- 2307 street trees, and on-street parking.
- 2308 • Streets that cross the Long-Term Natural Resource and Long-Term
- 2309 Agricultural Areas, as identified on Exhibit 1, must be constructed consistent
- 2310 with Policy 2.3.15.b.
- 2311
- 2312 **Policy 2.3.6.d: Interconnected Village Multi-Modal Network**
- 2313 Village development shall create an interconnected multi-modal network of
- 2314 pedestrian-friendly streets, Greenways/Blueways and trails, including the
- 2315 appropriate transition and connections to external trails, Employment Center(s)
- 2316 and Heritage Estates.
- 2317
- 2318 **Policy 2.3.6.e: Streetscape**
- 2319 Landscape/streetscape materials, street lighting, and bicycle racks within
- 2320 Village, Village Center, Town Center and Employment Center(s) shall be
- 2321 included as part of urban infrastructure.
- 2322
- 2323 **Policy 2.3.6.f: Parks, Recreation, and Open Space**
- 2324 Rodina will meet the Hendry County Level of Service requirements for parks,
- 2325 recreation, and open space.
- 2326
- 2327
- 2328 **Policy 2.3.6.g: Surface Water Management**
- 2329 Conceptual surface water management designs will be provided as part of each
- 2330 DSAP.
- 2331 • Surface water management plans will incorporate functions of the natural
- 2332 onsite systems, including seasonal hydroperiods, continuity of conveyances
- 2333 and flood attenuation.
- 2334 • Surface water management systems will be designed in accordance with the
- 2335 applicable state and federal regulations relative to flood control, water quality
- 2336 treatment and water conservation. Artificial lakes, ponds and/or drainage
- 2337 features will be designed and located so as to maintain water levels, water
- 2338 quality and hydroperiods for native aquatic vegetation and wildlife, to the
- 2339 extent practicable.
- 2340 • Stormwater treatment ponds will be shaped to reflect natural lakes and will
- 2341 have planted littoral areas.

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- 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.

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:

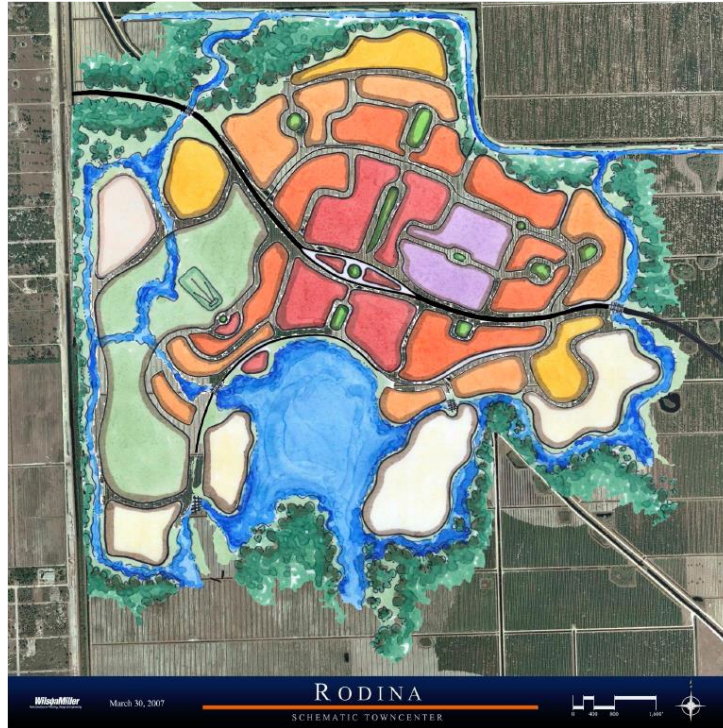
Red	Mixed use commercial/office/residential
Purple	Governmental/civic/institutional
Orange	Residential 6 to 10 units per net acre
Peach	Residential 4 to 6 units per net acre
Yellow	Residential 2 to 4 units per net acre
Light Green	Recreation/Parks/Open space
Dark Green	Buffer/greenbelt

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White Residential 0 to 2 units per net acre

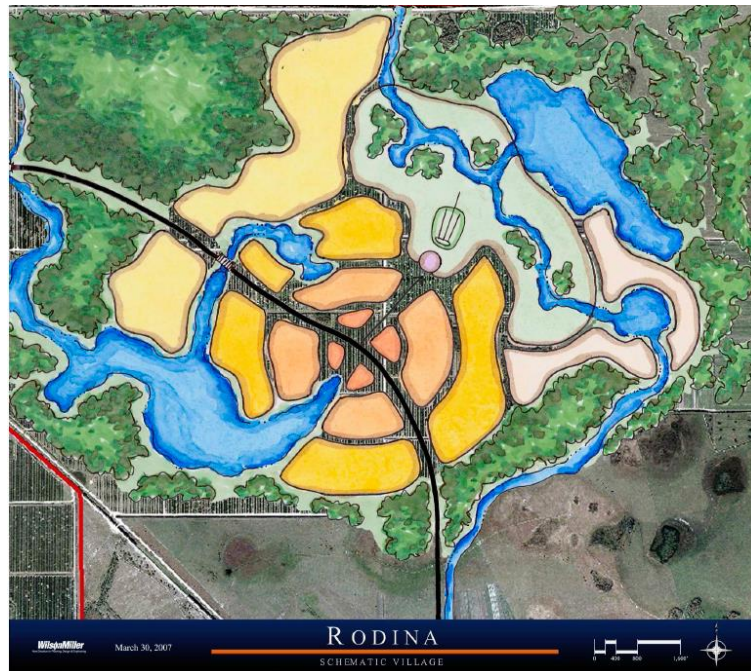
### Town Center Prototype

Figure 4-2



### Village Center Prototype

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Village Development Criteria (Each)		
Maximum Size	3,000 acres	2446 2447
Minimum Size	500 acres	2448
Minimum Open Space 1 2	25%	2449 2450
Maximum Density <sup>3</sup>	6 units/acre	2451
Maximum Intensity	1.0 Floor Area Ratio (FAR)	2452
Required Greenbelt	See Policy <del>2.4.13</del> 2.3.13	2453 2454
Required Agriculture/ Natural Resource Acreage	Acreage Equal to Village Development Submitted for Review	2455 2456
Maximum number of village centers		2457

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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 <sup>4</sup>	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 <sup>5</sup>	20%
Density <sup>6,7</sup>	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)	

<sup>5</sup> Internal open space is that open space within the boundary of the Village.

<sup>6</sup> Internal open space is that open space within the boundary of the Village.

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

<sup>8</sup> 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

<sup>9</sup> 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.

- 2528 **Policy 2.3.13.b: Compatible Uses**  
 2529 Uses within the required Greenbelt/Bluebelt will be identified at the time of  
 2530 submission of a DSAP. Uses will be limited to: ecosystem restoration, hiking,  
 2531 natural resources, recreation, storm water management uses up to a maximum of  
 2532 50% of the required acreage, existing agriculture, new agriculture that uses Best  
 2533 Management Practices, golf courses that meet the golf course standards in Policy  
 2534 2.3.16, and utilities provided they are underground.  
 2535
- 2536 **Policy 2.3.14: Rodina Sector Plan Provisions for Wetlands and Other Environmental**  
 2537 **Resources**  
 2538 Rodina contains areas identified as Long-Term Natural Resource and Long-  
 2539 Term Agricultural areas. These are a combination of agricultural areas and  
 2540 natural systems and are identified on Exhibit 1. The natural systems contain non-  
 2541 wetlands as well as wetlands which have been identified as wetlands in  
 2542 accordance with F.S. 373.019(17) through the use of the unified state delineation  
 2543 methodology described in FAC Chapter 17-340, as ratified and amended in F.S.  
 2544 373.4211. These Wetlands will not be mapped because of the size of these  
 2545 wetlands and the scale of the County’s Future Land Use Map.  
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- 2547 **Policy 2.3.14.a: Rodina Sector Plan Long-Term Natural Resource Area - Permitted Uses**  
 2548 Permitted land uses in the Long-Term Natural Resource Area as identified on  
 2549 Exhibit 1 shall consist of conservation, passive recreation, low-intensity and  
 2550 environmentally-friendly agricultural activities, such as grazing, and other uses  
 2551 which are environmentally-based uses as approved at the time of the  
 2552 establishment of the conservation easement. However, residential development  
 2553 or intense agricultural activities, such as citrus and row crops, and improved  
 2554 pasture, shall be prohibited from within these areas.  
 2555
- 2556 **Policy 2.3.14.b: Rodina Sector Plan-Conservation Easements for Long-Term Natural**  
 2557 **Resources Areas**  
 2558 Conservation easements will be placed upon all property designated as Long-  
 2559 Term Natural Resources Area on Exhibit 1. These conservation easements shall  
 2560 only permit uses consistent with Policy 2.3.14.a and shall include a land  
 2561 management plan and shall be recorded in the public records of Hendry County.  
 2562 The easement shall be enforceable by an appropriate public entity. Pursuant to  
 2563 Section 163.3245 (3)(b), F.S., the conservation easements shall be effective  
 2564 before or concurrent with the effective date of the applicable DSAP and all lands  
 2565 planned for permanent preservation shall be in permanent preservation before or  
 2566 concurrent with the effective date of the final DSAP. The easement shall be  
 2567 enforceable and held by an appropriate public entity. Appropriate public entities  
 2568 may include governmental entities such as special districts and Community  
 2569 Development Districts (CDD).  
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- 2571 **Policy 2.3.14.c: Rodina Sector Plan - Panther Protection Area**  
 2572 The Rodina Sector Plan Map (Exhibit 1) identifies a hatched area in the northeast  
 2573 corner of site identified as Panther Protection Area. Within this area the  
 2574 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

- 2717 worker/agricultural housing related to the ongoing agricultural activities of  
 2718 the property.  
 2719 c) Agricultural uses in the Long-Term Natural Resource Area as identified on  
 2720 Exhibit 1 are only permitted if consistent with the requirements in Policy  
 2721 2.3.14.a.  
 2722 d) Agricultural uses in the Development Area as identified on Exhibit 1 are  
 2723 permitted and may continue and expand within Rodina as an interim use until  
 2724 a DSAP is adopted and vertical construction begins consistent with this  
 2725 policy. The conversion of agricultural uses should occur in a logical and  
 2726 planned fashion.  
 2727 e) Agricultural uses in the Panther Protection Area are only permitted if  
 2728 consistent with Policy 2.3.14.c.  
 2729 f) Development within Rodina must consider adjacent agricultural operations.  
 2730 Adequate buffers must be provided to permit development and agriculture to  
 2731 co-exist in a harmonious manner.  
 2732

2733 **Policy 2.3.18:**

**Mining**

2734 Mining or earth removal activity and associated uses are permitted within the  
 2735 Rodina Sector Plan provided that:

- 2736  
 2737 a) Mining within Rodina is subject to the Hendry County standards for mining  
 2738 PUDs.  
 2739 b) Where mining activities occur within Rodina, redevelopment of the shoreline  
 2740 is permitted subject to the Rodina Sector Plan Policies.  
 2741 c) Where mining activities and/or processing occurs within Rodina, they must  
 2742 be located a minimum of 1,320 feet from existing or permitted residential  
 2743 uses outside of Rodina.  
 2744 d) The limit of active mining and/or excavation of surface water management  
 2745 lakes exceeding 20' in depth is a minimum of 2,640' from the limits of the  
 2746 SFWMD ownership boundary for the C-43 Reservoir Project.  
 2747 e) Mining is prohibited in the Panther Protection Area and Long-Term Natural  
 2748 Resources Area as identified on Exhibit 1.  
 2749

2750 **OBJECTIVE 2.4 WESTERN OXBOW MIXED USE DISTRICT**

2751  
 2752 The Western Oxbow Mixed Use District (District) generally includes 146± acres located between the  
 2753 Caloosahatchee River and SR 80 in Sections 2 and 3, Township 43 South, Range 29 East, Hendry  
 2754 County. This particular property is uniquely situated for its location along the River, access to SR  
 2755 80, location next to the limits of the City of LaBelle, and it also has the potential future ability to tie  
 2756 in to public utilities. Therefore, development of the property at a base density of six (6) units to the  
 2757 acre is authorized. The Objective of the District is to create a mixed-use form of development that  
 2758 allows residential uses and non-residential uses in appropriate locations.  
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 2761 **Policy 2.4.1: Western Oxbow Mixed Use District Land Uses, Densities, and Intensities**

2762 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.

**Policy 2.4.3: Infrastructure**

**Roads:**

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Water and Sewer:

- 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.

**Policy 2.4.4: Development Guidelines**

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

Open Space

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

Maximum Height

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

**OBJECTIVE 2.5 SOUTHWEST HENDRY COUNTY SECTOR PLAN**

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

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

**Policy 2.5.1: Total Development Program**

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**

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

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**Policy 2.5.2: West Planning Area**

The West Planning Area consists of approximately 19,675± acres in the southwest corner of Hendry County. The property is bounded by Collier County

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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**

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

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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**

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

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**OBJECTIVE 2.6. SECTOR PLAN APPROVAL PROCESS**

2909 The SWHSP was adopted under the Sector Planning Process provided in Section 163.3245 F.S. The  
2910 Comprehensive Plan Future Land Use designation on the subject property is “*Southwest Hendry*  
2911 *County Sector Plan.*”

2912

2913 To allow sufficient time to accomplish the long-term goals of the Sector Plan, the planning horizon  
2914 is 50 years. This timeframe is consistent with the Section 163.3245(3)(a)7. F.S. provision that states  
2915 “A long-term master plan adopted pursuant to this section may be based upon a planning period longer  
2916 than the generally applicable planning period of the local comprehensive plan.” Subject to approval  
2917 by Hendry County and the state planning agency, a request to extend the planning horizon beyond 50  
2918 years may be considered.

2919

2920 **Policy 2.6.1: Long-Term Master Plan**

2921 The first step in the Sector Planning statutory approval process is the adoption  
2922 of the Long-Term Master Plan (LTMP). The purpose of the LTMP is to create  
2923 a framework map that identifies the planning areas within the Sector Plan and  
2924 their connectivity to the surrounding transportation network. The LTMP for the  
2925 SWHSP is depicted on Map J-1. The LTMP identifies the location of the six (6)  
2926 Development Districts within the sector plan. Also adopted as part of the  
2927 SWHSP were Map F - Long-Term Transportation Plan and Map M – Existing  
2928 and Proposed Water and Sewer Utilities.

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2930 **Policy 2.6.2: Detailed Specific Area Plans**

2931 The second step in the Sector Planning Statutory process is the adoption of a  
2932 Detailed Specific Area Plan (DSAP) that provides the development program and  
2933 development standards for each DSAP. All of the land will not be included in  
2934 one DSAP, so there will be two or more DSAPs. All DSAP Applications must  
2935 provide a narrative that explains how the proposed development meets the intent  
2936 of the LTMP (see DSAP Objective 2.8). The continuation of agriculture,  
2937 agriculture marketing facilities or agricultural business products as defined in  
2938 Section 570.02 F.S. (with the exception of those uses identified as Level Two  
2939 uses in the Agriculture Future Land Use Element of the Hendry County  
2940 Comprehensive Plan) is permitted in the Agriculture District without a DSAP.

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2942 The uses currently permitted in the Hendry County Comprehensive Plan for the  
2943 SR 82 MUD/PUD as set forth in Policy 2.7.1.1 and 2.7.1.1.1 are permitted  
2944 without the need for a DSAP. Any development in the SR 82 MUD/PUD beyond  
2945 the level currently permitted by right or in the previously approved PUD can  
2946 continue without a DSAP as provided for in Objective 2.9.

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2949 **Policy 2.6.3: Implementing Land Development Regulations**

2950 Prior to December 31, 2014, or the adoption of a DSAP submitted under Policy  
2951 2.8.3, Hendry County shall consider and adopt Land Development Regulations  
2952 necessary to review and implement each Rural Detailed Specific Area Plan.  
2953 Similarly, Hendry County shall consider and adopt sufficient Land Development  
2954 Regulations to implement standard DSAPs.  
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2956 **OBJECTIVE 2.7: DEVELOPMENT DISTRICTS**  
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2958 The SWHSP Long-Term Master Plan Development Districts identify and define the land uses that  
2959 are allowed in the near-term and long-term development of the area. The District descriptions and  
2960 supporting Policies define the rights of the landowners that have existing Agriculture uses in the  
2961 planning area today, and provide documentation of how they may be continued in the future. The  
2962 West Planning Area of the SWHSP contains all six Districts; the East Planning Area contains only  
2963 Agriculture and Natural Resources Districts. A description of the Land Uses within each LTMP  
2964 Development District is set forth below. The boundaries of the Development Districts generally  
2965 follow the boundaries depicted on the LTMP. However, the districts' boundaries are intended to be  
2966 flexible within the planning envelopes identified on Map J-1, Long-Term Master Plan. Policy 2.7.8  
2967 provides specific definitions for certain uses allowed in the LTMP Districts.  
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2970 The LTMP of the SWHSP contains six (6) Districts:

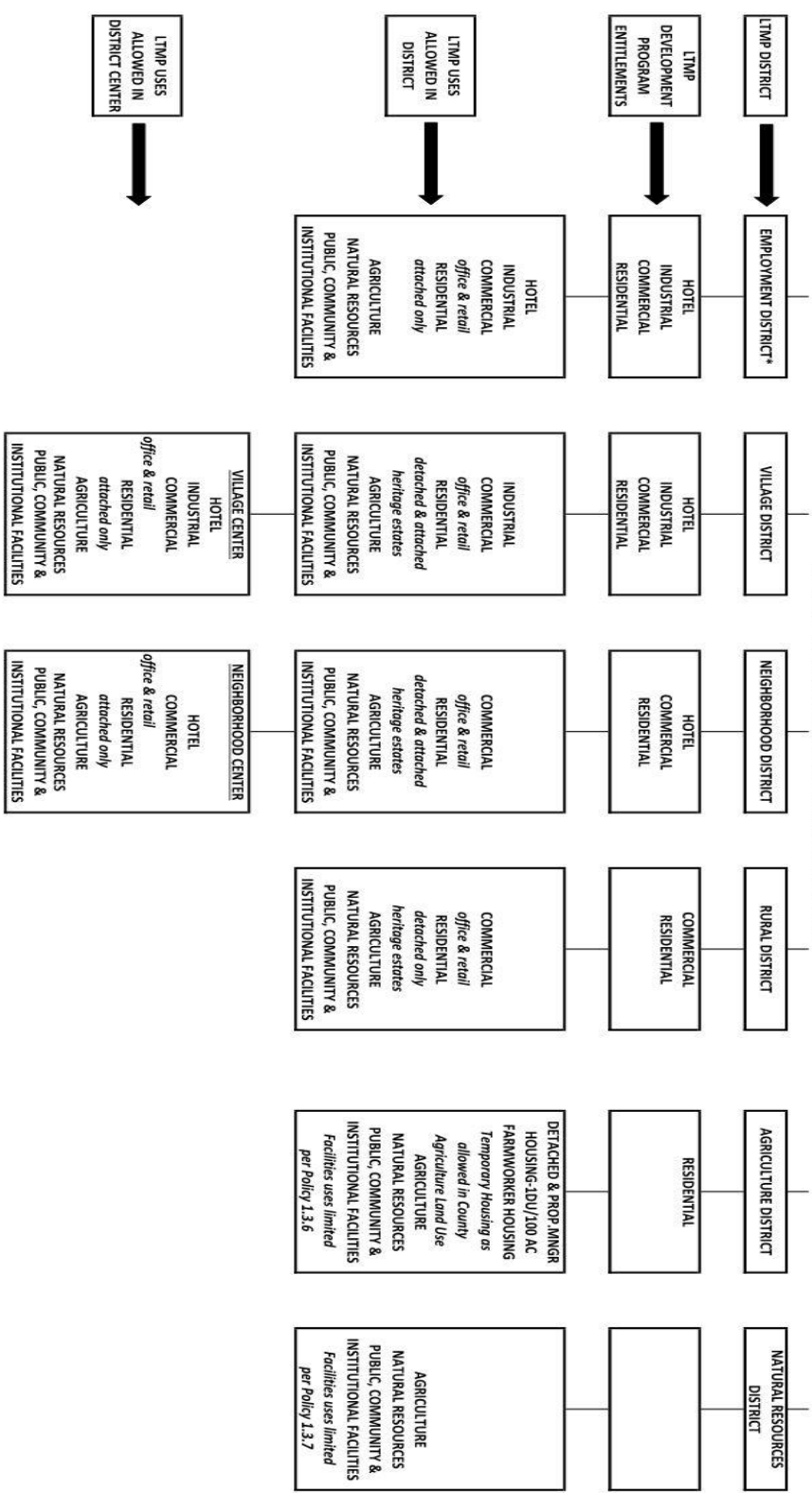
- 2971 a) Employment District
- 2972 b) Village District
- 2973 c) Neighborhood District
- 2974 d) Rural District
- 2975 e) Agriculture District
- 2976 f) Natural Resources District
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2978 Table 2.7 illustrates the organization of the Development Districts by uses allowed in each District.  
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Table  
2.7

SOUTHWEST HENDRY COUNTY SECTOR PLAN

LONG-TERM MASTER PLAN DISTRICTS



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



2982 **Policy 2.7.1: Employment District**  
2983 There are four (4) Employment Development Districts in the SWHSP, as  
2984 depicted on Map J-1. The Employment Districts are intended to be the most  
2985 intensive development areas within the SWHSP, with a goal of providing  
2986 significant Industrial and Office uses in Southwest Hendry County in a manner  
2987 that is consistent with the adopted Enterprise Zone boundary. Depending on its  
2988 location, an Employment District area shall have direct or indirect access to SR  
2989 82, or a future north-south Collector or Arterial roadway.  
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2991 **Policy 2.7.1.1: SR 82 MUD Employment District**  
2992 The SR 82 MUD Employment District is coincident with the SR 82 Mixed-Use  
2993 District (MUD) adopted by the Hendry County Board of County Commissioners  
2994 as Comprehensive Plan Amendment CPA 07-0001, and hereby replaced by the  
2995 following policies governing development in this District. The District is a  
2996 unique sub-area within the SWHSP Employment District intended for a  
2997 complete range of land uses in the form of a master-planned mixed-use  
2998 community.  
2999

3000 **Policy 2.7.1.1.1: SR 82 MUD Maximum Development Program**  
3001 The SR 82 Mixed Use District includes nearly all of Section 32 (Township 45  
3002 South, Range 28 East) totaling approximately 624 acres. The District is bordered  
3003 by Church Road to the East and SR 82 to the South. The purpose of the District  
3004 is to support a mix of uses, including: light industrial, , and office type uses that  
3005 will strengthen and diversify the County’s economic base; a variety of housing  
3006 types to accommodate the county’s workforce; and, neighborhood commercial  
3007 uses that reduce automobile trips within a master planned community.  
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3009 The SR 82 Mixed Use District: The District will be governed by the following  
3010 criteria:

- 3011
- 3012 a) The DSAP process must be utilized for any zoning request to ensure  
3013 compatibility with adjacent uses, both internal and external to a project  
3014 development site. Compatibility will include consideration of impacts such  
3015 as noise, vibration, odor, lighting or visual impacts. The DSAP for a project  
3016 shall list specifically all permitted uses and site design criteria.
  - 3017 b) Except for ancillary uses associated with agriculture or mining activity, new  
3018 development must connect to centralized public water and sewer.
  - 3019 c) **Commercial Land Uses.** Commercial land uses, and intensities are  
3020 permitted in accordance with the Employment District category as set forth  
3021 in Policy 2.7.2.

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

<b>Employment District Land Uses</b>	<b>Density/Intensity*</b>	<b>Special Requirements</b>
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.

3102 \*Densities are calculated on gross acreage.

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3104 **Policy 2.7.4: Neighborhood District**

3105 There are three (3) Neighborhood Districts within the SWHSP. Neighborhood  
3106 Districts are those that combine a mix of residential, commercial, public, and  
3107 community uses, with a predominance of varied types of residential and  
3108 neighborhood-scale commercial uses.

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3110 The table below identifies the uses and minimum/maximum densities/intensities  
3111 allowed in Neighborhood Districts. The DSAP will more specifically define the  
3112 permitted uses within each Neighborhood District Land Use, and the quantity  
3113 and location of the Neighborhood District land uses.

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Neighborhood District Land Uses	Density/Intensity*	Special Requirements
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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.
<b>Neighborhood Center</b>	<b>Density/Intensity*</b>	<b>Special Requirements</b>
<b>Land Uses</b>		
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.

3120 \*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.

3134 \*Densities are calculated on gross acreage.

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3136 **Policy 2.7.6: Agriculture District**

3137 The Agriculture District provides for the areas intended for long-term  
3138 Agriculture Use. The Agriculture District includes all activities defined as a  
3139 farm, farm operation or farm product in Section 823.14 F.S., all activity defined  
3140 as agriculture, agriculture products or agriculture businesses in Section 570.02,  
3141 F.S. (with the exception of those uses identified as Level Two uses in the  
3142 Agriculture Future Land Use Element of the Hendry County Comprehensive  
3143 Plan), agriculture and silviculture, processing and storage facilities directly  
3144 related to surrounding agricultural uses, property manager housing, farm worker  
3145 housing and preservation, and management of natural resources. No uses that are  
3146 incompatible with long-term agriculture are permitted in the Agriculture District.  
3147 Public, Community and Institutional Facilities are limited to those uses  
3148 consistent with the intent of the Agriculture District and allowed by Policy  
3149 2.7.8.2.(4).

3150

3151 The table below identifies the uses and minimum/maximum densities/intensities  
3152 allowed in Agriculture Districts. The DSAP will more specifically define the  
3153 permitted uses within each Agriculture District Land Use, and the quantity and  
3154 location of the Agriculture District land uses.

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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.

3156 \*Densities are calculated on gross acreage.  
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**Policy 2.7.7: Natural Resources District**

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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.

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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).

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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.

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**Policy 2.7.8: Land Use Definitions**

3191 This Policy provides specific definitions for certain uses allowed in the LTMP  
3192 Districts.

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3194 **Policy 2.7.8.1: Residential Uses**

3195 a. Attached Residential Unit. A residential unit sharing one (1) or more  
3196 common walls with another residential unit. During the DSAP process,  
3197 attached Residential Unit entitlements may be assigned at a ratio of less than  
3198 1 du entitlement per approved unit for uses such as assisted and independent  
3199 living facilities, and accessory dwelling units such as garage apartments,  
3200 “granny flats”, and housing for on-site employees (e.g., property managers  
3201 and domestic employees). The designation of such units at a lower ratio must  
3202 be established at DSAP approval.

3203  
3204 b) Detached Residential Unit. A residential unit that does not share a common  
3205 wall with another residential unit.

3206  
3207 c) Heritage Estates. Heritage Estates are clusters of low density homes and lots  
3208 that may include small scale neighborhood commercial or civic buildings,  
3209 recreation facilities or amenities, and agricultural structures. Heritage  
3210 Estates may include farmworker housing. Areas designated on the DSAP as  
3211 Heritage Estates shall be a minimum of 20 acres and a maximum of 250  
3212 acres. Development designated Heritage Estates shall have a unified  
3213 development plan on property that is contiguous. The requirement that the  
3214 property be contiguous does not exclude roadways, natural features, or public  
3215 facilities from bifurcating the planning area. Within a Heritage Estates area.

3216  
3217 Neighborhood Commercial uses are limited to a maximum of five (5) acres  
3218 in total. Examples of commercial operations that may occur on Heritage  
3219 Estates include, but are not limited to, equestrian centers, hunting lodges,  
3220 shooting and archery ranges, eco-tourism facilities, and water-oriented  
3221 recreational uses.

3222  
3223 d) Clustered Residential. Clustered residential units shall meet the definition  
3224 and requirements of the Hendry County Comprehensive Plan and Code of  
3225 Ordinances, in addition to the following development criteria:

3226  
3227 1. The maximum gross density permitted for clustered residential shall be  
3228 one (1) unit/five (5) acres in the Rural District, and one (1) unit/100  
3229 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.

3250 **Policy 2.7.8.2:**

**Public, Community, and Institutional Facilities (PCIF)**

3251 Public, Community and Institutional Facilities are considered uses that will  
 3252 support development within the SWHSP. Public, Community, and Institutional  
 3253 uses within the Sector Plan may serve areas outside of the community. An  
 3254 example is a school that serves students located within the SWHSP and students  
 3255 who reside outside the SWHSP. Therefore, no Sector Plan Entitlements will be  
 3256 used for the square footage required for the construction of these uses. It is  
 3257 understood that these types of uses may offset or mitigate infrastructure impacts  
 3258 created by development within the Sector Plan area. The improvements may  
 3259 also benefit areas outside the Sector Plan.

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- 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.

3271 b) Community Facilities are facilities held by private entities for the use,  
3272 recreation, education, or assembly of their members or by the general public  
3273 and include such uses as private schools, religious institutions, including  
3274 those that are used for other than regular worship services (such as retreats,  
3275 camps, parochial schools), facilities of nonprofit fraternal organizations,  
3276 cemeteries, hospitals, park facilities, and similar places accessible to the  
3277 public. This is not intended to be a comprehensive list of all possible  
3278 Community Facilities that may be developed within the SWHSP.  
3279 Appropriate types of Community Facilities for each development area will  
3280 be determined at the DSAP phase.  
3281

3282 c) Institutional Facilities include public or private utility companies, railroad,  
3283 and airport facilities that include such uses as administrative headquarters,  
3284 equipment storage and repair yards, power stations, electrical generating  
3285 facilities, alternative energy facilities and their feedstocks, environmental  
3286 services and their supporting infrastructure, electrical and liquefied gas  
3287 substations, primary transmission lines, communication towers, potable  
3288 water and sewage treatment plants, incinerators, and similar public or private  
3289 facilities. This is not intended to be a comprehensive list of all possible  
3290 Institutional Facilities that may be developed within the SWHSP.  
3291 Appropriate types of Institutional Facilities for each development area will  
3292 be determined at the DSAP phase.  
3293

3294 d) PCIF uses that provide educational, interpretive or passive recreational  
3295 benefits to the Sector Plan area, or support research or training in agricultural  
3296 or natural resource management, may be permitted in the Agriculture and  
3297 Natural Resources Districts, subject to the following criteria:  
3298

- 3299 1. The proposed PCIF use must be consistent with a recorded agricultural  
3300 or conservation easement, where applicable.
- 3301 2. The proposed use is within the permitted minimum/maximum FAR.
- 3302 3. Individual structures shall not exceed 3,000 square feet under roof, and  
3303 must be designed to minimize noise, night time illumination of  
3304 surrounding areas, or daily/regular use by delivery vehicles or heavy  
3305 equipment.
- 3306 4. Shall utilize design strategies that consider building orientation, site  
3307 appropriate materials, minimization of outdoor impervious areas and  
3308 native landscaping/buffering.
- 3309 5. Uses that implement natural/passive techniques to store or treat water  
3310 resources (even if operated by a utility or association); or to mitigate  
3311 off-site impacts to wetlands or wildlife (mitigation banks).

- 3312                   6.    The PCIF use shall be deemed to be compatible with the intent of the  
 3313                   District. For the purposes of this section, the following uses are  
 3314                   illustrative of compatible activities: appropriately designed and located  
 3315                   power lines or underground utility lines; nature trails and board walks;  
 3316                   pavilions and gazebos; IFAS/FWC research facilities; nature centers,  
 3317                   interpretive kiosks, sidewalks and open gathering areas; passive  
 3318                   recreational uses (kayaks launches, bicycle trails/racks, restroom  
 3319                   facilities, bird watching, open play fields); demonstration  
 3320                   areas/structures; wildlife rehabilitation facilities; community or  
 3321                   educational classroom(s); green building demonstration area; permitted  
 3322                   water management areas, agricultural reservoirs, hunting, agricultural  
 3323                   and land management support areas.
- 3324                   7.    PCIF uses that are illustrative of uses that are not compatible include:  
 3325                   public libraries, schools, stadiums, public administrative buildings,  
 3326                   water/sewer treatment facilities (not permitted in Natural Resources).

3328   **Objective 2.8:           Detailed Specific Area Plans**

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3330                   The DSAPs will implement the LTMP by providing specific requirements  
 3331                   regarding the development program, design standards, and public infrastructure  
 3332                   impacts and requirements, as defined in Section 163.3245, F.S. The adoption of  
 3333                   a LTMP or a DSAP does not limit the right to continue agricultural, silvicultural  
 3334                   or other natural resource based operations or to establish similar new uses that  
 3335                   are consistent with the plan. Agriculture is defined in Policy 2.6.2. No DSAP is  
 3336                   required for agriculture, silviculture, or natural resource based operations. Other  
 3337                   than the exceptions noted above, all development programs must demonstrate  
 3338                   consistency with the LTMP and the Sector Plan Goals, Objectives, and Policies  
 3339                   and must provide a tabulation of entitlements allowed, proposed and previously  
 3340                   approved to ensure compliance with the overall Sector Plan entitlements.

3342   **Policy 2.8.1:           DSAP as Zoning**

3343                   Upon approval of a DSAP, no further Zoning review shall be required for the  
 3344                   property.

3346   **Policy 2.8.2:           Permitted Uses Without a DSAP**

3347                   The following uses are permitted in all LTMP Development Districts (except as  
 3348                   noted below), and do not require the processing of a DSAP.

- 3349                   a)    With the exception of commercial uses that do not support agricultural uses,  
 3350                   new, continued, and expanded Hendry County Comprehensive Plan Level 1  
 3351                   Agriculture Uses including, but not limited to, State of Florida Everglades  
 3352                   Restoration projects and activities specifically designed to meet the water  
 3353                   quality and/or quantity goals related to restoration efforts and resource  
 3354                   protection as outlined in the Comprehensive Everglades Restoration Plan  
 3355                   (CERP), the production of food, feed, fiber, and other goods by the

- 3356 systematic growing and/or harvesting of plants, animals, and other life forms,  
 3357 specialty farms, animal husbandry, production and processing of agricultural  
 3358 products, including bi-products, ornamental horticulture, nurseries, confined  
 3359 feeding operations, and food processing and production.
- 3360 b) Twenty (20) new rural residential single-family dwelling units are permitted  
 3361 in the West Planning Area as depicted on the map titled “CPA20-0003  
 3362 SOUTHWEST HENDRY SECTOR PLAN”. These single-family dwelling  
 3363 units shall not be clustered or platted subdivisions and shall meet the five (5)  
 3364 acre minimum lot size. Replacement dwelling units are permitted but do not  
 3365 count toward the twenty (20) new rural residential single-family dwelling  
 3366 units. Hendry County shall keep an ongoing tabulation of all permitted rural  
 3367 residential dwelling units in the SWHSP Sector Plan for purposes of policy  
 3368 implementation.
- 3369 c) New, continued, and expanded farm manager and farm-worker housing are  
 3370 permitted in all categories except Natural Resources;
- 3371 d) New, continued and expanded mining operations and resource extraction,  
 3372 including, but not limited to, oil and gas exploration, development,  
 3373 production and operation;
- 3374 e) Road crossings with appropriate wildlife crossings, fencing or other  
 3375 appropriate design considerations (such as right-of-way width, design speed,  
 3376 lighting, etc.); and
- 3377 f) A use that does not require DSAP approval must comply with the Hendry  
 3378 County Comprehensive Plan, and the appropriate Land Development Code  
 3379 requirements for any applicable County development approval process. For  
 3380 example, mining may be required to obtain applicable county approval.

3381

3382 **Policy 2.8.3: Rural District DSAP**

3383 A DSAP is required for the development of any use within the Rural District  
 3384 other than those described in Policy 2.8.2. Permitted Uses within the Rural  
 3385 Districts of the sector plan are limited to the uses described in Policy 2.8.2 and  
 3386 the following uses:

- 3387 a) Detached Residential;
- 3388 b) Heritage Estates;
- 3389 c) Commercial (limited to those uses which directly support agricultural uses  
 3390 or the immediately surrounding residential uses); and
- 3391 d) Public, Community, and Institutional Facilities

3392

3393 **Policy 2.8.3.1: Requirements for a Rural District DSAP**

3394 The limited density and intensity of the Rural District uses are intended to  
 3395 provide the continuation of rural development areas surrounding and adjacent to  
 3396 the compact urban development form of the Employment, Village, and

3397 Neighborhood Districts. This rural development pattern is not intended to  
3398 require the level of design standards as those required for the compact  
3399 development Districts; therefore, the Rural District DSAP shall not be required  
3400 to provide the DSAP information described in Section 163.3245, F.S.  
3401 Requirements for a DSAP in the Rural District are limited to the following:  
3402

3403 **Policy 2.8.3.2: Development Program**  
3404 The DSAP shall provide the maximum development program, including uses,  
3405 densities and intensities, and required open space, proposed for the DSAP area.  
3406

3407 **Policy 2.8.3.3: Urban Design Standards**  
3408 No urban design standards are required for development within the Rural  
3409 District.  
3410

3411 **Policy 2.8.3.4: Water and Wastewater**  
3412 Agriculture and existing development in the Rural District shall continue to use  
3413 wells and septic. New non-agricultural development requiring a DSAP shall  
3414 provide centralized public water and wastewater, when available, in accordance  
3415 with Policy 2.13.1. New construction will be required to follow the appropriate  
3416 water conservation measures required by the SFWMD and the Florida Building  
3417 Code.  
3418

3419 **Policy 2.8.3.5: Contributions to Public Infrastructure**  
3420 Development within the Rural District DSAP shall only be subject to the fiscal  
3421 mitigation required by local ordinance. For example: impact fees, special  
3422 assessments or connection fees. The provision of public facilities and the impact  
3423 on public facilities will be evaluated during the DSAP review in accordance with  
3424 applicable local ordinances.  
3425

3426 **Policy 2.8.3.6: Additional Requirements**  
3427 Individual development requests within a Rural DSAP shall still be subject to  
3428 applicable review and permitting requirements including, but not limited to,  
3429 plats, site development plans, development orders, building permits and  
3430 environmental resource permits (ERPs).  
3431

3432 **Policy 2.8.3.7: Residential/Non-Residential Ratio**  
3433 A Rural District DSAP does not have to meet the Residential/Non-Residential  
3434 Ratio Requirement that is required for DSAPs under Policy 2.10.1.  
3435

3436 **Policy 2.8.4: Previously-Approved PUDs DSAP Requirements**  
3437 The uses approved by Planned Unit Development (PUD) Zoning identified in  
3438 the Policies below approve natural resource extraction, which does not require a

3439 DSAP. The development of any PUD use other than mining, recreation, and/or  
3440 agriculture will require a DSAP in accordance with the LTMP. Development  
3441 within these PUDs may vary from what was approved as long as they can  
3442 demonstrate that the development program is consistent with the LTMP and  
3443 Subsection 163.3245(9) F.S. If the properties are included in a DSAP, the DSAP  
3444 will address whether or not the mining, recreation and agricultural uses will  
3445 remain, or whether they will be interim uses.

3446  
3447 Policy 2.8.4 is consistent with, and supports the intent of Subsection 163.3245(9)  
3448 F.S.:

3449  
3450 “The adoption of a long-term master plan or a detailed specific area plan  
3451 pursuant to this section does not limit the right to continue existing agricultural  
3452 or silvicultural uses or other natural resource-based operations or to establish  
3453 similar new uses that are consistent with the plans approved pursuant to the  
3454 section.”

3455  
3456 Following is a list of PUDs within the sector plan boundary that were approved  
3457 prior to the adoption of the SWHSP and which are subject to the requirements of  
3458 this Policy.

3459  
3460 **Policy 2.8.4.1: Youngquist Bros-Richard Friday PUD/DSAP**  
3461 The Youngquist Bros-Richard Friday PUD, Hendry County Ordinance No.  
3462 2006-26, was adopted by the Hendry County Commission on May 20, 2006.

3463  
3464 **Policy 2.8.4.2: PDJW, LLC Tri-County Mine PUD/DSAP**  
3465 The PDJW, LLC Tri-County Mine PUD, Hendry County Ordinance 2010-10,  
3466 was adopted by the Hendry County Commission on March 30, 2010.

3467  
3468 **Policy 2.8.4.3: Delta Aggregate LLC PUD/DSAP**  
3469 The Delta Aggregate LLC PUD, Hendry County Ordinance 2012-14, was  
3470 adopted by the Hendry County Commission on June 26, 2012.

3471  
3472 **OBJECTIVE 2.9: DSAP REQUIREMENTS FOR SR 82 MIXED-USE DISTRICT**  
3473

3474 Under the requirements of the previously-approved PUD and Mixed-Use Districts, approval for  
3475 additional development would have required a PUD amendment. Therefore, the requirements for a  
3476 DSAP within the SR 82 Mixed-Use District shall not have to meet the DSAP requirements of Section  
3477 163.3245, F.S., but shall instead be limited to the following requirements.

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3479 **Policy 2.9.1: SR 82 MUD Maximum Development Program**

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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.
- Policy 2.9.3: Urban Design Standards**  
The DSAP shall follow the Urban Design Standards for a Sector Plan Employment District.

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**Policy 2.9.4:**

**Open Space**

The DSAP shall be required to meet the Open Space requirements of the SR 82 Mixed-Use District in Policy 2.7.1.1.1(g).

**Policy 2.9.5:**

**Water and Wastewater**

The DSAP shall be required to meet the water resource, water supply, and wastewater requirements of the SR 82 Mixed-Use District in Policy 2.7.1.1.1.

**Policy 2.9.6:**

**Transportation**

The DSAP shall be required to meet the transportation mitigation requirements of the SR 82 Mixed-Use District Comprehensive Plan Amendment.

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

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

**Policy 2.10.1:**

**Development Ratio Reporting Requirement**

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

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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**OBJECTIVE 2.11: OPEN SPACE**

The SWHSP study area is predominantly characterized by active agriculture, ranching and mining activities. There are water management systems that support these uses, and provide storage and

3533 conveyance across the study area. Collectively, these surface water management systems, agriculture  
3534 and mining areas do not contain features that are typically associated with regionally significant  
3535 environmental resources.  
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3537 However, the SWHSP provides a unique opportunity to establish a well thought out open space  
3538 system that serves as a framework to support future communities, long term agriculture, water  
3539 management, recreational opportunities and landscape scale connections that link regionally  
3540 significant natural resources on the edge of the SWHSP. Policies 2.11.3, 2.11.4, 2.11.5, 2.11.6, and  
3541 2.11.7 further promote and define the goal of providing landscape scale open space connections, as  
3542 shown on the LTMP, to the north and south that facilitate the connection to adjacent planned  
3543 conservation areas.  
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3545 The driving open space strategy is to develop a plan that guides the placement of uses, such that the  
3546 ultimate footprint within the SWHSP is characterized by large, connected areas of open space that  
3547 serve a multitude of functions, including wildlife corridors, agriculture, preservation of native  
3548 landscapes and water management. Further, this organization and prioritization of open space will  
3549 enhance the quality of life within developed areas, reinforce compact communities, concentrate the  
3550 investment in infrastructure and focus economic development activities to the most appropriate  
3551 locations, consistent with the following policies.  
3552

3553 **Policy 2.11.1: Open Space Requirements**

3554 With the exception of DSAPs within the Rural District and the SR 82 MUD,  
3555 DSAPs within the SWHSP, shall provide open space that meets a minimum ratio  
3556 of 1:1 of open space to development. The type and distribution of open space is  
3557 further articulated in the following policies.  
3558

3559 **Policy 2.11.2: Open Space Categories**

3560 Open space is a broad term that includes a range of categories, from preservation  
3561 of native wetlands to agricultural activities, and from large connected areas of  
3562 open space to small pocket parks within urbanized areas. Each category of open  
3563 space plays an important role. A listing of anticipated open space categories is  
3564 provided in Table 2.11.3  
3565

3566 **Policy 2.11.3: Prioritization of Open Space**

3567 In meeting the open space requirements, DSAPs are encouraged to provide open  
3568 space categories that facilitate the implementation of the open space strategy by  
3569 establishing different multipliers for each category of open space. The greatest  
3570 value will be given to open space areas that enhance large areas of passive,  
3571 connected open space, with the lowest value given to small, intensively used  
3572 parks within the urban fabric. This approach incentivizes the establishment of  
3573 large, connected areas of open spaces, consistent with the policies contained  
3574 herein and the adopted LTMP.

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

**Table 2.11.3**

<b>LTMP Open Space Requirements (Acres)</b>	<b>Open Space Value</b>	<b>Note:</b>
	<b>Per Required Acre</b>	<b>A table demonstrating how each DSAP meets its required open space requirements will be adopted as part of the DSAP approval.</b>
<b>Natural Resource District</b>	<b>1.3</b>	<b>A land owner may voluntarily designate any lands meeting the minimum requirements as “Natural Resource District” during a DSAP submittal.</b>
<b>Upland Preservation</b>	<b>1.25</b>	
<b>Upland Restoration</b>	<b>1.25</b>	
<b>Wetland Restoration</b>	<b>1.2</b>	
<b>Wetland Preservation</b>	<b>1.15</b>	
<b>Citrus Groves</b>	<b>1.1</b>	
<b>Unimproved Pasture</b>	<b>1.1</b>	
<b>Habitat or Wetland Mitigation Area</b>	<b>1</b>	<b>As required by DEP, SFWMD, FWC, ACOE or FWS.</b>
<b>Agriculture – Water Management</b>	<b>1</b>	<b>Permitted Water Management areas used to support on-going agricultural operations</b>
<b>Parks within Village/Neighborhood Center</b>	<b>1</b>	<b>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.</b>
<b>Row Crops/Improved Pasture/Fallow Land</b>	<b>0.95</b>	
<b>Parks and Community Gardens: within Village/Neighborhood and Employment District</b>	<b>0.9</b>	<b>Parks and common areas greater than 4 acres, located within the developed envelope of a Village/Neighborhood or Employment Center.</b>

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

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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.

**Policy 2.11.5: Open Space Distribution**

In addition to placing a priority on certain types of open space, the SWHSP also

3602 provides guidance on the distribution of open space, placing higher value on  
3603 open space that is located consistent with the Natural Resources District,  
3604 identified on the LTMP. Open space that is appropriately located, and meets the  
3605 guidelines for Natural Resources District, is provided the highest value within  
3606 Table 2.11.3.  
3607

3608 The result of this policy is the alignment of the distribution of uses on the LTMP  
3609 and the open space requirements with the strategy of achieving landscape scale  
3610 areas of connected open space which can support wildlife, passive recreation and  
3611 long term agriculture. In furtherance of Open Space Objective 2.11, it is  
3612 understood that not all open space is required to be contiguous to the  
3613 development envelope of a proposed DSAP. Specifically, open space that is  
3614 non-contiguous to the proposed DSAP development envelope, but furthers the  
3615 goals of establishing larger scale areas of agriculture, connectivity, protection  
3616 and buffering of natural resources, shall be deemed consistent with the  
3617 provisions of Objective 2.11, provided it is located within the boundaries of the  
3618 Sector Plan, and consistent with the Long Term Master Plan.  
3619

3620 **Policy 2.11.6: Guidelines for Augmenting the Natural Resources District.**

3621 In order for required open space outside of the Natural Resources District on the  
3622 LTMP to obtain maximum credit under Table 2.11.3, it must comply with the  
3623 following guidelines for augmenting the Natural Resources District:  
3624

- 3625 a) Proposed land uses within the open space must be consistent with Policy  
3626 2.7.7 (Natural Resources District Standards).
- 3627 b) Proposed open space must augment or connect to areas shown on the LTMP  
3628 as Natural Resources District.
- 3629 c) Must independently, or cumulatively (when combined with the adjacent  
3630 Natural Resources District) provide a minimum width of 900' or an average  
3631 width of 1,320'.
- 3632 d) Must ensure long term commitments through conservation/agricultural  
3633 easements, as described in Policy 2.11.9 and Policy 2.11.10.  
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3635 **Policy 2.11.6.1:** Natural resources located outside of the Natural Resources District will be  
3636 protected by the policies set forth in the LTMP and will be governed by the data  
3637 and analysis submitted in support of the LTMP. The applicable natural resource  
3638 policies set forth in the Conservation Element of the Hendry County  
3639 Comprehensive Plan will be addressed at the time of DSAP to the extent they  
3640 are not inconsistent with or already addressed by the Goals, Objectives, and  
3641 Policies set forth herein.  
3642

3643 **Policy 2.11.7: Natural Resources District Phasing and Implementation**

3644 To further encourage the establishment of large areas of connected open space  
3645 that transect the Sector Plan from the southern to the northern boundary, the  
3646 following incentives are established:  
3647

- 3648 a) In fulfillment of the requirements of Objective 2.11, and its implementing  
 3649 Policies, a DSAP that identifies and protects the Natural Resources areas in  
 3650 the East Planning Area (either through agricultural or conservation easement  
 3651 in accordance with Policies 2.11.9 and 2.11.10.1) shall be assured of up to  
 3652 5,000 Residential units in the West Planning Area, provided the DSAP is  
 3653 consistent with the LTMP, the SWHSP Goals, Objectives and Policies, and  
 3654 the Hendry County Comprehensive Plan.
- 3655 b) In fulfillment of the requirements of Objective 2.11, and its implementing  
 3656 Policies, a DSAP that identifies and protects a north-south Natural Resource  
 3657 connection within the West Planning Area (either through agricultural or  
 3658 conservation easements in accordance with Policies 2.11.9 and 2.11.10.1)  
 3659 shall be assured of up to 5,000 residential units in the West Planning Area,  
 3660 provided the DSAP is consistent with the LTMP, the SWHSP Goals,  
 3661 Objectives and Policies, and the Hendry County Comprehensive Plan.
- 3662 c) Both linkages may have interruptions from existing or planned roads,  
 3663 provided those roads are identified and/or designed in accordance with the  
 3664 DSAP, and otherwise consistent with the SWHSP Goals, Objectives and  
 3665 Policies.
- 3666 d) Provided that approximately four (4) linear miles of the Western linkage is  
 3667 established in the DSAP, it may contain a gap up to ½ mile in length, where  
 3668 that property is not under common ownership, and where the surrounding  
 3669 District is Rural or Agriculture.

**Policy 2.11.8:**

**DSAP Greenbelts**

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

- 3676 a) Land use intensities at the perimeter of a DSAP are significantly higher  
 3677 than those outside the DSAP boundary.
- 3678 b) Commercial or high density residential development is within 300' of a  
 3679 Natural Resources District, and such uses adversely impact the ecological  
 3680 value of the Natural Resources District.
- 3681 c) Two Employment, Village or Neighborhood Districts, abut and physical  
 3682 separation is necessary to provide visual relief, circulation, buffer or  
 3683 transition between dissimilar uses.

When such conditions are deemed to be met, a greenbelt, meeting the following guidelines, may be required:

- 3684 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.
- b) The DSAP shall be deemed to put all landowners adjacent to long-term or perpetual agriculture on notice of the agricultural nature of the property and

3730 the fact that the agricultural landowner will be able to take all steps necessary  
3731 to conduct the agricultural operation including but not limited to cultivation,  
3732 harvesting, rotation of crops, irrigation, fumigation, fertilization, pest  
3733 management, dipping of cattle, farmworker housing, farm manager housing  
3734 and other actions customary and necessary for an agricultural operation. The  
3735 DSAP shall also address how the developer or management entity shall  
3736 educate and/or notify adjacent residents regarding programmed land  
3737 management activities.

3738  
3739 **Policy 2.11.10.1: Agricultural Easements**

- 3740 a) A draft agricultural easement will be submitted with the DSAP application  
3741 when the perpetual or long term agriculture is used to address the open space  
3742 requirements of Objective 2.11 and the implementing policies. Pumps, pens,  
3743 irrigation systems, equipment storage, farmworker housing, material storage,  
3744 and any other non-habitable support facilities that are required to conduct the  
3745 agricultural operation can be located within areas subject to an agricultural  
3746 easement, as can passive recreational uses such as sidewalks, pathways,  
3747 pavilions and hunting.
- 3748 b) The easement must be recorded within 30 days of the effective date of the  
3749 DSAP development order. The easement shall be enforceable by an  
3750 appropriate public entity.
- 3751 c) The easement shall be drafted to permit the easement to be revoked,  
3752 rescinded or released should the DSAP fail due to a legal challenge. The  
3753 easement shall be drafted to permit the easement to be revised should the  
3754 DSAP be changed due to an appeal or other legal or administrative challenge.
- 3755 d) Agriculture, as defined in Section 570.02, F.S. (with the exception of those  
3756 uses identified as Level Two uses in the Agriculture Future Land Use  
3757 Element of the Hendry County Comprehensive Plan) can be conducted in  
3758 areas subject to an agriculture easement.

3759  
3760 **Policy 2.11.11: Florida’s Right-to-Farm Act.**

3761 Nothing in the SWHSP or future implementing regulations may be construed to  
3762 supersede or interfere with agricultural rights protected under Florida's Right to  
3763 Farm Act.

3764  
3765 Agricultural uses within the SWHSP area will remain acceptable uses and may  
3766 continue and expand unless and until they are limited by an adopted DSAP; and  
3767 even after the adoption of a DSAP, bona fide agricultural uses may continue until  
3768 horizontal development consistent with the new DSAP approved use(s) occurs  
3769 on the property.

3771 **OBJECTIVE 2.12: DESIGN GUIDELINES AND INTENT**

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3773 Development in the SWHSP will be designed and constructed to promote connectivity between  
3774 different land uses, provide opportunities for economic development, and offer both the continuation  
3775 of long-term Agriculture uses and incentives for other land use options for property owners.  
3776

3777 **Policy 2.12.1: Integration of Uses**

3778 The mix of uses within the SWHSP will provide the citizens of Hendry County:

- 3779 a) the right to continue their Agricultural businesses and activities;
- 3780 b) additional jobs in a variety of skill and income levels;
- 3781 c) a broader mix of housing options;
- 3782 d) new retail and consumer services; and
- 3783 e) adequate public, community, and institutional facilities.

3784

3785 **Policy 2.12.2: Smart Growth Principles**

3786 The SWHSP will achieve the Policy 2.12.1 goals through the design and  
3787 implementation of generally-accepted smart growth principles, including:

3788

- 3789 a) providing a variety of land uses and lifestyle opportunities that support  
3790 residents of diverse ages, incomes and family sizes;
- 3791 b) preserving important environmental features, connections and functions on-  
3792 site;
- 3793 c) promoting economically-viable agriculture;
- 3794 d) allowing agriculture and development to coexist with proper safeguards;
- 3795 e) ensuring that sufficient land is available to accommodate anticipated, long-  
3796 term growth;
- 3797 f) guiding development into a variety of Districts, including compact,  
3798 pedestrian-friendly, and mixed-use community land use forms;
- 3799 g) providing a focus for economic development and industrial job creation in  
3800 the western portion of the county;
- 3801 h) enhancing the transportation network in western Hendry County;
- 3802 i) providing opportunities for increased internal capture of trips and  
3803 reduced external traffic;
- 3804 j) providing for the efficient delivery of public facilities and services;
- 3805 k) providing the opportunity for enhanced trade between existing communities  
3806 and future areas of urban development; and
- 3807 l) enhancing regional linkages to soft and hard infrastructure, including  
3808 regional conservation areas, agricultural processing and distribution  
3809 facilities, Southwest Florida International Airport, Airglades International  
3810 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.

**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

3856 uses can be satisfied.

3857 **Policy 2.12.9: Surface Water Management**

3858 Any development resulting from a DSAP will comply with the South Florida  
3859 Water Management District’s permitting requirements for storm water  
3860 management and consumptive uses.  
3861

3862 **OBJECTIVE 2.13: WATER AND WASTEWATER**

3863  
3864 The Southwest Hendry County Sector Plan Area shall provide adequate infrastructure in accordance  
3865 with Level of Service standards contained in the Hendry County Comprehensive Plan and Land  
3866 Development Code.

3867  
3868 **Policy 2.13.1: Centralized Public Water and Wastewater**

- 3869 a) Centralized public water and sewer service shall be provided through a  
3870 private utility certificated through the Public Service Commission,  
3871 governmental and/or quasi-governmental entities, or any other similar  
3872 provider of central service.
- 3873 b) All development located within the Sector Plan that has received DSAP  
3874 approval and is located within the Employment District, Village District, and  
3875 Neighborhood District must connect to centralized public water and sewer.  
3876 The DSAP will consider and address whether existing development will be  
3877 required to connect to centralized public water and sewer and the timing of  
3878 the connection. The development identified in Policies 2.8.4.1, 2.8.4.2 and  
3879 2.8.4.3 do not have to connect to centralized public water and sewer unless  
3880 otherwise required by county regulations.
- 3881 c) Commercial uses that are less than 50,000 square feet located outside of the  
3882 Employment District, Village District, and Neighborhood District do not  
3883 have to connect to centralized public water and sewer unless required by  
3884 county regulations, FDEP or health department regulations, or centralized  
3885 public water and sewer is available within ¼ mile of the development.
- 3886 d) Residential development in excess of one unit per 1/2 acre must connect to  
3887 centralized public water and sewer.
- 3888 e) Heritage Estates development or residential located outside of the  
3889 Employment District, Village District, and Neighborhood Districts that are  
3890 located on lands not suitable for well and septic due to location, soil  
3891 conditions, degree of clustering, proximity to existing centralized public  
3892 water and sewer, or similar criteria must connect to centralized public water  
3893 and sewer.
- 3894 f) Should further definition and refinement of the criteria for determining when  
3895 centralized public water and wastewater services are necessary be required,  
3896 the criteria will be set forth in either the DSAP or the Hendry County Land  
3897 Development Code.

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

**OBJECTIVE 2.14: TRANSPORTATION**

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

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

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

**Policy 2.14.3: Multi-Modal Design**  
In anticipation of opportunities for multi-modal transportation options within the Urban Development Districts, the following guidelines shall be addressed in the DSAP process:

- a) A complementary mix and range of land uses, including educational, recreational, and cultural uses;
- b) Interconnected networks of streets designed to encourage walking and bicycling, with traffic-calming devices where appropriate;
- c) A mix of uses within walking distance of transit stops and/or multi-modal facilities; and
- d) Within Village Centers and Neighborhood Centers, public uses, streets, and squares that are safe, comfortable, and attractive for pedestrians, with adjoining buildings open to the street and with parking not interfering with pedestrian, transit, automobile, and truck travel modes.

**Policy 2.14.4: DSAP Transportation Analysis**  
The DSAP will identify the transportation facilities needed to serve the future land uses in the DSAP as required by Subparagraph 163.3245(3)(b)4, F.S. The analysis will identify the timing of the needed transportation facilities, funding sources, and the development’s proportionate fair share mitigation pursuant to Section 163.3182, F.S. Where consistent with Section 163.3180 F.S., the Transportation Analysis may recognize tools and techniques that include, but are not limited to, exempting or discounting impacts of locally desired development,

3943 and facilitating development patterns that support appropriate land use mixes,  
3944 job creation, and affordable housing.

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3946 The DSAP shall identify the required long-term strategies to facilitate  
3947 development patterns that support multi-modal solutions, any discounting of  
3948 impacts for locally desired development, as encouraged in Paragraph  
3949 163.3180(5)(f), F.S., and the application shall demonstrate how local  
3950 concurrency requirements will be addressed, which can include development  
3951 agreements. The development agreement can address the proportionate share  
3952 contribution or construction consistent with Section 163.3180, F.S. The  
3953 construction, land dedication or improvements may be required in addition to  
3954 any impact fees or other funding mechanisms (e.g., mobility fee) in place in  
3955 Hendry County at the time. The DSAP may require the applicant to enter into a  
3956 development agreement with Hendry County following the approval of a DSAP  
3957 and prior to construction of any public infrastructure required to support the  
3958 development. The DSAP may include conditions that require a developer or a  
3959 property owner to contribute land for a transportation facility or require the  
3960 construction or expansion of a transportation facility, or require the payment for  
3961 land acquisition or construction or expansion of a transportation facility or a  
3962 portion thereof. The obligation to provide funds, land or roadways must be  
3963 reasonably attributable to the development within the DSAP and the contribution  
3964 must be comparable to the amount of funds, land or transportation improvements  
3965 that the state or local government would reasonably expect to expend or provide  
3966 based on projected costs of comparable projects to mitigate the impacts  
3967 reasonably attributable to the proposed development. Any funds or land  
3968 provided must be used to mitigate the impacts of the DSAP development. The  
3969 required mitigation contributions do not have to be expended within the DSAP  
3970 area; however, they must be used for facilities that are impacted by the DSAP.  
3971 The property owner or developer within the DSAP consistent with Subparagraph  
3972 163.3180(5)(h)2., F.S. shall not be held responsible for the additional cost of  
3973 reducing or eliminating deficiencies, and the property owner or developer cannot  
3974 be required to pay a proportionate share that exceeds the development's  
3975 proportionate share of the improvements necessary to mitigate the  
3976 development's impacts.

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3978 **Policy 2.14.5:**

**Long Range Transportation Needs Assessment Horizon**

3979 The Hendry County Long-Range Transportation Needs Assessment (LRTNA) is  
3980 based on a development program and transportation system contemplated within  
3981 the 2035 planning horizon. If, at the time of DSAP submittal, the LRTNA does  
3982 not reflect the system needs based on the amount of development in the DSAP,  
3983 the DSAP applicant must submit an updated LRTNA generalized transportation  
3984 analysis for review by the County. The updated analysis shall, at a minimum,  
3985 address projected impacts of the development proposed in the DSAP application  
3986 through the then-current County Planning horizon.

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**OBJECTIVE 2.15: INFRASTRUCTURE NEEDS**

The application for the DSAP will identify the needed public facilities to serve the development, and will identify the financing mechanism for infrastructure improvements if improvements are needed. If the development does not require a DSAP, the application shall address the infrastructure needs pursuant to the applicable Hendry County Comprehensive Plan GOPs and Land Development Code.

**Policy 2.15.1: Infrastructure Funding Plan**

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

**Policy 2.15.2: Infrastructure Funding Sources**

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

- a) Community Development Districts
- b) County Impact Fees
- c) Developer Contributions
- d) Municipal Service Taxing Unit/Municipal Service Benefit Unit
- e) Available State or Federal Highway or Transit Funds
- f) Tax Increment Financing
- g) Grants

**Policy 2.15.3: Infrastructure Funding Conditions**

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

**Policy 2.15.4: Efficient Uses of Infrastructure**

As future community infrastructure is developed in support of the planned development of the Sector Plan, it may be in the community’s best interest to consider authorizing additional density and intensity within existing development districts to ensure the protection of natural resources elsewhere, and to maximize the efficient use of infrastructure within the Sector Plan. Any

4034 such increase will be subject to a Comprehensive Plan amendment and based on  
4035 an evaluation of the implementation of the Sector Plan, and shall be required to  
4036 obtain all necessary approvals from Hendry County and the Florida Department  
4037 of Economic Opportunity.  
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4039 **Policy 2.15.5:** As stated in Objective 2.11, the Sector Plan provides a unique opportunity to  
4040 establish a well thought-out open space system that serves as a framework to  
4041 support future communities, long-term agriculture, water management,  
4042 recreation, and landscape scale connections that link regionally significant  
4043 natural resources. It is possible that future Comprehensive Plan amendments or  
4044 additions to the Sector Plan may enhance these goals, and concentrate additional  
4045 long-term protection of natural resources in areas of importance, thereby  
4046 incentivizing the concentration of development within areas of the Sector Plan  
4047 where increased densities can be supported by planned infrastructure. Subject  
4048 to review and approval by all necessary state and local governments,  
4049 incorporation of such opportunities should certainly be considered to the extent  
4050 they are consistent with the overarching objectives of the Sector Plan.  
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4052 **OBJECTIVE 2.16: INTERGOVERNMENTAL COORDINATION**  
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4054 Hendry County will coordinate with local, state, and regional governments as required by the  
4055 appropriate Goal, Objectives, and Policies of the Hendry County Comprehensive Plan. The Goals,  
4056 Objectives, and Policies will facilitate intergovernmental coordination on the issue of extra-  
4057 jurisdictional impacts.