
Future Land Use Element

1 **FUTURE LAND USE ELEMENT**

2
3 **GOAL 1:**

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

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

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

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

27
28 Purpose

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

32
33 Description/Uses

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

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

51
52 Location Standards

53
54 Areas classified as Agriculture are located within the rural areas of Hendry County. Lands in this
55 category are not within the urban area, but may be adjacent to the urban area. Some of these lands
56 may be converted to urban uses within the 2040 planning horizon. However, the majority of the
57 lands classified Agriculture will remain in a rural, agricultural land use through the year 2040.
58

59 Residential Density
60

- 61 ● Residential – one (1) unit per five (5) acres.
- 62 ● Farm worker housing.
 - 63 ○ Six (6) units per acre for single family attached and detached homes/mobile
 - 64 homes/duplexes if potable central water and central sewer collection systems are
 - 65 provided.
 - 66 ○ Ten (10) units per acre for multi-family projects with potable central water and central
 - 67 sewer provided.
- 68 ● Existing recorded parcels within the Agriculture Future Land Use Category which are less
- 69 than the minimum five (5) acre lot size for residential uses are considered “vested” for
- 70 residential uses as of January 1, 2015. The lots must meet the other provisions of the Land
- 71 Development Code.
72

73 Non-Residential Intensity
74

- 75 ● FAR – 0.40 for non-agricultural/non-residential uses.
76

77 Infrastructure/Roads
78

- 79 ● Public arterial or collector, and private roads.
- 80 ● Meet current LOS standards.
81

82 Water
83

- 84 ● Private wells for rural residential.
- 85 ● Central water system for farm worker housing.
- 86 ● Central water system for clustered residential on lots ½ acre or smaller in size.
- 87 ● Private wells or central water system for non-residential uses.
88

89 Wastewater/Septic Tanks
90

- 91 ● Individual septic system for rural residential.
- 92 ● Central system for farm worker housing.

- 93 ● Central system for clustered units for residential on lots ½ acre or smaller in size.
- 94 ● Individual septic or central system for non-residential uses.

95
96 Open Space

97
98 No minimum open space requirement.

99
100 Form of Development

101
102 Non-agricultural development may occur in any of the following forms:

- 103
- 104 ● Individual large lots.
- 105 ● Clustered developments.
- 106 ● Mixed-use developments.
- 107 ● Planned unit developments.

108
109 **Policy 1.1.1a: Agriculture**

110
111 Residential density and commercial intensity may be increased for properties located within and
112 developed pursuant the West Hendry Planning Overlay, in accordance with Objective 2.2.

113
114 **Policy 1.1.1b: Agriculture/Conservation Future Land Use Category**

115
116 Purpose

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

120
121 Description/Uses

122
123 All land uses shall be the same as for the Agriculture Future Land Use Category with the following
124 exceptions:

- 125
- 126 ● No industrial or commercial development (including agriculture related or extraction
127 related) shall be permitted within a wetland.
- 128 ● Residential development shall be limited to ensure that wetlands are preserved or that
129 activities that impair the natural function of the wetland are prohibited.

130
131 Location Standards

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

136
137

138 Residential Density

139

- 140 ● Residential - one (1) unit per twenty (20) acres if units are built within the
- 141 Agriculture/Conservation designated lands.

142

143 Non Residential Intensity

144

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

146

147 Infrastructure/Roads

148

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

150

151 Water

152

- 153 ● Private wells for rural residential.
- 154 ● Private wells for non-residential uses.

155

156 Wastewater/Septic Tanks

157

- 158 ● Individual septic tanks for rural residential.
- 159 ● Individual septic for non-residential uses.

160

161 Open Space

162

163 No minimum open space requirement.

164

165 Form of Development

166

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

168

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

173

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

175

176 Purpose

177

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

182

183 Description/Uses

184

185 Lands classified as Residential - Low Density are primarily lands within the rural areas of Hendry
186 County that have been or may utilized for rural residential purposes. Residential-Low Density shall
187 be defined as residential development with the following characteristics: single-family units, low
188 density, sporadic, and generally isolated from the urban zones and in areas not planned for public
189 infrastructure. Uses permitted within this category are conventional single-family residential uses
190 with customary accessory structures. Mobile home units are not permitted. Institution and
191 Recreation facilities are permitted within this category. Agricultural activities in existence at the
192 time of the adoption of this Comprehensive Plan Amendment may continue, but may not be
193 enlarged, nor may new agricultural activities occur except in compliance with the Land
194 Development Code.

195

196 Location Standards

197

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

201

202 Residential Density

203

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

205

206 Minimum acreage for Development: 160 acres

207

208 Non Residential Intensity

209

- 210 • FAR – 0.00.

211

212 Infrastructure/Roads

213

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

216

217 Water

218

- 219 • Private wells or public central system.

220

221 Wastewater/Septic Tanks

222

- 223 • Individual septic tanks or public central systems.

224

225 Open Space

226

- 227 • None

228

229 Form of Development

230

- 231 • Individual large lots.
- 232 • Clustered developments.
- 233 • Planned Unit Developments.

234

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

236

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

241

242 Non-Residential Intensity: 0.00

243

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

246

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

248

249 Purpose

250

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

254

255 Description/Uses

256

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

264

265 Location Standards

266

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

270

271 Residential Density

272

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

274

275 Minimum acreage for Development: 160 acres

276

277 Non Residential Intensity

278

- 279 • FAR – 0.00.

280

281 Infrastructure/Roads

282

- 283 • Existing Public system or private roads.

- 284 • Meet current LOS standards.

285

286 Water

287

- 288 • Private wells or central systems.

289

290 Wastewater/Septic Tanks

291

- 292 • Individual septic tanks or central systems.

293

294 Open Space

295

- 296 • None

297

298 Form of Development

299

- 300 • Individual large lots.

- 301 • Clustered developments.

- 302 • Planned Unit Developments.

303

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

305

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

309

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

312

313 **Policy 1.1.4: Residential - Medium Density Future Land Use Category**

314

315 Purpose

316

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

321 Description/Uses

322

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

342

343 Location Standards

344

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

350

351 Residential Density

352

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

354

355 Non Residential Intensity

356

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

358

359 Infrastructure/Roads

360

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

364

365

366

367 Water
368

- Central water systems, either public or private.

370
371 Wastewater/Septic Tanks
372

- Central sewer systems, either public or private.

374
375 Open Space
376

- 30% open space.

378
379 Form of Development
380

- 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.

395
396 **Policy 1.1.5: Residential - High Density Future Land Use Category**
397

398 Purpose
399

400 The purpose of the Residential – High Density Future Land Use Category is to define those areas
401 within Hendry County that are or should become higher density residential development through the
402 planning horizon of 2040.
403

404 Description/Uses
405

406 Lands classified as Residential - High Density are areas with relatively good access to roads,
407 centralized public potable water and sewer systems, or are located such that provision of these
408 facilities is feasible within the planning horizon. These areas are located either in the
409 urban/suburban zone of Hendry County or are a logical extension thereof. Uses permitted within
410 this Land Use Category are conventional residential units, including attached and detached single-
411 family dwellings, duplexes, multi-family dwellings, recreational uses, and customary accessory uses
412 and amenities thereto when built as part of the residential community. Mixed-use developments,

413 including residential uses and commercial uses, may be permitted in this category if developed and
414 approved as a Planned Unit Development. Up to 15% of the land area within a Planned Unit
415 Development may be developed as commercial uses.

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

427
428 Location Standards

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

434
435 Residential Density

- 436
- 437 a) Residential - Six (6) units per acre when connected to centralized public water, but private
438 wastewater.
 - 439 b) Residential - Ten (10) units per acre when connected to centralized public water and
440 centralized public wastewater, direct access to the arterial road system, within an urban area
441 of the county, and proximate to amenities or part of a mixed-use Planned Unit Development.
- 442

443 Non Residential Intensity

- 444
- 445 a) FAR – 0.10 calculated upon the acreage of the commercial site only.
- 446

447 Infrastructure/Roads

- 448
- 449 a) Public arterial system or private roads with the development being adjacent to and having
450 direct access to the arterial system or not adjacent with the ability to create a collector
451 system directly adjacent thereto. Private roads may also be permitted within a Planned Unit
452 Development.
 - 453 b) Meet current LOS standards or make improvements to the transportation system that results
454 in meeting the LOS standards.
- 455

456 Water

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

460 Wastewater/Septic Tanks

461

- 462 ● Central wastewater system, either public or private.

463

464 Open Space

465

- 466 ● Twenty-five percent (25%).

467

468 Form of Development

469

- 470 ● For parcels 10 acres or smaller:

471

- Individual lots.

472

- Clustered developments.

473

- Mixed-use developments.

474

- Planned Unit Developments.

475

- 476 ● For parcels larger than 10 acres:

477

- Mixed-use developments.

478

- Planned Unit Developments.

479

- 480 a) Development restrictions:

481

- 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.

482

483

484 **Policy 1.1.6: Residential - Special Density Future Land Use Category**

485

486 Purpose

487

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

490

491 Description/Uses

492

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

505

506 Location Standards

507

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

511

512 Residential Density

513

514 a) Port LaBelle – Three (3) units per acre.

515 b) Pinehurst Park – Six (6) units per acre.

516

517 Non Residential Intensity

518

519 ● Port LaBelle FAR – 0.25.

520 ● Pinehurst Park FAR – 0.

521

522 The total area of non-residential uses within a single development in this category shall not exceed
523 10% of the total area of the development. The total floor area of non-residential uses shall not
524 exceed 200 square feet per planned residential unit at build-out. Non-residential uses may include
525 retail and service commercial, governmental and support services, agriculture, and employment
526 uses. Commercial development will be clustered when appropriate to provide services at
527 appropriate locations within the total development.

528

529 Infrastructure/Roads

530

531 ● Public arterial or collector system.

532 ● Meet current LOS standards.

533

534 Water

535

536 ● Private wells.

537 ● Central water, either public or private.

538

539 Wastewater/Septic Tanks

540

541 ● Individual septic tanks.

542 ● Central system, either public or private.

543

544 Open Space

545

546 ● Residential development – 25%.

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

548

549

550

551 Form of Development

552

- 553 • Individual lots.
- 554 • Clustered developments.
- 555 • Mixed-use developments.
- 556 • Planned Unit Developments.

557

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

559

560 Purpose

561

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

565

566 Description/Uses

567

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

574

575 Location Standards

576

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

580

581 Density and Intensity

582

583 Development	584 Maximum Residential Density	585 Maximum Non-Residential Intensity *
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586 a) Big Oak Acres	1 du/5ac	N/A
587 b) Double “J” Acres	1 du/2ac	0.25 FAR
588 c) Fort Denaud Acres	1 du/2ac	0.25 FAR
589 d) Highway Business Center	1 du/1ac	0.25 FAR
590 e) Montura/Flaghole	1 du/1ac	0.25 FAR
591 f) Pioneer Plantation	1 du/2ac	0.25 FAR
592 g) Scott and Wendy Lanes	1 du/2ac	N/A
593 h) All Others	1 du/2ac	0.25 FAR

594

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

- 598 Infrastructure/Roads
599
600 • Public arterial or collector system and private roads.
601 • Meet current LOS standards.

- 602
603 Water
604
605 • Private wells.
606
607 Wastewater/Septic Tanks
608

- 609 • Individual septic tanks.

- 610 Open Space
611
612
613 • Residential – 50%.
614 • Non-residential/non-agricultural – 15%.

- 615
616 Form of Development
617
618 • Individual lots.

619
620 **Policy 1.1.8: Felda Community Overlay**

621
622 Purpose

623
624 The purpose of the Felda Community Overlay is to establish guidelines from the community plan
625 adopted for Felda. Changes made to the Future Land Use Map were the result of an extensive
626 community planning process with the Felda Community Civic Association.

627
628 Description/Uses

629
630 Lands classified as the Felda Community Overlay are those properties contained within Sections 13
631 through 36 of Township 45S, Range 29E, Hendry County, Florida. Land uses contained in the
632 Felda Community Overlay Land Use Category include a variety of residential and agricultural land
633 uses, along with non-residential activities.

634
635 Location Standards

636
637 The areas designated as the Felda Community Overlay on the Future Land Use Map are those areas
638 specifically described above and limited thereto. No other areas of Hendry County shall be
639 designated as Felda Community Overlay.

640
641 Residential Density

- 642 • Felda Estates Residential areas

- 643 ○ One (1) unit per two (2) acres.
- 644
- 645 ● Agriculture areas
 - 646 ○ Residential – One (1) unit per five (5) acres.
 - 647 ○ Farm worker housing-
 - 648 ■ Six (6) units per acre for single family attached and detached home/mobile
 - 649 homes/duplexes if central potable water and central sewer collection systems are
 - 650 provided.
 - 651 ■ Ten (10) units per acre for multi-family with central potable water and central sewer
 - 652 provided

653

654 Non-Residential Intensity

655

- 656 ● Non-residential/non-agricultural – 0.25 FAR
- 657 ● Non-residential uses are allowable in Sections 16, 17, 20, 21, 28, 29, 32, and 33 within 500-
- 658 feet of the right-of-way of SR 29.

659

660 Infrastructure/Roads

661

- 662 ● Public arterial, collector, and local road system or private roads.

663

664 Water

665

- 666 ● Private wells for rural residential.
- 667 ● Private wells or central potable water for non-residential/non-agricultural.
- 668 ● Centralized public water system for farm worker housing.

669

670 Wastewater/Septic Tanks

671

- 672 ● Individual septic tanks for rural residential.
- 673 ● Individual septic tanks or central sewer system for non-residential.
- 674 ● Individual septic tanks for agricultural activities.
- 675 ● Centralized public waste water for farm worker housing.

676

677 Open Space

678

- 679 ● Residential – 50%.
- 680 ● Non-residential/non-agricultural - 25%.

681

682 Form of Development

683

- 684 ● Individual large lots.
 - 685 ● Planned Unit Development.
- 686

687 Special Considerations

688

689 • A Corridor Access Management Plan (CAMP) will be created limiting access to State Road
690 29 and providing interconnectivity between and among non-residential land uses. The
691 interconnectivity will be achieved by having the non-residential uses utilize a common
692 roadway or frontage road for access. This roadway can be located adjacent to State Road 29
693 right-of-way or at the rear of the non-residential uses. The required frontage road will not
694 occupy the 500-feet dedicated to non-residential uses along SR 29.

695

696 • In all other portions of the Sections designated in this land use category, commercial uses
697 are not allowed. Agriculture uses are permissible in this land use category and clustering of
698 residential units is not allowed. All residential parcels must contain a minimum of two
699 acres.

700

701 • Existing parcels within the Felda Community Overlay that are less than the minimum two
702 (2) acre lot size for Felda Estates or less than the minimum five (5) acre lot size for the
703 Agriculture category are considered “vested” for residential and non-residential uses as of
704 October 26, 2010. The lots must meet the other provisions of the Land Development Code.

705

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

707

708 Purpose

709

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

713

714 Description/Uses

715

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

725

726 Location Standards

727

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

733

734 Residential Density

735

- 736 ● Six (6) units per gross acre when built as part of a mixed-use development.

737

738 Non Residential Intensity

739

- 740 ● Retail commercial – 0.25 FAR.
- 741 ● Office – 0.50 FAR.
- 742 ● 0.50 FAR for mixed-use building with a maximum of 25% retail and a minimum of 75% office.
- 743
- 744 ● 0.30 FAR for mixed-use development with commercial on the first floor and residential on stories above the first floor.
- 745
- 746

746

747 Infrastructure/Roads

748

- 749 ● Public arterial or collector system and private roads.
- 750 ● Meet current LOS standards.

751

752 Water

753

- 754 ● Private wells for rural commercial.
- 755 ● Central water, either public or private, for commercial development within the urban/suburban area.
- 756
- 757

757

758 Wastewater/Septic Tanks

759

- 760 ● Individual septic tanks for rural commercial.
- 761 ● Centralized public sewer, either public or private, for commercial within the urban/suburban area.
- 762
- 763

763

764 Open Space

765

- 766 ● Residential development – 25%.
- 767 ● Non-residential development – 15%.
- 768

768

769 Form of Development

770

- 771 ● Rural areas – individual lots.
- 772 ● Urban/suburban
 - 773 ○ Clustered developments.
 - 774 ○ Mixed-use developments.
 - 775 ○ Planned Unit Developments.
 - 776
 - 777

776

777

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

779

780 Purpose

781

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

785

786 Description/Uses

787

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

806

807 Location Standards

808

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

814

815 Residential/Density

816

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

818

819 Non Residential Intensity

820

- 821 ● FAR – 0.75 for industrial uses.
- 822 ● FAR – 0.25 for ancillary support facilities.

- 823 • Ancillary support facilities shall not constitute more than 20% of the total land area of an
824 industrial park.

825
826 Minimum acreage: Industrial parks should be a minimum of 160 acres, while individual Industrial
827 uses may be on less acreage if approved as a Planned Unit Development.

828
829 Infrastructure/Roads

- 830
831 • Public arterial or collector system and private roads.
832 • Direct access onto existing arterial systems.
833 • Creation of collector roads specifically designed to connect to the arterial systems.

834
835 Water

- 836
837 • Centralized water systems, whether public or private.

838
839 Wastewater/Septic Tanks

- 840
841 • Centralized systems, whether public or private.

842
843 Open Space

- 844
845 • Minimum open space – 15%.

846
847 Form of Development

848
849 Industrial development may occur in any of the following forms:

- 850
851 • Planned industrial park.
852 • Mixed-use planned development.
853 • Airports

854
855 **Policy 1.1.10.1.**

856
857 The development of a runway and airport infrastructure related development and uses will be
858 allowed on approximately 305 acres (“Subject Site”), as defined by the legal description included
859 in Comprehensive Plan Amendment No. CPA19-0005. The airport improvements on the Subject
860 Site will be limited to those uses approved by the FAA Finding of No Significant Impact Record
861 of Decision on October 17, 2017. No Floor Area Ratio for commercial or industrial uses is
862 approved in this Subarea. Residential uses are prohibited.

863
864 Pursuant to the Industrial future land use category description and development standards, the
865 runway shall occupy no more than eighty-five percent (85%) of the
866 Subject Site and a minimum of fifteen percent (15%) of the Subject Site shall be open space. Open
867 space shall be provided in the form of landscaped buffers located along the Subject Site’s

868 perimeter, storm water management areas and other open, pervious, grassed_or landscaped areas on
869 the Subject Site.

870

871 **Policy 1.1.11: Public Future Land Use Category**

872

873 Purpose

874

875 The purpose of the Public Future Land Use Category is to establish regulations relative to use and
876 location of publicly-owned lands, semi-public lands, and private lands authorized for public
877 purposes that currently exist or which may become public through the planning horizon of 2040.

878

879 Description/Uses

880

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

886

887 Location Standards

888

889 Specific location standards are as follows:

890

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

896

897 Residential Density

898

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

901

902 Non Residential Intensity

903

- 904 ● Government buildings – 0.30 FAR.
- 905 ● Schools – 0.50 FAR.
- 906 ● Churches – 0.30 FAR.
- 907 ● All other uses FAR as determined by the Board of County Commissioners at time of
908 approval.

909

910 Infrastructure/Roads

911

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

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Water

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

Wastewater/Septic Tanks

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

Open Space

- Governmental buildings – 30%.
- Schools – 30%.
- Churches – 30%.
- Utilities – 30%.
- Solid waste handling and disposal facilities – 15%.
- Airports – 50%.
- Logistic centers – 15%.
- All other uses as determined by the Board of County Commissioners.

Form of Development

- Individual lots/parcels.
- Part of mixed-use developments.
- Part of Planned Unit Developments.

Policy 1.1.12: Multi-Use Development Future Land Use Category

Purpose

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

Description/Uses

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

958 Location Standards

959

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

962

963 Residential Density

964

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

966

- 967 ● Agricultural uses – One (1) unit per 5 acres.
- 968 ● Residential/urban uses – Four (4) units per acre when rezoned to a Planned Unit
969 Development.

970

971 Non Residential Intensity

972

- 973 ● Retail commercial – 0.25 FAR.
- 974 ● Office – 0.50 FAR.
- 975 ● Industrial – 0.75 FAR
- 976 ● 0.50 FAR for mixed-use buildings with a maximum of 25% retail and a minimum of 75%
977 office.
- 978 ● 0.30 FAR for mixed-use buildings with commercial on the first floor and residential on
979 stories above and first floor.

980

981 Infrastructure/Roads

982

- 983 ● Public arterial, collector, or local roads, and private roads.

984

985 Water and Sewer

986

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

989

990 Open Space

991

- 992 ● Residential development – 30%.
- 993 ● Non-residential development – 15%.

994

995 Form of Development

996

- 997 ● Agricultural individual lots – minimum five (5) acres.
- 998 ● Urban/suburban.
 - 999 ○ Clustered developments.
 - 1000 ○ Multi-use developments.
 - 1001 ○ Planned Unit Developments.

1000

1001

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
1014 residents and visitors of Hendry County and to encourage and promote recreation and or tourism in
1015 the County. Lands and uses in this category would not normally be part of a mixed-use community
1016 nor be 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
1026 vehicle parks, campgrounds (whether primitive or improved), marinas, golf courses, equestrian
1027 centers and riding areas, sporting clay facilities, eco-tourism activities, and similar leisure and
1028 recreation facilities 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
- 1076 clay 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
1100

- 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)
1114 electrical generating facilities that obtain approval through the Power Plant Siting Act (PPSA),
1115 ss. 403.501-518, Florida Statutes; or 2) electrical generating facilities not subject to approval
1116 through the PPSA. Uses may include all forms of electric generating facilities, including, but not
1117 limited to, electric power plants, combustion turbines, combined cycle units, thermal or
1118 photovoltaic solar fields and related facilities. Related facilities include uses directly related to the
1119 production of electricity, including but not limited to substations, collector yards, switchyards,
1120 fuel and by-product storage facilities, waste disposal areas, processing facilities, administrative
1121 offices, water storage, cooling towers, warehousing, educational and visitor centers, raw material
1122 storage and other ancillary uses related to the electrical generating facility. Agricultural uses
1123 including cropland, pastureland, orchards, groves and forestry are permitted uses within this
1124 category.

1125
1126 Location Standards
1127

1128 Lands classified as Electrical Generating Facility shall be located in rural areas of the county,
1129 where large amounts of undeveloped acreage exist. The adequacy/appropriateness of EGF project
1130 locations will be determined by the Hendry County Board of County Commissioners utilizing the
1131 following guidelines:
1132

- 1133 • The site is near other existing or planned utility uses including transmission lines, or is
1134 accessible to/by existing or planned fuel transportation facilities.
1135 • Adequate separation or buffering from power plant production units can be provided to
1136 adjacent properties.
1137 • The site has direct access to existing or planned arterial or collector roads of sufficient

1138 capacity to ensure that, during plant operations, there will be no degradation to the level
1139 of service below the adopted standard; an EGF restricted to solar power generation only may
1140 or may not have direct access from a public road, but must have permanent legal access to
1141 the property.

- 1142 • No nuclear, coal or gas powered electrical generating plant shall be located within two (2)
1143 miles of the Big Cypress Indian Reservation, and more specifically described within the
1144 following areas: Sections 25, 26, 35 and 36, Township 47, Range 32; Sections 25, 26, 27,
1145 28, 29, 30, 31, 32, 33, 34, 35, and 36, Township 47, Range 33; Sections 29, 30, 31, 32, 33,
1146 34, 35 and 36, Township 47, Range 34; Sections 1, 2, 9, 10, 11, 12, 13, 14, 15, 16, 21, 22,
1147 27, 28, 33, and 34, Township 48, Range 32; Sections 5 and 9, Township 48, Range 33;
1148 and Sections 1, 2, 3, 4, 5, 6, 8, 9, 10 and 11, Township 48, Range 34.

1149
1150 Residential/Density
1151

- 1152 • Residential – Not permitted. (Caretaker unit permitted).

1153
1154 Non-Residential Intensity

- 1155 • The power plant units and directly related facilities shall occupy no more than seventy
1156 percent (70%) of the entire site and shall be subject to a maximum impervious surface ratio
1157 of 0.70.
- 1158 • A minimum of thirty percent (30%) of the entire site shall be open space. Open space
1159 may include areas with native vegetation and/or landscaped areas. Crossings in open space
1160 areas by facilities and structures such as roads, rail, transmission lines, natural gas pipelines,
1161 water and sewer pipelines and communications lines, necessary for the operation of the
1162 power plant units and related uses, may be allowed, subject to applicable permitting. These
1163 facilities will be co-located wherever practicable to mitigate impacts to environmentally
1164 sensitive areas. Open space may also include wetlands, conservation and storm water areas.

1165
1166 Form of Development Approval

- 1167 • Approval of a Future Land Use Map amendment designating the location of the EGF.
- 1168 • A comprehensive plan text amendment outlining a specific subarea policy applicable to
1169 the EGF, including, but not limited to, fuel source and estimated power generating capacity.
- 1170 • A Planned Unit Development (PUD) zoning district shall be required for any development
1171 proposed within the EGF future land use category.

1172
1173 Special Development Requirements for Electrical Generating Facilities

1174
1175 The following performance standards shall be applied to a site designated as Electrical Generating
1176 Facility (EGF). The electrical generating facilities, directly associated facilities and related uses:

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

- 1182 time of approval.
- 1183 ● Shall be located where visual impacts can be mitigated through existing topography, existing
1184 or planted vegetation, facility design and/or distance from property boundaries.
- 1185 ● Shall be set back and/or buffered from existing adjacent residential areas or designated
1186 residential future land use categories. Specific requirements shall be defined within the
1187 subarea policy.
- 1188 ● Shall utilize the best available control technology for protecting air quality consistent
1189 with state and federal standards.
- 1190 ● Shall include liners and leachate controls consistent with state and federal standards and
1191 guidelines for fuel and by-product storage facilities and waste disposal areas.
- 1192 ● Shall avoid, minimize or mitigate any impacts to environmentally sensitive areas, as
1193 determined by the appropriate State and Federal agencies.
- 1194 ● Shall provide compensatory storage for development in the 100-year floodplain consistent
1195 with local and state standards.
- 1196 ● Shall connect to a central sanitary sewer system, if available, or provide onsite treatment for
1197 domestic wastewater. Septic tanks shall be permitted in accordance with applicable
1198 provisions of local and state codes, guidelines and ordinances, including the Hendry County
1199 Comprehensive Plan. No industrial wastewater will be treated in the sanitary sewer septic
1200 system. Potential discharges of treated wastewater will be through underground injection
1201 control wells. If any discharges to the groundwater or underground occur, the same will be
1202 identified, reviewed and permitted through the PPSA and/or federal processes.
- 1203 ● Shall connect to a central potable water system, if available, or provide potable onsite
1204 well(s). Onsite wells shall be permitted in accordance with applicable provisions of local
1205 and state codes, guidelines and ordinances, including the Hendry County Comprehensive
1206 Plan.

1207
1208 **Compliance**

- 1209 ● For facilities subject to the PPSA, compliance with federal, state and local regulations
1210 shall be addressed through both the Florida Electrical Power Plant Siting Act (PPSA) and
1211 other required federal permitting processes, notwithstanding any of the Goals, Objectives
1212 and Policies of the Hendry County Comprehensive Plan.
- 1213 ● For facilities that are not subject to the PPSA, compliance with federal, state and local
1214 regulations shall be required, including the Goals, Objectives and Policies of the Hendry
1215 County Comprehensive Plan.
- 1216 ● All facilities shall be subject to the specific requirements of a PUD zoning.
- 1217 ● In the event of a conflict in the language of this land use category and other provisions
1218 within this or other Elements of the Hendry County Comprehensive Plan, this land use
1219 category and its guidelines shall control.

1221 **Policy 1.1.14.1:** The development of an electrical generating facility (“Hendry Solar Energy
1222 Center”) and related uses will be allowed on approximately 3.127 acres
1223 (“Subject Site”), as defined by the legal description included in Comprehensive
1224 Plan Amendment No. 15-0003. The electrical generating facility on the
1225 Subject Site will be limited to a 325 megawatt (MW) solar power facility. The
1226 facility will not be powered by nuclear, coal or gas sources. Solar panel fields

1227 will be permitted on the site.

1228
1229 Pursuant to the EGF future land use category description and development
1230 standards, the electrical generating facility shall occupy no more than seventy
1231 percent (70%) of the Subject Site and a minimum of thirty percent (30%) of the
1232 Subject Site shall be open space. Open space shall be provided in the form of
1233 wetlands and wildlife conservation areas, wetland buffers, landscaped
1234 buffers located along the Subject Site’s perimeter, storm water management
1235 areas and other open, pervious, grassed or landscaped areas on the Subject Site.

1236
1237 The following requirements shall also apply to the Subject Site:
1238

- 1239 • The minimum setbacks for the development of major improvements on the Subject Site
1240 shall be measured from the property boundaries as follows: fifty feet (50’) for solar panels
1241 and appurtenant structures/equipment along the northern and western property boundaries;
1242 and one- hundred feet (100’) for solar panels and appurtenant structures/equipment along
1243 the southern and eastern property boundaries.
- 1244 • The maximum height for the solar panels on the Subject Site shall not exceed twenty-feet
1245 (20’).

1246
1247 The facility shall not include any waste disposal areas, fuel and byproducts storage, or storage of raw
1248 materials.

1249
1250 **Policy 1.1.14.2:** The development of an electrical generating facility (“Hendry Clean Energy
1251 Center”) and related uses will be allowed on approximately 4,692.51 acres
1252 (“Subject Site”), as defined by the legal description included in Comprehensive
1253 Plan Amendment No. 16-0003. The electrical generating facility on the
1254 Subject Site will be limited to a 2,675 Megawatt (MW) of electrical generation.
1255 Up to 2,200 MW of electricity may be generated by combined cycle and/or
1256 simple cycle electrical generation facilities. Alternatively, up to 2,675 MW of
1257 electricity may be generated by solar photovoltaic facilities. The facilities will
1258 not be powered by nuclear or coal sources. All electrical generation facilities
1259 will be located within a development area not to exceed 2,426.8 acres.

1260
1261 Pursuant to the EGF future land use category description and development
1262 standards, the electrical generating facility shall occupy no more than seventy
1263 percent (70%) of the Subject Site and a minimum of thirty percent (30%) of the
1264 Subject Site shall be open space. Open space shall be provided in the form of
1265 wetlands and wildlife conservation areas, wetland buffers, landscaped
1266 buffers located along the Subject Site’s perimeter, storm water management
1267 areas and other open, pervious, grassed or landscaped areas on the Subject Site.

1268
1269 The following requirements shall also apply to the Subject Site:
1270

- 1271 • The minimum setbacks for the development of major improvements on the Subject Site
1272 shall be measured from the property boundaries as follows: one hundred feet (1000’) for
1273 solar panels and appurtenant structures/equipment; and one thousand feet (1000’) for the

- 1274 combined cycle and/or simple cycle generating facilities.
- 1275 ● The maximum height for the solar panels on the Subject Site shall not exceed twenty feet
 - 1276 (20’). The maximum height for the natural gas electrical generating facilities on the Subject
 - 1277 Site shall not exceed one-hundred and fifty feet (150’).
 - 1278 ● The applicant for the natural gas electrical generating facilities will limit its request to the
 - 1279 South Florida Water Management District for the Plant to a maximum withdrawal from the
 - 1280 Lower Tamiami Aquifer of an average of 13 million gallons per day (MGD) not to exceed a
 - 1281 maximum annual withdrawal of 4,758 million gallons per year (MGY).
 - 1282 ● Lighting guidelines will be followed to the maximum extent practicable, while meeting the
 - 1283 safety and security requirements of the Occupational Safety and Health Administration
 - 1284 (OSHA), the Federal Energy Regulatory Commission (FERC) and all other applicable law.
 - 1285 Prior to commencement of initial ground disturbing activities for the electrical generating
 - 1286 facilities, FPL will conduct a lighting analysis of the proposed facilities and will apply
 - 1287 lighting principles to minimize lighting impacts.
 - 1288 ● Four cultural resources sites identified as 8HN148, 8HN149, 8HN150, and 8HN151 will be
 - 1289 preserved within conservation areas. A minimum of 50 foot buffer will be provided around
 - 1290 these protected sites. Site 8HN721 is located within the 330-ft. electrical transmission
 - 1291 corridor and also within a conservation area. This site will be conserved to the greatest
 - 1292 extent possible.

1293

1294 **Policy 1.1.14.3:** The development of an electrical generating facility (“Hammock Solar Energy

1295 Center”) and related uses will be allowed on approximately 957 +/- acres

1296 (“Subject Site”), as defined by the legal description included in Comprehensive

1297 Plan Amendment No. 16-0006. The electrical generating facility on the Subject

1298 Site will be limited to a total of 74.5 Megawatts (MW) of electricity generated

1299 by solar photovoltaic facilities.

1300

1301 **Policy 1.1.14.4:** The development of an electrical generating facility (“FPL Blue Heron Solar

1302 Energy Center”) and related uses will be allowed on approximately 623± acres

1303 (“Subject Site”), as defined by the legal description included in Comprehensive

1304 Plan Amendment No. 18-0007. The electrical generating facility on the Subject

1305 Site will be limited to a total of 74.5 Megawatts (Mw) of electricity generated

1306 by solar photovoltaic facilities.

1307

1308 **Policy 1.1.15: Wheeler Estates Future Land Use Category**

1309

1310 Purpose

1311

1312 The purpose of the Wheeler Estates Future Land Use Category is to maintain the rural and

1313 predominantly residential character of the area known as Wheeler Estates, as established through a

1314 community planning process, and to guide the future development in a matter that is consistent with

1315 the community vision.

1316

1317 For the purpose of this category, “rural character” is defined as those characteristics which convey a

1318 sense of rural lifestyle, including but not limited to, large lots, significant open space and

1319 undisturbed native vegetation, limited public infrastructure, and small-scale agricultural uses that

1320 are accessory to permitted residential uses. Non-residential uses are limited to those activities

1321 intended to provide daily goods and services to the immediate community.

1322

1323 Description/Uses

1324

1325 Uses permitted within Wheeler Estates shall consist of single-family residential dwellings,
1326 accessory structures, and small-scale agricultural uses that are accessory to permitted residential
1327 uses. Mobile homes, RVs as living quarters, and shipping containers are expressly prohibited.
1328 Limited neighborhood-scale non-residential uses, institutional uses, and recreational uses are
1329 permitted subject to the provisions contained herein, and as set forth in the Land Development
1330 Code.

1331

1332 Location Standards

1333

1334 Wheeler Estates encompasses 1,933 +/- acres of land in the far western portion of Hendry County
1335 adjacent to Lee County, and approximately 1.5 miles south of State Road 80. The Wheeler Estates
1336 Future Land Use Category is limited to those areas designated as such on the Future Land Use Map.

1337

1338 Lands in this category are not within the urban area but are immediately adjacent to the future urban
1339 areas in Hendry County. Wheeler Estates is intended to operate without significant intensification of
1340 public facilities into water, sewer, transportation, or general support services through the planning
1341 horizon of 2040. However, additional public facilities may become available to the community via
1342 development in the adjacent future urban areas within the Rodina and Southwest Hendry County
1343 Sector Plan Areas.

1344

1345 Residential Density and Uses

1346

- 1347 • Single family residential uses- one (1) unit per 1.10 acres
- 1348 • Mobile home units and RVs are not permitted

1349

1350 Non-Residential Intensity and Uses

1351

- 1352 • FAR- 0.10 calculated on the commercial side only.
- 1353 • Non-residential uses that serve and support the rural community are allowable by Planned
1354 Unit Development rezoning approval only, and subject to locational criteria and minimum
1355 design standards established in the Land Development Code. General commercial and
1356 industrial uses are allowed only on parcels on which such uses exist as of May 28, 2019.
1357 Industrial and general commercial uses on additional parcels are prohibited.
- 1358 • Public works projects that include drainage improvements.

1359

1360 Agricultural Uses

1361

- 1362 • Non-commercial, small-scale agricultural uses that are accessory to residential uses,
1363 including but not limited to, the keeping of domestic farm animals for household use only,
1364 greenhouses, and gardens as set forth in Section 1-53-3.7.1(d) of the Land Development
1365 Code.
- 1366 • Agricultural uses consisting predominately of the cultivation of crops and livestock
1367 including cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture,

1368 groves, confined feeding operations, and specialty farms are permitted by right or allowed
1369 by special exception on existing agriculturally-zoned lands only.

1370

1371 Infrastructure/Roads

1372

- 1373 • Public and private roads

1374

1375 Water

1376

- 1377 • Private wells for rural residential uses.
- 1378 • Private wells or central water system for non-residential uses.

1379

1380 Wastewater/Septic Tanks

1381

- 1382 • Individual septic system for rural residential.
- 1383 • Individual septic or central system for non-residential.

1384

1385 Open Space

1386

- 1387 • Individual lots- no minimum open space requirement
- 1388 • Clustered Development (Residential or Mixed-Use)- 50%
- 1389 • Non-Residential Uses- 30%

1390

1391 Form of Development

1392

- 1393 • Individual lots.
- 1394 • Non-residential uses and clustered developments must occur in the form of a Planned Unit
1395 Development or Special Exception pursuant to the Land Development Code.

1396

1397

1398 **GOAL 2: INNOVATIVE PLANNING TECHNIQUES**

1399

1400 In order to protect water resources, protect the environment and wildlife habitat, build a more
1401 sustainable tax base, encourage economic development, promote energy efficiency, and to permit
1402 job creation for the citizens and residents of Hendry County, innovative land use planning
1403 techniques should be encouraged.

1404

1405 Hendry County shall continue to identify and determine applicability for Hendry County of
1406 innovative and flexible planning and development strategies. Once identified, the County shall
1407 develop new guidelines and standards pertaining to the identified strategies for inclusion by
1408 amendment to this comprehensive plan and the land development code.

1409

1410 **OBJECTIVE 2.2: WEST HENDRY PLANNING OVERLAY (WHPO)**

1411

1412 The WHPO is located in the northwest portion of Hendry County depicted on Future Land Use Map
1413 1A. The WHPO contains existing flowways and navigable waterways, including the
1414 Caloosahatchee River, Jack's Branch, Banana Branch, and Telegraph Swamp.

1415

1416 The purpose of the WHPO is to encourage a more compact growth pattern. Reducing development
1417 footprints will encourage and allow for more opportunities to preserve or restore natural areas,
1418 allow for expanded recreational activities and protect groundwater. The intent of the WHPO is to
1419 integrate residential and non-residential uses to create viable and sustainable communities that
1420 protect and enhance the natural features that make this area of Hendry County unique. This will be
1421 achieved by allowing for a variety of housing types in a mixed use community that strives to
1422 integrate open space including protection and/or restoration of flowways, navigable waterways and
1423 upland corridors. The Objective is to promote a pattern of development so that residential density
1424 and non-residential intensity are located in appropriate areas where utilities and public services can
1425 be provided and so that the new development can provide additional recreational opportunities.

1426
1427 The WHPO creates incentives through increased densities and intensities of residential and
1428 nonresidential uses to implement smart growth techniques, environmental preservation and
1429 restoration, and recreation through improved connectivity and access to natural features.

1430
1431 All future development seeking an increase in density and intensity shall be required to obtain a
1432 Planned Unit Development rezone and shall be consistent with one of three categories including
1433 Rural Town Center, River Medium Density, and River Low Density. The Rural Town Center and
1434 River Medium Density categories allow for and encourage a mixture of residential and commercial
1435 uses, the difference being in the size and scale of the mixed-use areas projected for each category.
1436 The landowner has the option of not developing pursuant to the West Hendry Planning Overlay and
1437 opting to develop in accordance with the underlying existing future land use category.

1438
1439 **Policy 2.2.1: Rural Town Center**

1440 The Rural Town Center properties shall be located at the intersection of two
1441 public roads that can accommodate the traffic and access for the proposed
1442 development while meeting concurrency requirements. The intent of this
1443 category is to create a mixed-use area where higher density development will
1444 enhance the viability of neighborhood levels of commercial development and
1445 efficiency in the provision of services.

1446
1447 Residential, commercial, quasi-public, public and recreational uses are allowed
1448 in this category, and may be integrated vertically or horizontally. The Rural
1449 Town Center category is intended to provide for a mix of residential unit types
1450 and housing options including, but not limited to, multi-family and single-
1451 family units.

1452
1453 **Policy 2.2.1.a:** Properties within this land-use category are allowed a maximum of five (5)
1454 dwelling units per gross acre, and must develop at a minimum density of two-
1455 and-one-half (2.5) dwelling units per gross acre.

1456
1457 **Policy 2.2.1.b:** Properties within the commercial node, should, to the extent feasible, contain a
1458 mix of uses including but not limited to residential, neighborhood-scale retail,
1459 office, recreation, civic, school, day care, places of assembly, and medical uses.
1460 A commercial node should be designed to include an interconnected street and
1461 pedestrian access network. Single-use, single-tenant, retail buildings are limited
1462 in size to a maximum of 40,000 square feet of floor area. Development must be

1463 designed to be pedestrian-oriented. Commercial development must be part of a
1464 mixed-use plan of development where residential uses are located in close
1465 proximity to the commercial areas and designed to facilitate pedestrian
1466 movement.

1467
1468 **Policy 2.2.1.c:** Development within the Rural Town Center category must provide for a
1469 minimum of 30% common open space. Water management areas may count
1470 toward 25% of the required common open space when designed as passive park
1471 or pathway. Common open space may also include more structured community
1472 gathering spaces such as plazas, squares or courtyards.

1473
1474 **Policy 2.2.2:** **River Medium Density**
1475 The River Medium Density land use category shall incorporate, where
1476 applicable, opportunities for innovative waterfront development, recreational
1477 connections via restoration and or preservation of flowways, navigable
1478 waterways, and uplands, and protection of natural systems that can provide a
1479 public benefit of improved water quality or natural resource management. This
1480 category allows for development of residential, commercial (within a Village
1481 Center), public, quasi-public and recreational uses. Residential development in
1482 this land use category may develop up to three (3) dwelling units per gross
1483 acre. A mixture of housing types is encouraged.

1484
1485 **Policy 2.2.2a:** The development of a Recreational Vehicle Park and related uses will be
1486 allowed within the Banana Branch Development as defined in the legal
1487 description as follows:
1488 A tract or parcel of land lying in Section 22 and 27, Township 43 South, Range
1489 28 East, Hendry County, Florida, said tract or parcel of land being more
1490 particularly described as follows:
1491 Beginning at the Southeast corner of said Section 22 run S00°35'53"E along the
1492 East line of the Southeast Quarter (SE 1/4) of said Section 27 for 601.75 feet to
1493 an intersection with the Northwesterly right of way line of State Road 80
1494 (F.D.O.T. right of way Section No. 07010-2527), being 208 feet Northwesterly
1495 as measured perpendicular to the survey base line thereof; thence run along
1496 said Northwesterly and Northerly right of way line of State Road 80 the
1497 following nine (9) courses: S50°19'00"W parallel with said survey base line for
1498 1,523.19 feet; S39°41'00"E for 19.00 feet to a point being 189 feet
1499 Northwesterly as measured perpendicular to said survey base line;
1500 S50°19'00"W parallel with said survey base line for 377.96 feet to a point of
1501 curvature; Southwesterly along an arc of a curve to the right of radius 2,754.87
1502 feet (delta 34°20'18") (chord bearing S67°29'09"W) (chord 1,626.44 feet) for
1503 1,651.04 feet; N05°20'42"W along a radial line for 19.00 feet to a point on a
1504 radial curve; Westerly along an arc of a curve to the right of radius 2,735.87
1505 feet (delta 04°07'29") (chord bearing S86°43'02"W) (chord 196.91 feet) for
1506 196.95 feet to a point of tangency being 208 feet Northerly as measured
1507 perpendicular to the survey base line thereof; S88°46'47"W parallel with said
1508 survey base line for 93.78 feet; N010°13'13"W for 11.00 feet to a point being
1509 219 feet Northerly as measured perpendicular to said survey base line and

1510 S88°46'47"W parallel with said survey base line for 114.60 feet; thence run N1
1511 4°07'26"W for 217.38 feet; thence run N61°35'26"W for 447.90 feet; thence
1512 run N53°52'26"W for 642.00 feet; thence run N54°42'26"W for 440.80 feet;
1513 thence run N79°47'26"W for 561.76 feet to an intersection with the East right
1514 of way line of County Road 78A (F.D.O.T. right of way Section No. 07590-
1515 2150)(S-78-A)(100' wide right of way), also being the East line of the West 50
1516 feet of the Northwest Quarter (NW 1/4) of said Section 27; thence run
1517 N00°21'44"W along said East right of way line for 702.19 feet to an
1518 intersection with the Northerly line of lands described in a deed recorded in
1519 Official Records Book 680, at Page 1833, Hendry County Records; thence run
1520 along Northerly line the following six (6) courses: N89°23'27"E for 1,472.44
1521 feet; SOI0 32'28"E for 149.69 feet; N78°22'31"E for 379.34 feet; NOI0
1522 42'41"W for 114.35 feet; N89°31'49"E for 730.24 feet and NOI0 13'44"Wfor
1523 640 feet, more or less, to an intersection with the center line of Banana Branch;
1524 thence run Northwesterly along said center line of Banana Branch for 1,607
1525 feet, more or less, to an intersection with the Westerly line of lands described in
1526 a deed recorded in Official Records Book 636, at Page 1656, Hendry County
1527 Records; thence run along said Westerly line N00°19'40"W for 898 feet, more
1528 or less to an intersection with the Southerly line of said lands; thence run along
1529 said Southerly line S89°40'20"W for 1,330.00 feet to an intersection with said
1530 East right of way line of said County Road 78A (F.D.O.T. right of way Section
1531 No. 07590-2150)(S-78-A)(100' wide right of way), also being the East Line of
1532 the West 50 feet of the Southwest Quarter (SW 1/4) of said Section 22; thence
1533 run N00°19'40"W along said East right of way line for 779.88 feet to an
1534 intersection with the North line of the Southwest Quarter (SW 1/4) of said
1535 Section 22; thence run N89°48'18"E along said North line for 2,591.29 feet to
1536 the center of Section 22; thence un N00°26'01"W along the West line of the
1537 Northeast Quarter (NE 1/4) of said Section 22 for 53.00 feet to an intersection
1538 with the North line of the South 53 feet of said Northeast (NE 1/4); thence run
1539 N89°48'18"E along said North line for 1,930.06 feet; thence run S00°26'01"E
1540 parallel with the West line of said Northeast Quarter (NE 1/4) for 53.00 feet to
1541 an intersection with the South line of said Northeast Quarter (NE 1/4); thence
1542 run N89°48'18"E along said South line for 698.98 feet of the East Quarter
1543 corner of said Section 22; thence run S00°46'14"E along the East line of the
1544 Southeast Quarter (SE 1/4) of said Section 22 for 2,584.61 feet to the POINT
1545 OF BEGINNING.

1546
1547 Containing 426.69 acres, more or less.

1548
1549 Bearing herein above mentioned are State Plane for the Florida East
1550 (1983/NSRS 2007) and are based on the East line of the Southeast Quarter (SE
1551 1/4) of Section 22 to bear S00°46'14"E.

1552
1553 The Recreational Vehicle Park must be part of a River Medium Density mixed
1554 use development that includes at a minimum residential and commercial uses
1555 and may accommodate up to five (5) recreational vehicle units per gross area.

1556

1557 **Policy 2.2.2.b: Village Center**
1558 Village Centers are intended for nonresidential uses in the River Medium
1559 Density category. Uses are limited to low intensity uses that provide for the
1560 daily needs of nearby residents or provide waterfront destination points along
1561 the Caloosahatchee River. Uses may include but are not limited to personal
1562 services, tackle shops, convenience stores, restaurants, coffee shops or bakeries
1563 are appropriate in this category. These small commercial centers shall be
1564 designed to encourage access from surrounding residential areas through street,
1565 pathway or waterway connections and promote the use of pedestrian, bicycle
1566 and watercraft modes of transportation. Village Centers must be designed as
1567 integrated components of a development, and shall be limited to three (3) acres
1568 in area, and a maximum of 15,000 square feet of commercial development.
1569

1570 **Policy 2.2.2.c:** Development within the River Medium Density land use category must provide
1571 a minimum of 40% common open space. Water management areas may count
1572 toward 25% of the required common open space when designed as passive or
1573 active parks, trails, natural preserve areas, and other commonly owned or
1574 maintained areas of pervious surface. The open space areas shall encourage
1575 open space/recreational trail systems that may consist of restored flowways,
1576 navigable waterway or upland habitat systems throughout the WHPO. In
1577 addition, River Medium Density developments shall provide neighborhood or
1578 mini parks to offset the active recreational needs of their residents.
1579

1580 **Policy 2.2.3: River Low Density**
1581 The River Low Density category can be characterized as rural, large residential
1582 lot development areas within the WHPO. Development in this category shall be
1583 limited to single-family residential development. The density range for
1584 development in this category is one (1) dwelling unit per five (5) acres to one
1585 (1) dwelling unit per one (1) acre, but may be increased to one (1) unit per
1586 gross acre through
1587

1588 **Policy 2.2.3.a:** Development within the River Low Density category must be clustered to
1589 provide a minimum of 50% common open space. Similar to the River Medium
1590 Density category, common open space shall include commonly maintained
1591 water management lakes (not more than 25% of open space requirement),
1592 passive parks, trails, natural preserve areas, and other commonly owned or
1593 maintained areas of pervious surface. In addition, private open space on lots
1594 greater than 10,000 square feet may count toward 10% of this open space
1595 requirement. Planned Unit Developments shall provide neighborhood or mini-
1596 parks to offset the active recreational needs of their residents.
1597

1598 **Policy 2.2.4:** During the Planned Unit Development review process, interconnected
1599 flowways, navigable waterways and/or upland corridors shall be identified to
1600 protect water quality and maintain natural water regimes and to protect listed
1601 animal and plant species and their habitats, where applicable. Flowways,
1602 navigable waterways or upland habitat corridors proposed for preservation
1603 shall require a conservation easement to be recorded at the time of site

1604 development plan approval. No uses other than passive recreational trails,
1605 educational signage, and similar uses shall be permitted within preservation
1606 areas.

1607
1608 **Policy 2.2.4.a:** Proposed crossings of flowways or navigable waterways shall include
1609 appropriately sized culverts or bridges to maintain surface water flows and
1610 wildlife underpasses, where appropriate.

1611
1612 **Policy 2.2.4.b:** Recreational uses may be incorporated into a flowway, navigable waterway or
1613 upland corridor. Uses shall not include any activities that are detrimental to
1614 drainage, flood control, water conservation, erosion control or fish and wildlife
1615 habitat conservation and preservation.

1616
1617 **Form of Development**

1618
1619 **Policy 2.2.5:** The road system within the WHPO shall be designed as an interconnected
1620 network aimed at promoting connectivity between individual developments and
1621 communities, with streets and pathways designed to encourage walking and
1622 bicycling thereby reducing the number and length of automobile trips.

1623
1624 **Policy 2.2.5.a:** In order to create an interconnected and integrated community within the
1625 WHPO, all new development within a River Town Center and River Medium
1626 Density must provide separate bicycle paths and pedestrian trails from within
1627 the development to external bicycle paths and/or trails. The intent is to create
1628 an interconnected bicycle and pedestrian pathway system in the West Hendry
1629 Planning Overlay that links each new community to destination areas such as
1630 public greenways, parks, conservation lands, schools, and commercial areas,
1631 and to create a sense of greater community integration.

1632
1633 **Policy 2.2.5.b:** Internal interconnections between complementary uses shall be required,
1634 including access and circulation among parking lots and pedestrian paths.

1635
1636 **Policy 2.2.5.c:** The following design standards shall be promoted through the Planned Unit
1637 Development zoning process:

- 1638
1639
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1641
1642
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1648
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1650
1. The ability to mix uses within individual buildings and sites (e.g. residential above retail or office space).
 2. The provision of civic spaces, such as green spaces, community centers or central plaza features within mixed-use areas.
 3. A design framework for mixed-use areas to create a pedestrian friendly, human scale environment, through objective, measurable criteria including size, scale, proportion, and materials. Flexibility in design will allow for choice and variety in architectural style.
 4. All outdoor lighting shall comply with the International Dark Sky Association/Illuminating Engineering Society outdoor lighting guidelines.
 5. Commercial and common area landscaping shall comply with the Crime Prevention through Environmental Design (CPTED) guidelines.

1651	Infrastructure	
1652		
1653	Policy 2.2.6:	To ensure that adequate funding sources are available for the provision of
1654		infrastructure, improvements will be funded through a variety of mechanisms
1655		that may include, but not limited to, the private sector, governmental and/or
1656		quasi-governmental entities, Community Development Districts (CDDs),
1657		Municipal Services Taxing Units (MSTU's), Municipal Services Benefit Units
1658		(MSBUs), rebate agreements, grants, and impact fees.
1659		
1660	Policy 2.2.6.a:	The Hendry County Capital Improvements Schedule and Element shall be
1661		amended, as needed, to reflect the party responsible, and the improvements
1662		necessary for providing centralized public water, irrigation, wastewater,
1663		associated distribution/transmission lines and reuse facilities to serve
1664		development within the West Hendry Planning Overlay area. Package
1665		wastewater treatment plants and package water supply plants may be utilized if
1666		built to accommodate future connections to a central system or to allow
1667		expansion to accommodate additional development.
1668		
1669	Policy 2.2.7:	The construction of water transmission mains and sanitary sewer mains along
1670		State Road 80 and County Road 78 will be funded by the private sector,
1671		governmental, and/or quasi-governmental entities in accordance with Policy
1672		2.2.6. Rebatable agreements may be used to facilitate utility extensions.
1673		
1674	Policy 2.2.8:	Rezoning of property consistent with the West Hendry Planning Overlay shall
1675		not be granted until the provision of utility service can be demonstrated. The
1676		Hendry County concurrency management program will ensure the provision of
1677		acceptable levels of utilities, however, if there are water conservation
1678		techniques that would result in a lower demand, these may be considered
1679		provided an analysis is conducted and the results show a lower demand can be
1680		supported.
1681		
1682	Policy 2.2.9:	Future water supplies will be consistent with the current SFWMD Lower West
1683		Coast Water Supply Plan.
1684		
1685	Policy 2.2.9.a:	WHPO Potable Water Supply. Groundwater from the upper Floridan aquifer
1686		or other sources of groundwater, provided they meet permitting criteria through
1687		the SFWMD, will be used as a source of raw water.
1688		
1689	Policy 2.2.9.b:	WHPO Irrigation Water Supply: Irrigation water for development utilizing the
1690		increased density permitted by the Overlay will consist of a blend of treated
1691		wastewater and groundwater from the upper Floridan aquifer once adequate
1692		quantities of reuse water become available. Traditional fresh groundwater
1693		sources may also be considered for irrigation water supply, provided use of
1694		such will meet SFWMD consumptive use permitting criteria.
1695		
1696	Policy 2.2.10:	Development in accordance with the WHPO, with the exception of River Low
1697		Density developments, will be required to accept reuse water when a supply of

1698 reuse water is available that will meet all or a significant portion of the
1699 irrigation needs of the proposed development.

1700
1701 **Policy 2.2.11:** Development in the West Hendry Planning Overlay is limited to a total of
1702 7,539 residential units and 200,000 square feet of commercial floor area
1703 without further amending the Comprehensive Plan. All development must meet
1704 Hendry County concurrency requirements at the time of final permit approval,
1705 in accordance with the Hendry County Concurrency requirements.
1706

1707 **General Development Guidelines**

1708
1709 **Policy 2.2.12:** Wetland areas will be determined through the South Florida Water
1710 Management District jurisdictional determination process. All regionally
1711 significant wetland areas must be preserved.
1712

1713 **Policy 2.2.13:** All development must preserve indigenous native vegetation at a minimum of
1714 20%, if it exists.
1715

1716 **Policy 2.2.14:** Development shall be in accordance with any design requirements for both the
1717 Caloosahatchee River and the County Road 78 Corridor as may be established
1718 by Hendry County Land Development Code.
1719

1720 **Policy 2.2.15:** The West Hendry Planning Overlay shall not include any lands owned by the
1721 South Florida Water Management District. The Objectives and Policies of the
1722 West Hendry Planning Overlay shall not interfere or be inconsistent with the
1723 restoration efforts of the District operations in this area.
1724

1725 **OBJECTIVE 2.3:**
1726

1727 **Policy 2.3.1: Rodina Sector Plan**
1728 The Rodina Sector Plan (Rodina) meets the requirements of Section 163.3245,
1729 F.S., and has been approved as a Sector Plan pursuant to an agreement entered
1730 into on January 25, 2012, with the Department of Economic Opportunity
1731 (DEO) and Hendry County as authorized in Section 163.3245 (10), F.S. Rodina
1732 provides a long-term plan for approximately 25,826 acres of Hendry County.
1733 The property is currently agricultural and is located in west Hendry County
1734 lying west of State Road 29, south of State Road 80, and generally adjacent to
1735 Wheeler Estates. The Rodina Sector Plan is composed of the Long-Term
1736 Buildout Plan (Exhibit 1), the Long-Term Transportation Network (Exhibit 2)
1737 and the Rodina Sector Plan Policies.
1738

1739 **Policy 2.3.2: Rodina Mixed-Use Community Requirements**
1740 Rodina is designed as a mixed-use community that will provide the following:
1741
1742 a) Realistic large-scale planning utilizing smart growth principles;
1743 b) A variety of land uses to support residents of diverse ages, incomes, and
1744 family sizes;

- 1745 c) Preservation of important environmental features, connections and
- 1746 functions on site;
- 1747 d) Economic viability of agriculture;
- 1748 e) Co-existence of agriculture and urban development with proper safeguards;
- 1749 f) Sufficient land to accommodate anticipated growth;
- 1750 g) Compact, pedestrian friendly, mixed-use urban community land use forms;
- 1751 h) A focus for the County's economic development and industrial job
- 1752 creation;
- 1753 i) An enhanced transportation network in Western Hendry County;
- 1754 j) Increased transportation internal capture and reduced external traffic;
- 1755 k) Efficient delivery of public facilities and services;
- 1756 l) Compact, mid to high density development separating the developed
- 1757 portions from the agricultural and natural resource areas;
- 1758 m) Employment and economic opportunities to Western Hendry County due to
- 1759 its unique location;
- 1760 n) Key linkages for the creation of a road network between Lee County and
- 1761 Hendry County and between SR 80 and SR 82;
- 1762 o) Connection to centralized public water and sewer systems;
- 1763 p) Mixed-use development;
- 1764 q) Mixture of housing types and values;
- 1765 r) An interconnected street system;
- 1766 s) Delineated urban growth area;
- 1767 t) A greenbelt with an average dimension of 300 feet and a minimum
- 1768 dimension of 100 feet;
- 1769 u) Civic spaces;
- 1770 v) Neighborhoods designed for walkability, with the one-half mile walk
- 1771 concept
- 1772 w) Attainable workforce housing (minimum 10%);
- 1773 x) Architectural guidelines for each residential community and commercial
- 1774 development;
- 1775 y) Demonstration of fiscal neutrality;
- 1776 z) Audubon Cooperative Sanctuary Program for Golf or an equivalent state
- 1777 program, if golf course is included;
- 1778 aa) Recreational facilities and sites to meet County LOS Standards;
- 1779 bb) Dark skies regulations;
- 1780 cc) Primary spine road system, including arterials and collectors, with no gates;
- 1781 dd) Multi-modal transportation facilities, including multi-use paths on arterials
- 1782 and collectors;
- 1783 ee) Community facility sites for schools, fire, EMS, library, and other
- 1784 governmental activities;
- 1785 ff) Compliance with town and village development standards, as established
- 1786 within the Rodina District requirements;
- 1787 gg) Preparation of an emergency management plan;
- 1788 hh) Preparation of environmental education programs for all residents;
- 1789 ii) Use of indigenous landscape material for a minimum of 50% of the
- 1790 landscape palette;
- 1791 jj) Establishment of re-use water;

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- kk) Xeric Landscaping; and
- ll) A Town Center, Village Center, Villages, Heritage Estates, and Employment Center with a mixture of uses to create self-sufficient, walkable communities and designed to implement traditional neighborhood design concepts. These communities will be specifically designed to ensure the establishment of a permanent boundary between the development areas of Rodina and the agricultural/natural resource areas of Rodina.

Policy 2.3.3: Development Location Criteria

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

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

Policy 2.3.4: Land Uses, Intensities, Densities and Maximum Capacity Allowed In Rodina

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

- Type 1 - Land uses allowed without DSAP approval are all land uses and activities allowable under the Agriculture Land Use Category within the Hendry County Comprehensive Plan. However, residential units shall be specifically limited to farmworker/agricultural housing related to the ongoing agricultural activities of the property. The maximum density in the Hendry County Agriculture future land use category is 1 unit/5 acres. Type 1 uses are permitted in the Long-Term Agricultural Area. Type 1 uses are permitted as an interim use in the Development Area until a DSAP is approved and vertical construction occurs on site. This is consistent with Section 163.3245(9), F.S. Properties surrounding the development site may continue to permit interim uses within Rodina as long as those uses are consistent with the Hendry County Land Development Code. Interim uses are defined as all uses permitted in the Agricultural Future Land Use Category of the Hendry County Comprehensive Plan with the exception of residential development, other than farmworker housing related to the ongoing agricultural activities of the property. After a DSAP is approved

1839 within the Development Area, all property in the DSAP retains the
 1840 permitted interim uses as long as vertical construction has not commenced
 1841 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.

1847 The Rodina Long-Term Build-out Plan and the Rodina Sector Plan Policies
 1848 create the framework for the project along with the approved maximum land
 1849 uses, intensities and densities for Rodina.

1851 **Policy 2.3.4.a: Rodina Maximum Density and Intensity for Type 2 Development**

1852 The maximum overall density for Type 2 development in the Rodina Sector
 1853 Plan is one (1) unit per acre for the total land area of Rodina up to a maximum
 1854 of 21,000 units. This does not include farm worker housing to serve
 1855 agricultural activities in Rodina which is Type 1 development. Within Rodina,
 1856 higher densities are permitted in each DSAP as long as the total entitlements do
 1857 not exceed the maximum development entitlements established in this Policy.
 1858 These sector plan policies ensure the protection of natural resources and
 1859 agricultural lands on a long-term basis with required long-term management
 1860 programs. The Rodina Sector Plan requires that the density be clustered in
 1861 conceptual prototypical forms (Town Center - Policy 2.3.10 and Figure 4-1,
 1862 Village - Policy 2.3.8, Village Center - Policy 2.3.9 and Figure 4-2, Heritage
 1863 Estates - Policy 2.3.12, Employment Center - Policy 2.3.11) and commit to
 1864 provide and maintain the Long-Term Agricultural Area and Long-Term
 1865 Natural Resource Area acreage, as identified on Exhibit 1, equal to the size of
 1866 the development under review (Policies 2.3.8.12 and 2.3.14.a-b).

1868 **The maximum development entitlements for Type 2 development in**
 1869 **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.**

1876 The maximum intensity standards for Type 2 development in Rodina are
 1877 identified below and will not result in more development than the Type 2
 1878 development entitlements for the project:

	<u>Non-Residential Uses</u>	<u>Floor Area Ratio (FAR)</u>
1880	Town Center	3.0
1881	Village Center	1.0
1882	Employment Center	1.0
1883	Village	1.0
1884	Heritage Estates	1.0
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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 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.

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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 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

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

Policy 2.3.5.a:

Zoning Process

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

- a) Infrastructure Analysis that demonstrates the costs of any additional local government services and infrastructure required for Rodina are funded by the development. The analysis will also demonstrate that the impacts to schools are properly mitigated by the development under such policy.
- b) A Fiscal Monitoring Report based on the current development within Rodina and the projected benefit provided by the proposed detailed plan to assure that Rodina demonstrates fiscal neutrality for Hendry County. The cumulative report will identify the fiscal impacts of Rodina on Hendry County’s operational budget and capital expenditures and demonstrate that Rodina is fiscally neutral for the County. This report would address any impacts from Rodina to the Hendry County District pursuant to the Hendry

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County Uniform District-Wide Level of Service Standards. The developer shall provide a fiscal monitoring report with each detailed plan until the last detailed plan is approved by the County.

- c) Exhibit 1 separates the Long-Term Natural Areas into Groups A, B or C. At a minimum, with each of the first three (3) DSAPs one of the Groups will be included as part of the DSAP boundary. The Group may or may not be contiguous to the remainder of the proposed DSAP boundary. As required in Policy 2.3.14.b, conservation easements will be placed on all property designated as Long-Term Natural Resources Area included in the DSAP boundary. Under this phasing plan, all Long-Term Natural Resources Areas will be under conservation easements by Rodina’s third DSAP approval at the latest. The Long-Term Natural Resources Areas will be counted as part of the required 1 to 1 ratio of Development Area to Natural Resources Area as referenced in the Development Tables for Villages, Village Center, Town Center, Employment Center and Heritage Estates.
- d) Long-Term Agricultural Areas will be included in the DSAP according to the 1 to 1 ratio referenced in the Development Tables. This means at the latest the Long-Term Agricultural Areas will begin to be included in the fourth (4th) DSAP. As required in Policy 2.3.14.a, perpetual easements will be placed on all property designated as Long-Term Agricultural Areas included in the DSAP boundary. Under this phasing plan, all Long-Term Agricultural Areas will be under perpetual easements by the last DSAP.
- e) Exhibit indicating the location of all uses within the DSAP and the related Long-Term Agricultural Area and Long-Term Natural Resource Area acreage (where applicable) and a table indicating the acreage of the proposed DSAP and the equivalent Long-Term Agricultural Area and Long-Term Natural Resource Area acreage.
- f) Comments from the public informational workshop held to present the proposed development and how it relates to the adopted Rodina Sector Plan Policies.

Policy 2.3.5.b: Standards for Review

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

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

<i>Required Phased Land Use Mix</i>	
Upon the Completion of:	Minimum Square Feet of Non-Residential Uses to be provided:
1,000 Residential Units	30,000 Square Feet

5,000 Residential Units	225,000 Square Feet
10,000 Residential Units	650,000 Square Feet
15,000 Residential Units	975,000 Square Feet
21,000 Residential Units	2.1 million Square Feet

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

Policy 2.3.5.c: Land Development Regulations

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

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

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

Policy 2.3.5.d: Cumulative Analysis of Rodina Entitlements

Each DSAP will include a description of the land uses, densities and intensities and maximum development amounts permitted for the DSAP and a comparison of those development amounts with the maximum development amounts authorized in Policy 2.3.4.a and the cumulative development amounts

2115 remaining for future development.
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2117 **Policy 2.3.6:**

Required Infrastructure

2118 The Rodina Sector Plan shall provide adequate infrastructure that meets the
2119 levels of service standards adopted by Hendry County. Rodina will establish
2120 a franchised water and wastewater territory as permitted by Hendry County
2121 Ordinance 2005-31. Through this franchise, Rodina will be responsible for the
2122 capital costs associated with the raw water supply, water treatment facility,
2123 water distribution facility, wastewater treatment facility, wastewater collection
2124 facility, and operational functions necessary to fulfill the franchise agreement.
2125

2126 **Policy 2.3.6.a:**

Central Water and Wastewater

- 2127
- 2128 a) All new development within a Village, Village Center, Town Center, and
2129 Employment Center (Type 2 land uses as described in Policy 2.3.4) shall
2130 connect to centralized public water, wastewater and irrigation facilities,
2131 which shall be the responsibility of the developer. Exceptions to this Policy
2132 include remote golf course facilities, construction trailers and Type 1 uses
2133 that are interim uses in the Development Area as identified on Exhibit 1.
 - 2134 b) Rodina shall provide water, wastewater and irrigation facilities when
2135 needed by the development, unless such facilities are already available.
 - 2136 c) Heritage Estates development requires centralized public water service and
2137 may require centralized public wastewater services depending on location,
2138 soil conditions, proximity to existing central services, and other related
2139 criteria. The criteria for determining when centralized public wastewater
2140 services are required shall be specified in the Land Development
2141 Regulations developed in accordance with Policy 2.3.5.
 - 2142 d) Agricultural uses (Type 1 land uses as described in Policy 2.3.4) may
2143 operate on septic tanks and wells.
 - 2144 e) The Ten-Year Water Supply Facilities Work Plan of Hendry County will be
2145 amended to include Rodina within 18 months of the South Florida Water
2146 Management District's Lower West Coast Water Supply Plan update.
2147 Furthermore, no DSAP shall be processed until the Water Supply Plan has
2148 been amended and found in compliance.
2149
- 2150 1. The revised Ten-Year Water Supply Facilities Work Plan will address
2151 sustainable water supply sources for potable water, a reuse irrigation
2152 distribution system, and water conservation measures.
 - 2153 2. The Ten-Year Water Supply Facilities Work Plan will be consistent
2154 with the SFWMD's Lower West Coast Water Supply Plan.
 - 2155 3. The source for potable water in the revised Ten Year Water Supply
2156 Facilities Work Plan will come from a combination of sources including
2157 the Upper Floridian aquifer and the Sandstone Aquifer for potable water
2158 and will be consistent with the Lake Okeechobee Rule. The irrigation
2159 water supply will be a combination of reuse water and the Townsend
2160 Canal.
 - 2161 4. Conservation measures will include Florida-Friendly Landscaping
2162 requirements; irrigation limitations; state-of-the-art high efficiency

2163 plumbing fixtures and household appliances; and automatic fire hydrant
2164 flushing devices, as applicable.
2165 5. Rodina shall provide the necessary data and analysis for Rodina’s water
2166 supply needs to be included in the update to Hendry County’s Ten Year
2167 Water Supply Facilities Work Plan.
2168

2169 **Policy 2.3.6.b: Future Traffic Circulation Improvements/Future Transportation Map**
2170 Hendry County Comprehensive Plan Exhibit 2 is the Future Transportation
2171 Network Map for Rodina and identifies the transportation facilities that are
2172 needed to support the sector plan’s development as projected to 2040. Policy
2173 2.3.5 requires that a transportation analysis for the entire sector plan area be
2174 completed at the time of the first DSAP. Exhibit 2 may be amended based on
2175 the results of this analysis.
2176

2177 **Policy 2.3.6.c: Street Network**
2178
2179 • Village development shall include an interconnected network of streets that
2180 encourages walking, reduces the number and length of automobile trips,
2181 and conserves energy. On-street parking will be included where appropriate
2182 to support adjacent land uses. The level of this network is directly related to
2183 the intensity of development.
2184 • Streets that connect rural areas to urban areas must provide transitions from
2185 higher design speeds in rural areas to lower design speeds for Village
2186 development and other developed areas. Lower design speeds can be
2187 achieved by reducing the widths of travel lanes, clear zones, and medians.
2188 Lower design speeds can also be achieved by adding curbs, regularly
2189 spaced street trees, and on-street parking.
2190 • Streets that cross the Long-Term Natural Resource and Long-Term
2191 Agricultural Areas, as identified on Exhibit 1, must be constructed
2192 consistent with Policy 2.3.15.b.
2193

2194 **Policy 2.3.6.d: Interconnected Village Multi-Modal Network**
2195 Village development shall create an interconnected multi-modal network of
2196 pedestrian-friendly streets, Greenways/Blueways and trails, including the
2197 appropriate transition and connections to external trails, Employment Center(s)
2198 and Heritage Estates.
2199

2200 **Policy 2.3.6.e: Streetscape**
2201 Landscape/streetscape materials, street lighting, and bicycle racks within
2202 Village, Village Center, Town Center and Employment Center(s) shall be
2203 included as part of urban infrastructure.
2204

2205 **Policy 2.3.6.f: Parks, Recreation, and Open Space**
2206 Rodina will meet the Hendry County Level of Service requirements for parks,
2207 recreation, and open space.
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2210 **Policy 2.3.6.g: Surface Water Management**
 2211 Conceptual surface water management designs will be provided as part of each
 2212 DSAP.

- 2213 • Surface water management plans will incorporate functions of the natural
 2214 onsite systems, including seasonal hydroperiods, continuity of conveyances
 2215 and flood attenuation.
- 2216 • Surface water management systems will be designed in accordance with the
 2217 applicable state and federal regulations relative to flood control, water
 2218 quality treatment and water conservation. Artificial lakes, ponds and/or
 2219 drainage features will be designed and located so as to maintain water
 2220 levels, water quality and hydroperiods for native aquatic vegetation and
 2221 wildlife, to the extent practicable.
- 2222 • Stormwater treatment ponds will be shaped to reflect natural lakes and will
 2223 have planted littoral areas.
- 2224 • Surface water management systems will incorporate applicable design and
 2225 management practices (BMPs) in effect at the time of DSAP submittals.
- 2226 • Surface water management systems will be designed to be consistent with
 2227 state water quality and quantity initiatives, rules and statutes, including
 2228 requirements relative to the Caloosahatchee River and/or Northern
 2229 Everglades.

2230
 2231 **Policy 2.3.7: Development Framework**
 2232 Within the Development Areas shown on Exhibit 1, development shall be in
 2233 the form of Villages, most of which will include a Village Center, the Town
 2234 Center, Employment Center and Heritage Estates.

2235
 2236 **Policy 2.3.8: Villages**
 2237 Villages are urban residential communities with a diversity of housing types
 2238 including both single and multi-family units, as well as town house, duplex and
 2239 any other similar unit types as appropriate to the scale and character of the
 2240 particular Village. Uses in the Villages include public or private recreational
 2241 facilities and civic uses like schools, libraries, etc. Limited neighborhood
 2242 commercial and office uses including live-work units that are compatible with
 2243 the Village, may be allowed. A majority of the homes will be focused in a
 2244 “walkable community” concept, typically defined as being within a ½ mile
 2245 radius of the Village Center.

2246
 2247 All Villages that exceed 1,000 acres in size (or when the total acreage of
 2248 smaller Villages total 1,000 acres,) will be required to have a Village Center
 2249 with a minimum size of 40 acres and a minimum non-residential square footage
 2250 of 50,000 gross leasable square feet.

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 2252 Each Village must designate the housing types proposed and the percent
 2253 thereof. At a minimum, each Village must contain 50% single-family and 10%
 2254 multi-family.
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Required minimum of non-residential square footage - 15 square feet per residential unit.

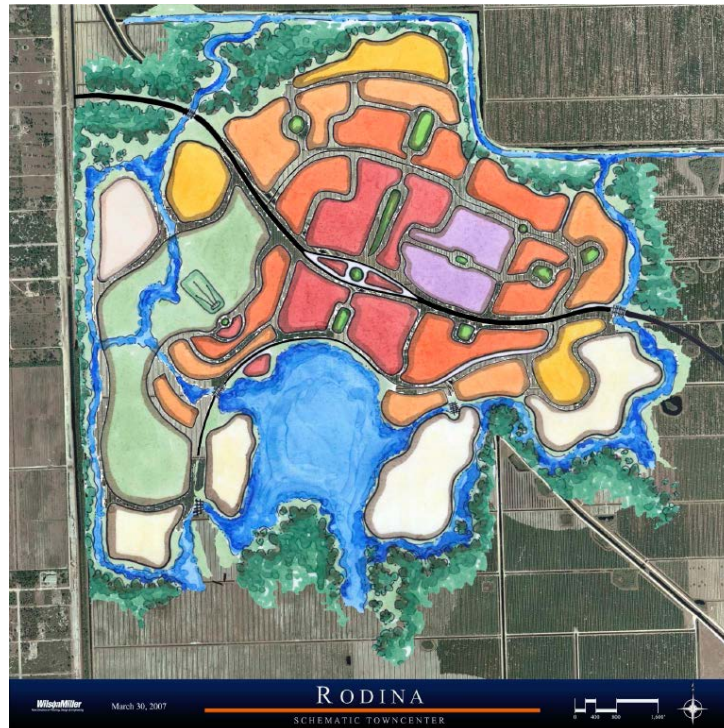
Required recreation uses - LOS standard for neighborhood parks/community parks for Hendry County.

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
Blue	Water
White	Residential 0 to 2 units per net acre

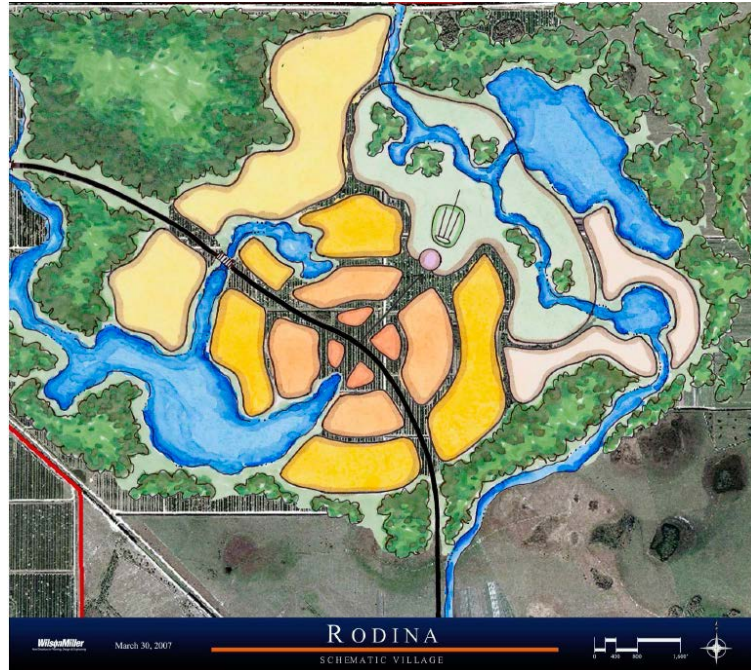
Town Center Prototype

Figure 4-2



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Village Center Prototype



Village Development Criteria (Each)	
Maximum Size	3,000 acres
Minimum Size	500 acres
Minimum Open Space ^{1 2}	25%
Maximum Density ³	6 units/acre
Maximum Intensity	1.0 Floor Area Ratio (FAR)
Required Greenbelt	See Policy <u>2.4.13</u> <u>2.3.13</u>
Required Agriculture/ Natural Resource Acreage	Acreage Equal to Village Development Submitted for Review
Maximum number of village centers	

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

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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and non-residential square footage limitations plus open space requirements for each Village.

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

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Policy 2.3.10:

Town Center

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

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

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

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

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

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

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

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Policy 2.3.11: Employment Center

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

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

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

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

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

Heritage Estates

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

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

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Policy 2.3.13:

Greenbelt/Bluebelt

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

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Policy 2.3.13.a:

Development Greenbelt/Bluebelt

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

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

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

- 2410 **Policy 2.3.13.b: Compatible Uses**
 2411 Uses within the required Greenbelt/Bluebelt will be identified at the time of
 2412 submission of a DSAP. Uses will be limited to: ecosystem restoration, hiking,
 2413 natural resources, recreation, storm water management uses up to a maximum
 2414 of 50% of the required acreage, existing agriculture, new agriculture that uses
 2415 Best Management Practices, golf courses that meet the golf course standards in
 2416 Policy 2.3.16, and utilities provided they are underground.
 2417
- 2418 **Policy 2.3.14: Rodina Sector Plan Provisions for Wetlands and Other Environmental**
 2419 **Resources**
 2420 Rodina contains areas identified as Long-Term Natural Resource and Long-
 2421 Term Agricultural areas. These are a combination of agricultural areas and
 2422 natural systems and are identified on Exhibit 1. The natural systems contain
 2423 non-wetlands as well as wetlands which have been identified as wetlands in
 2424 accordance with F.S. 373.019(17) through the use of the unified state
 2425 delineation methodology described in FAC Chapter 17-340, as ratified and
 2426 amended in F.S. 373.4211. These Wetlands will not be mapped because of the
 2427 size of these wetlands and the scale of the County’s Future Land Use Map.
 2428
- 2429 **Policy 2.3.14.a: Rodina Sector Plan Long-Term Natural Resource Area - Permitted Uses**
 2430 Permitted land uses in the Long-Term Natural Resource Area as identified on
 2431 Exhibit 1 shall consist of conservation, passive recreation, low-intensity and
 2432 environmentally-friendly agricultural activities, such as grazing, and other uses
 2433 which are environmentally-based uses as approved at the time of the
 2434 establishment of the conservation easement. However, residential development
 2435 or intense agricultural activities, such as citrus and row crops, and improved
 2436 pasture, shall be prohibited from within these areas.
 2437
- 2438 **Policy 2.3.14.b: Rodina Sector Plan-Conservation Easements for Long-Term Natural**
 2439 **Resources Areas**
 2440 Conservation easements will be placed upon all property designated as Long-
 2441 Term Natural Resources Area on Exhibit 1. These conservation easements
 2442 shall only permit uses consistent with Policy 2.3.14.a and shall include a land
 2443 management plan and shall be recorded in the public records of Hendry
 2444 County. The easement shall be enforceable by an appropriate public entity.
 2445 Pursuant to Section 163.3245 (3)(b), F.S., the conservation easements shall be
 2446 effective before or concurrent with the effective date of the applicable DSAP
 2447 and all lands planned for permanent preservation shall be in permanent
 2448 preservation before or concurrent with the effective date of the final DSAP.
 2449 The easement shall be enforceable and held by an appropriate public entity.
 2450 Appropriate public entities may include governmental entities such as special
 2451 districts and Community Development Districts (CDD).
 2452
- 2453 **Policy 2.3.14.c: Rodina Sector Plan - Panther Protection Area**
 2454 The Rodina Sector Plan Map (Exhibit 1) identifies a hatched area in the
 2455 northeast corner of site identified as Panther Protection Area. Within this area
 2456 the 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

2505 Resource areas of the Rodina Sector Plan, as well as from the acreage
 2506 required to establish the Greenway/Blueway minimum width requirements.
 2507 The acreage of the Greenway/Blueway shall be calculated towards this
 2508 equivalency requirement regardless of whether the Greenway/Blueway is
 2509 within the development pod or within the natural resource component of
 2510 the Rodina Sector Plan.

- 2511 c) Specific restoration and enhancement programs for the Long-Term
 2512 Agriculture and Long-Term Natural Resource acreage are encouraged and
 2513 will be phased, where used, with that information included with each
 2514 development application.
- 2515 d) Uses within the Long-Term Natural Resource Area shall be as determined
 2516 by Policy 2.3.13.a. Uses permitted in the Long-Term Agricultural Area
 2517 shall be all of those uses and activities allowed by the Agriculture Future
 2518 Land Use category of the Hendry County Comprehensive Plan with the
 2519 exception that residential development other than farmworker housing is
 2520 specifically prohibited in the Long-Term Agricultural Area.
- 2521 e) Perpetual easements will be placed upon all property designated as Long-
 2522 Term Agriculture Areas as identified on Exhibit 1. These perpetual
 2523 easements shall permit all uses allowable in the Agriculture Land Use
 2524 Category within the Hendry County Future Land Use Element with the
 2525 exception of non-agricultural housing consistent with Policy 2.3.4, and
 2526 shall include a land management plan and shall be recorded in the public
 2527 records of Hendry County. The easement shall be enforceable and held by
 2528 an appropriate public entity. Appropriate public entities may include
 2529 governmental entities such as special districts and Community
 2530 Development Districts (CDD). The perpetual easements shall be effective
 2531 before or concurrent with the effective date of the applicable DSAP and all
 2532 lands designated as Long-Term Agriculture Area must be in a perpetual
 2533 easement before or concurrent with the effective date of the final DSAP.

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 2535 **Policy 2.3.15.b: Roadway Crossings**

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 2537 a) Crossings of the Long-Term Agricultural Area and Long-Term Natural
 2538 Resources Area by roads other than those shown on Exhibit 2 and
 2539 referenced in Policies 2.3.2 and 2.3.5 are prohibited with the following
 2540 exceptions:

- 2541 1. Existing rural roads within the Long-Term Natural Resource Area may
 2542 be maintained and may only be expanded to serve a conservation goal;
- 2543 2. Rural roads in the Long-Term Agricultural Area may be maintained as
 2544 well as new rural agricultural roads added to be used specifically for all
 2545 uses and activities as allowed by the Hendry County Comprehensive
 2546 Plan Agriculture Land Use Category; and
- 2547 3. North-South and East-West connecting roadways between SR 80 and
 2548 82 and SR 29 to Lee County consistent with Policy 2.3.5. The
 2549 alignment will be determined at a future date.

- 2550 b) Where new roads identified on Exhibit 2 cross the Long-Term Agricultural
 2551 Area and Long-Term Natural Resources area, they shall be designed as
 2552 follows:
 2553 1. Limited access facilities that include multi-use trails and prohibit non-
 2554 emergency stopping; and
 2555 2. Roadways and multi-purpose corridors shall be designed to minimize
 2556 adverse impacts on the environment and shall include provisions for
 2557 wildlife crossings based upon acceptable industry standards.
 2558 c) Roadways associated with the agricultural activities and/or the management
 2559 activities of the Long-Term Agricultural Area and Long Term Natural
 2560 Resources Area are exceptions to these design requirements and shall not
 2561 be governed by this Policy.
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2563 **Policy 2.3.15.c: Maintenance**
 2564 The Long-Term Agricultural Area and Long Term Natural Resources Area
 2565 acreage within Rodina shall be protected through an independent special
 2566 district or other entity acceptable to Hendry County. A Management and
 2567 Maintenance Plan for the related Long-Term Agricultural Area and Long Term
 2568 Natural Resources Area acreage shall be submitted as a part of each DSAP.
 2569 Maintenance responsibility shall be established during the review process and
 2570 shall be assigned to a party acceptable to the County. It is intended that the
 2571 County will not be responsible for funding the cost of maintenance.
 2572

2573 **Policy 2.3.16: Golf Course Standards**
 2574 All golf courses within Rodina shall be designed, constructed, and managed in
 2575 accordance with principles for sustainable resource management. A Natural
 2576 Resource Management Plan, a comprehensive guidance document for the
 2577 development and long-term management of the golf course(s), shall be
 2578 submitted to Hendry County for review and approval and any other agencies as
 2579 required by the Hendry County Land Development Code and shall include an
 2580 assessment of and plans for:

- 2581 a) Wildlife conservation and habitat enhancement;
 2582 b) Waste reduction and management;
 2583 c) Energy efficiency;
 2584 d) Water conservation;
 2585 e) Water quality management and monitoring; and
 2586 f) Integrated pest management.
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2588 **Policy 2.3.17: Agriculture**
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 2590 a) Nothing in the Rodina Sector Plan or other implementing regulations may
 2591 be construed to supersede or interfere with agricultural rights protected
 2592 under Florida’s Right to Farm Act.
 2593 b) Agricultural uses within the designated Long-Term Agriculture Area as
 2594 identified on Exhibit 1 will remain permitted uses and may continue and
 2595
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- 2597 expand. Agricultural uses are defined as all of the land uses and activities
 2598 allowable in the Hendry County Agricultural Future Land Use Category.
 2599 However, residential units shall be specifically limited to farm
 2600 worker/agricultural housing related to the ongoing agricultural activities of
 2601 the property.
- 2602 c) Agricultural uses in the Long-Term Natural Resource Area as identified on
 2603 Exhibit 1 are only permitted if consistent with the requirements in Policy
 2604 2.3.14.a.
 - 2605 d) Agricultural uses in the Development Area as identified on Exhibit 1 are
 2606 permitted and may continue and expand within Rodina as an interim use
 2607 until a DSAP is adopted and vertical construction begins consistent with
 2608 this policy. The conversion of agricultural uses should occur in a logical
 2609 and planned fashion.
 - 2610 e) Agricultural uses in the Panther Protection Area are only permitted if
 2611 consistent with Policy 2.3.14.c.
 - 2612 f) Development within Rodina must consider adjacent agricultural operations.
 2613 Adequate buffers must be provided to permit development and agriculture
 2614 to co-exist in a harmonious manner.

2616 **Policy 2.3.18:**

Mining

2617 Mining or earth removal activity and associated uses are permitted within the
 2618 Rodina Sector Plan provided that:

- 2620 a) Mining within Rodina is subject to the Hendry County standards for mining
 2621 PUDs.
- 2622 b) Where mining activities occur within Rodina, redevelopment of the
 2623 shoreline is permitted subject to the Rodina Sector Plan Policies.
- 2624 c) Where mining activities and/or processing occurs within Rodina, they must
 2625 be located a minimum of 1,320 feet from existing or permitted residential
 2626 uses outside of Rodina.
- 2627 d) The limit of active mining and/or excavation of surface water management
 2628 lakes exceeding 20' in depth is a minimum of 2,640' from the limits of the
 2629 SFWMD ownership boundary for the C-43 Reservoir Project.
- 2630 e) Mining is prohibited in the Panther Protection Area and Long-Term Natural
 2631 Resources Area as identified on Exhibit 1.

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 2633 **OBJECTIVE 2.4 WESTERN OXBOW MIXED USE DISTRICT**

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 2635 The Western Oxbow Mixed Use District (District) generally includes 146± acres located between
 2636 the Caloosahatchee River and SR 80 in Sections 2 and 3, Township 43 South, Range 29 East,
 2637 Hendry County. This particular property is uniquely situated for its location along the River, access
 2638 to SR 80, location next to the limits of the City of LaBelle, and it also has the potential future ability
 2639 to tie in to public utilities. Therefore, development of the property at a base density of six (6) units
 2640 to the acre is authorized. The Objective of the District is to create a mixed-use form of development
 2641 that allows residential uses and non-residential uses in appropriate locations.
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2644 **Policy 2.4.1: Western Oxbow Mixed Use District Land Uses, Densities, and Intensities**

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2646 Land Uses:

- 2647
- 2648 a) Residential: single-family and multi-family, docking facilities; covered
 - 2649 docks and boathouses;
 - 2650 b) Non-residential: retail, service commercial, governmental and support
 - 2651 services, hotels/motels, office facilities, medical facilities, public or private
 - 2652 marinas, and similar recreational and commercial uses as permitted uses,
 - 2653 consistent with the Hendry County LDC. Docking facilities, covered
 - 2654 docks, and boathouses are also permitted land uses. Commercial
 - 2655 development may not be designed utilizing a strip commercial approach,
 - 2656 but must be clustered at appropriate locations to the overall development;
 - 2657 • Other: A public pedestrian pathway may be provided along the frontage of
 - 2658 the Caloosahatchee River. This pathway may be provided on property
 - 2659 owned (or under easement) by the U.S. Army Corps of Engineers, other
 - 2660 governmental agencies, or on property owned by the Western Oxbow
 - 2661 property owners. Public access to this potential pathway will be
 - 2662 encouraged and promoted; and
 - 2663 c) Supportive accessory structures for residential and non-residential land uses
 - 2664 are also permitted. Development is encouraged to provide water-related
 - 2665 development such as marinas, canoe and kayak launches and storage areas,
 - 2666 docking facilities, ships' stores and other accessory uses. Tennis courts and
 - 2667 other recreational facilities are permitted.
 - 2668

2669 Residential Densities:

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- 2671 a) Base density - Six (6) units per gross acre; and
 - 2672 b) Bonus density - One (1) additional unit per gross acre if a
 - 2673 Greenway/Bluebelt is provided along the Caloosahatchee River on any
 - 2674 property owned by any of the Western Oxbow property owners.
 - 2675

2676 Non-Residential Densities:

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2678 Floor area ratio - 0.25 and a maximum of 15% of the property can be used for

2679 non-residential/commercial uses. As an example, if the entire site is approved

2680 in a Planned Unit Development (PUD) rezone, then a maximum of 21.9 acres

2681 (238,491 square feet) can be used for non-residential/commercial uses.

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2683 **Policy 2.4.2: Form of Development**

- 2684
- 2685 a) Mixed-use developments that include clustering and vertical integration of
 - 2686 uses;
 - 2687 b) A maximum of 15% of the property can be used for non-
 - 2688 residential/commercial uses.
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2692 **Policy 2.4.3: Infrastructure**

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2694 Roads:

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2699 Water and Sewer:

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Schools:

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- 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.

2717 **Policy 2.4.4: Development Guidelines**

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Open Space

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Maximum Height

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

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

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

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

- 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:

2740 treatment trains, created flow ways, reduced impervious area, and other low impact development
 2741 design techniques.

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2743 **OBJECTIVE 2.5 SOUTHWEST HENDRY COUNTY SECTOR PLAN**

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2745 The goal of the Southwest Hendry County Sector Plan (SWHSP) is to provide the framework for
 2746 near-term and long-term development of the planning area that honors and maintains the historical
 2747 rights to Agricultural uses on the property, while implementing a process that will allow designated
 2748 portions of the Sector Plan Area to transition to Residential, Commercial, and Industrial uses at the
 2749 appropriate time. The Sector Plan provides incentives to encourage efficient use of infrastructure,
 2750 long-term accommodation of agriculture, protection and/or enhancement of regionally significant
 2751 natural resources, job creation, and urban scale development within Hendry County.

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2753 The SWHSP provides comprehensive planning for an area of approximately 23,600 acres in Hendry
 2754 County. The Sector Plan Area is comprised of two separate planning areas: the West Planning Area
 2755 and the East Planning Area.

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2757 **Policy 2.5.1: Total Development Program**

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2759 The maximum Development Program for the SWHSP shall not exceed the
 2760 Development Program provided in Table 2.5.1 or the densities and intensities
 2761 provided for each Development District in Policies 2.7.2, 2.7.3, 2.7.4, 2.7.5,
 2762 and 2.7.6 Tables 2.5.2 and 2.5.3 illustrate the distribution of the Development
 2763 Program between the West Planning Area and the East Planning Area.

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Table 2.5.1

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

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Policy 2.5.2:

West Planning Area

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

Table 2.5.2

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

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Policy 2.5.3:

East Planning Area

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

Table 2.5.3

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

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2791 **OBJECTIVE 2.6. SECTOR PLAN APPROVAL PROCESS**

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2793 The SWHSP was adopted under the Sector Planning Process provided in Section 163.3245 F.S.
2794 The Comprehensive Plan Future Land Use designation on the subject property is “*Southwest*
2795 *Hendry County Sector Plan.*”

2796

2797 To allow sufficient time to accomplish the long-term goals of the Sector Plan, the planning horizon
2798 is 50 years. This timeframe is consistent with the Section 163.3245(3)(a)7. F.S. provision that
2799 states “A long-term master plan adopted pursuant to this section may be based upon a planning
2800 period longer than the generally applicable planning period of the local comprehensive plan.”
2801 Subject to approval by Hendry County and the state planning agency, a request to extend the
2802 planning horizon beyond 50 years may be considered.

2803

2804 **Policy 2.6.1: Long-Term Master Plan**

2805 The first step in the Sector Planning statutory approval process is the adoption
2806 of the Long-Term Master Plan (LTMP). The purpose of the LTMP is to create
2807 a framework map that identifies the planning areas within the Sector Plan and
2808 their connectivity to the surrounding transportation network. The LTMP for the
2809 SWHSP is depicted on Map J-1. The LTMP identifies the location of the six
2810 (6) Development Districts within the sector plan. Also adopted as part of the
2811 SWHSP were Map F - Long-Term Transportation Plan and Map M – Existing
2812 and Proposed Water and Sewer Utilities.

2813

2814 **Policy 2.6.2: Detailed Specific Area Plans**

2815 The second step in the Sector Planning Statutory process is the adoption of a
2816 Detailed Specific Area Plan (DSAP) that provides the development program
2817 and development standards for each DSAP. All of the land will not be included
2818 in one DSAP, so there will be two or more DSAPs. All DSAP Applications
2819 must provide a narrative that explains how the proposed development meets the
2820 intent of the LTMP (see DSAP Objective 2.8). The continuation of agriculture,
2821 agriculture marketing facilities or agricultural business products as defined in
2822 Section 570.02 F.S. (with the exception of those uses identified as Level Two
2823 uses in the Agriculture Future Land Use Element of the Hendry County
2824 Comprehensive Plan) is permitted in the Agriculture District without a DSAP.

2825

2826 The uses currently permitted in the Hendry County Comprehensive Plan for the
2827 SR 82 MUD/PUD as set forth in Policy 2.7.1.1 and 2.7.1.1.1 are permitted
2828 without the need for a DSAP. Any development in the SR 82 MUD/PUD
2829 beyond the level currently permitted by right or in the previously approved
2830 PUD can continue without a DSAP as provided for in Objective 2.9.

2831

2832

2833 **Policy 2.6.3: Implementing Land Development Regulations**
2834 Prior to December 31, 2014, or the adoption of a DSAP submitted under Policy
2835 2.8.3, Hendry County shall consider and adopt Land Development Regulations
2836 necessary to review and implement each Rural Detailed Specific Area Plan.
2837 Similarly, Hendry County shall consider and adopt sufficient Land
2838 Development Regulations to implement standard DSAPs.
2839

2840 **OBJECTIVE 2.7: DEVELOPMENT DISTRICTS**
2841

2842 The SWHSP Long-Term Master Plan Development Districts identify and define the land uses that
2843 are allowed in the near-term and long-term development of the area. The District descriptions and
2844 supporting Policies define the rights of the landowners that have existing Agriculture uses in the
2845 planning area today, and provide documentation of how they may be continued in the future. The
2846 West Planning Area of the SWHSP contains all six Districts; the East Planning Area contains only
2847 Agriculture and Natural Resources Districts. A description of the Land Uses within each LTMP
2848 Development District is set forth below. The boundaries of the Development Districts generally
2849 follow the boundaries depicted on the LTMP. However, the districts' boundaries are intended to be
2850 flexible within the planning envelopes identified on Map J-1, Long-Term Master Plan. Policy 2.7.8
2851 provides specific definitions for certain uses allowed in the LTMP Districts.
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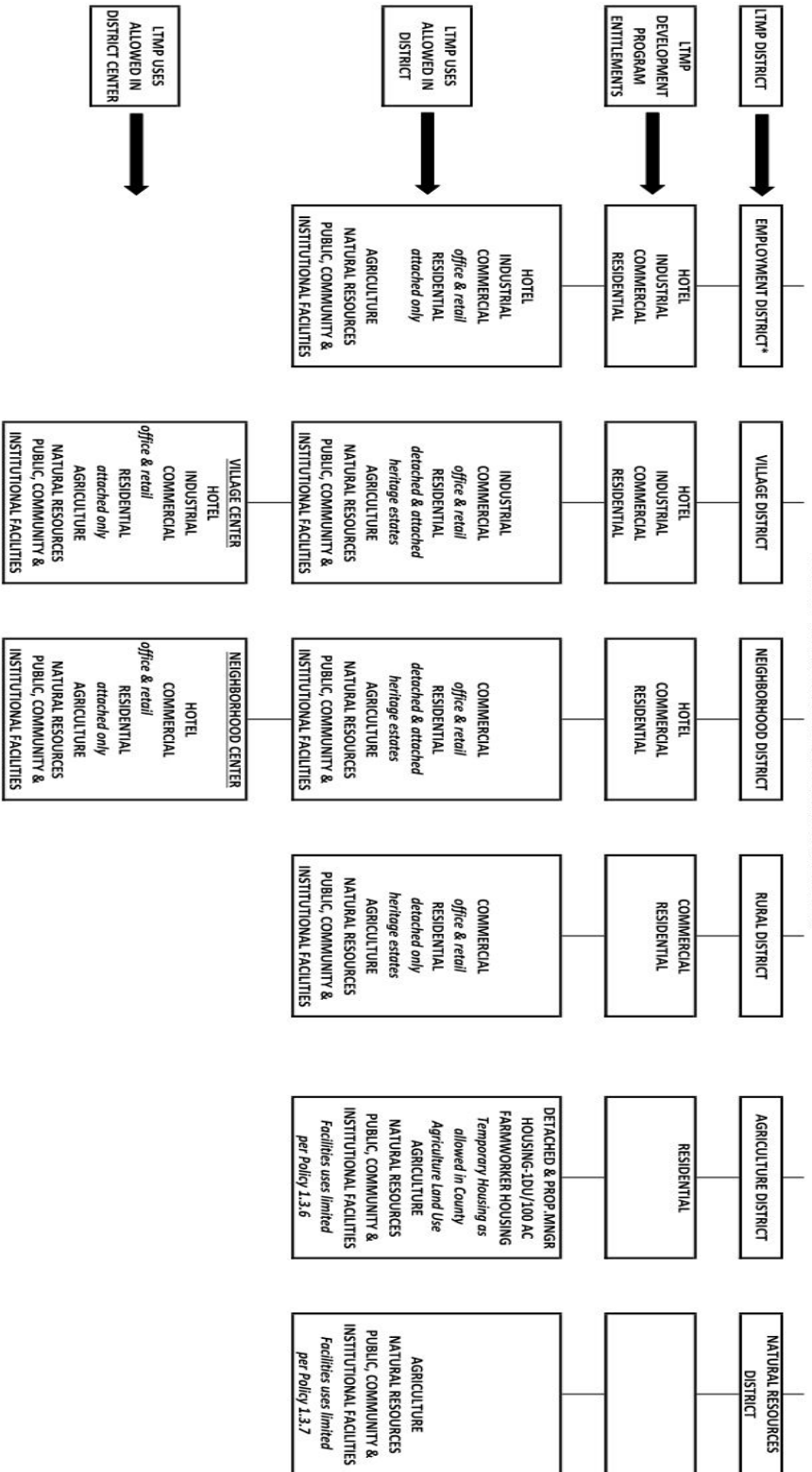
2854 The LTMP of the SWHSP contains six (6) Districts:

- 2855 a) Employment District
- 2856 b) Village District
- 2857 c) Neighborhood District
- 2858 d) Rural District
- 2859 e) Agriculture District
- 2860 f) Natural Resources District

2861
2862 Table 2.7 illustrates the organization of the Development Districts by uses allowed in each District.
2863

Table 2.7

LONG-TERM MASTER PLAN DISTRICTS



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

Revised 4.25.14

2866 **Policy 2.7.1: Employment District**
2867 There are four (4) Employment Development Districts in the SWHSP, as
2868 depicted on Map J-1. The Employment Districts are intended to be the most
2869 intensive development areas within the SWHSP, with a goal of providing
2870 significant Industrial and Office uses in Southwest Hendry County in a manner
2871 that is consistent with the adopted Enterprise Zone boundary. Depending on its
2872 location, an Employment District area shall have direct or indirect access to SR
2873 82, or a future north-south Collector or Arterial roadway.
2874

2875 **Policy 2.7.1.1: SR 82 MUD Employment District**
2876 The SR 82 MUD Employment District is coincident with the SR 82 Mixed-Use
2877 District (MUD) adopted by the Hendry County Board of County
2878 Commissioners as Comprehensive Plan Amendment CPA 07-0001, and hereby
2879 replaced by the following policies governing development in this District. The
2880 District is a unique sub-area within the SWHSP Employment District intended
2881 for a complete range of land uses in the form of a master-planned mixed-use
2882 community.
2883

2884 **Policy 2.7.1.1.1: SR 82 MUD Maximum Development Program**
2885 The SR 82 Mixed Use District includes nearly all of Section 32 (Township 45
2886 South, Range 28 East) totaling approximately 624 acres. The District is
2887 bordered by Church Road to the East and SR 82 to the South. The purpose of
2888 the District is to support a mix of uses, including: light industrial, , and office
2889 type uses that will strengthen and diversify the County’s economic base; a
2890 variety of housing types to accommodate the county’s workforce; and,
2891 neighborhood commercial uses that reduce automobile trips within a master
2892 planned community.
2893

2894 The SR 82 Mixed Use District: The District will be governed by the following
2895 criteria:
2896

- 2897 a) The DSAP process must be utilized for any zoning request to ensure
2898 compatibility with adjacent uses, both internal and external to a project
2899 development site. Compatibility will include consideration of impacts such
2900 as noise, vibration, odor, lighting or visual impacts. The DSAP for a project
2901 shall list specifically all permitted uses and site design criteria.
2902 b) Except for ancillary uses associated with agriculture or mining activity,
2903 new development must connect to centralized public water and sewer.
2904 c) **Commercial Land Uses.** Commercial land uses, and intensities are
2905 permitted in accordance with the Employment District category as set forth
2906 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.

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All infrastructure associated with the on-site water treatment facility under (b) above will be accepted as FGUA, or its successor or other appropriately certificated utility, facilities.

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

Policy 2.7.2: Future Employment Districts

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

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

*Densities are calculated on gross acreage.

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2974 **Policy 2.7.3: Village District**

2975 There are three (3) Village Districts in the SWHSP. A Village District is
 2976 intended to be less dense in development standards than an Employment
 2977 District, and more dense in development standards than a Neighborhood
 2978 District. Village Districts shall have access to a minimum of two major
 2979 roadways. Residential uses within or in close proximity to the Village Center
 2980 are encouraged to be predominantly attached unit types. Residential uses in the
 2981 greater Village District area should incorporate a greater proportion of detached
 2982 unit types into the Residential mix.

2983
 2984 The table below identifies the uses and minimum/maximum
 2985 densities/intensities allowed in Village Districts. The DSAP will more
 2986 specifically define the permitted uses within each Village District Land Use,
 2987 and the quantity and location of the Village District land uses.
 2988

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.

2989 *Densities are calculated on gross acreage.

2990

2991 **Policy 2.7.4: Neighborhood District**

2992 There are three (3) Neighborhood Districts within the SWHSP. Neighborhood
2993 Districts are those that combine a mix of residential, commercial, public, and
2994 community uses, with a predominance of varied types of residential and
2995 neighborhood-scale commercial uses.

2996

2997 The table below identifies the uses and minimum/maximum
2998 densities/intensities allowed in Neighborhood Districts. The DSAP will more
2999 specifically define the permitted uses within each Neighborhood District Land
3000 Use, and the quantity and location of the Neighborhood District land uses.

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

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

3007 *Densities are calculated on gross acreage.

3008

3009 **Policy 2.7.5: Rural District**

3010 The Rural Districts are not distinct in boundaries as they meander around the
3011 Districts designed for more intense development, and in some cases serve as
3012 “in-fill” areas between other Districts and the Sector Plan boundary. The Rural
3013 District provides for low density residential development with commercial uses
3014 limited to a neighborhood scale.

3015

3016 The table below identifies the uses and minimum/maximum
3017 densities/intensities allowed in Rural Districts. The DSAP will more
3018 specifically define the permitted uses within each Rural District Land Use, and
3019 the quantity and location of the Rural District land uses.

3020

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.

3021 *Densities are calculated on gross acreage.

3022

3023 **Policy 2.7.6: Agriculture District**

3024 The Agriculture District provides for the areas intended for long-term
3025 Agriculture Use. The Agriculture District includes all activities defined as a
3026 farm, farm operation or farm product in Section 823.14 F.S., all activity
3027 defined as agriculture, agriculture products or agriculture businesses in Section
3028 570.02, F.S. (with the exception of those uses identified as Level Two uses in
3029 the Agriculture Future Land Use Element of the Hendry County
3030 Comprehensive Plan), agriculture and silviculture, processing and storage
3031 facilities directly related to surrounding agricultural uses, property manager
3032 housing, farm worker housing and preservation, and management of natural
3033 resources. No uses that are incompatible with long-term agriculture are
3034 permitted in the Agriculture District. Public, Community and Institutional
3035 Facilities are limited to those uses consistent with the intent of the Agriculture
3036 District and allowed by Policy 2.7.8.2.(4).

3037

3038 The table below identifies the uses and minimum/maximum
3039 densities/intensities allowed in Agriculture Districts. The DSAP will more
3040 specifically define the permitted uses within each Agriculture District Land
3041 Use, and the quantity and location of the Agriculture District land uses.

3042

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.

3043 *Densities are calculated on gross acreage.

3044

3045 **Policy 2.7.7: Natural Resources District**

3046 The Natural Resources District is intended to be the location of reasonably
3047 contiguous land that when considered as a whole will provide connectivity to
3048 designated regionally significant natural lands in adjacent areas, specifically the
3049 Rural Land Stewardship Area and CREW lands in Collier County, and the
3050 Okaloachoochee Slough/Spirit of the Wild Wildlife Management Area on the
3051 west side of Hendry County. Natural Resources District land in the eastern
3052 portion of the SWHSP abuts the Dinner Island Ranch Wildlife Management
3053 Area, and is a critical link in the “Panther Glades Florida Forever Project.” The
3054 intent is to ultimately provide for a regionally scaled open space link across the
3055 SWHSP area with minimal interference from urban resources.

3056

3057 The Natural Resources District will also provide open space connectivity
3058 between restored natural lands, wetlands, and agricultural uses within the
3059 SWHSP. Passive recreational uses are allowed in the Natural Resources
3060 District so long as the passive recreational use does not physically impede
3061 wildlife movement. The goal of the Natural Resources District is to focus on
3062 open space and restoration activities to create the most meaningful open space
3063 linkages. Within that open space network, water management activities,
3064 recreational facilities, cultural activities, and wildlife habitat will be provided.
3065 Public, Community and Institutional Facilities are limited to those uses
3066 consistent with the intent of the Natural Resources District and allowed by
3067 Policy 2.7.8.2.(4).

3068

3069 The LTMP includes a framework map that identifies the transportation
3070 network. The LTMP includes roads that bisect the Natural Resources District.
3071 Roads that bisect natural resource areas will be designed to avoid wetlands and
3072 estuarine areas, the roadways shall include appropriate design considerations
3073 for wildlife, such as culverts, fencing, bridges or other design modifications for
3074 wildlife, and scenic overlooks where appropriate.

3075

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3078 **Policy 2.7.8: Land Use Definitions**
3079 This Policy provides specific definitions for certain uses allowed in the LTMP
3080 Districts.

3081
3082 **Policy 2.7.8.1: Residential Uses**
3083 a. Attached Residential Unit. A residential unit sharing one (1) or more
3084 common walls with another residential unit. During the DSAP process,
3085 attached Residential Unit entitlements may be assigned at a ratio of less
3086 than 1 du entitlement per approved unit for uses such as assisted and
3087 independent living facilities, and accessory dwelling units such as garage
3088 apartments, “granny flats”, and housing for on-site employees (e.g.,
3089 property managers and domestic employees). The designation of such units
3090 at a lower ratio must be established at DSAP approval.

3091
3092 b) Detached Residential Unit. A residential unit that does not share a common
3093 wall with another residential unit.

3094
3095 c) Heritage Estates. Heritage Estates are clusters of low density homes and
3096 lots that may include small scale neighborhood commercial or civic
3097 buildings, recreation facilities or amenities, and agricultural structures.
3098 Heritage Estates may include farmworker housing. Areas designated on the
3099 DSAP as Heritage Estates shall be a minimum of 20 acres and a maximum
3100 of 250 acres. Development designated Heritage Estates shall have a unified
3101 development plan on property that is contiguous. The requirement that the
3102 property be contiguous does not exclude roadways, natural features, or
3103 public facilities from bifurcating the planning area. Within a Heritage
3104 Estates area.

3105
3106 Neighborhood Commercial uses are limited to a maximum of five (5) acres
3107 in total. Examples of commercial operations that may occur on Heritage
3108 Estates include, but are not limited to, equestrian centers, hunting lodges,
3109 shooting and archery ranges, eco-tourism facilities, and water-oriented
3110 recreational uses.

3111
3112 d) Clustered Residential. Clustered residential units shall meet the definition
3113 and requirements of the Hendry County Comprehensive Plan and Code of
3114 Ordinances, in addition to the following development criteria:

3115
3116 1. The maximum gross density permitted for clustered residential shall
3117 be one (1) unit/five (5) acres in the Rural District, and one (1)
3118 unit/100 acres in the Agriculture District.

- 3119 2. Any single development submittal that seeks to cluster more than 25
- 3120 homes in the Rural District, or five (5) homes in the Agriculture
- 3121 District, shall require the submittal of a DSAP.
- 3122 3. Connection to centralized public water and sewer by clustered
- 3123 residential units is not automatically required. The determination as
- 3124 to whether connection to centralized public water and sewer is
- 3125 required shall be made based on compliance with the State of Florida
- 3126 Health Department requirements, and review by Hendry County of
- 3127 the site-specific conditions associated with the proposed clustered
- 3128 development plan.
- 3129 4. Because clustered residential developments minimize the residential
- 3130 development envelope and maximize the amount of open space and
- 3131 agricultural uses, there shall be no minimum open space requirement
- 3132 for a clustered development plan.
- 3133
- 3134 e) Farmworker Housing. Housing provided on agricultural land for use by
- 3135 employees who work on the land. Farmworker housing is temporary
- 3136 housing for employee use only and shall not be counted against the
- 3137 residential entitlements in the SWHSP.
- 3138

3139 **Policy 2.7.8.2:**

Public, Community, and Institutional Facilities (PCIF)

3140 Public, Community and Institutional Facilities are considered uses that will

3141 support development within the SWHSP. Public, Community, and Institutional

3142 uses within the Sector Plan may serve areas outside of the community. An

3143 example is a school that serves students located within the SWHSP and

3144 students who reside outside the SWHSP. Therefore, no Sector Plan

3145 Entitlements will be used for the square footage required for the construction of

3146 these uses. It is understood that these types of uses may offset or mitigate

3147 infrastructure impacts created by development within the Sector Plan area. The

3148 improvements may also benefit areas outside the Sector Plan.

- 3150 a) Public Facilities are owned by a governmental or quasi-governmental
- 3151 agency and include uses such as police and emergency services, recreation,
- 3152 sports facilities, stadiums, public schools, college & university campuses,
- 3153 military training and management, flood control, sanitary landfill, public
- 3154 potable water and public waste water treatment plants, civic buildings,
- 3155 lands or buildings used for the provision of municipal services and
- 3156 infrastructure and government activities. This is not intended to be a
- 3157 comprehensive list of all possible Public Facilities that may be developed
- 3158 within the SWHSP. Appropriate types of Public Facilities for each
- 3159 development area will be determined at the DSAP phase.

3160 b) Community Facilities are facilities held by private entities for the use,
3161 recreation, education, or assembly of their members or by the general
3162 public and include such uses as private schools, religious institutions,
3163 including those that are used for other than regular worship services (such
3164 as retreats, camps, parochial schools), facilities of nonprofit fraternal
3165 organizations, cemeteries, hospitals, park facilities, and similar places
3166 accessible to the public. This is not intended to be a comprehensive list of
3167 all possible Community Facilities that may be developed within the
3168 SWHSP. Appropriate types of Community Facilities for each development
3169 area will be determined at the DSAP phase.
3170

3171 c) Institutional Facilities include public or private utility companies, railroad,
3172 and airport facilities that include such uses as administrative headquarters,
3173 equipment storage and repair yards, power stations, electrical generating
3174 facilities, alternative energy facilities and their feedstocks, environmental
3175 services and their supporting infrastructure, electrical and liquefied gas
3176 substations, primary transmission lines, communication towers, potable
3177 water and sewage treatment plants, incinerators, and similar public or
3178 private facilities. This is not intended to be a comprehensive list of all
3179 possible Institutional Facilities that may be developed within the SWHSP.
3180 Appropriate types of Institutional Facilities for each development area will
3181 be determined at the DSAP phase.
3182

3183 d) PCIF uses that provide educational, interpretive or passive recreational
3184 benefits to the Sector Plan area, or support research or training in
3185 agricultural or natural resource management, may be permitted in the
3186 Agriculture and Natural Resources Districts, subject to the following
3187 criteria:
3188

- 3189 1. The proposed PCIF use must be consistent with a recorded
3190 agricultural or conservation easement, where applicable.
- 3191 2. The proposed use is within the permitted minimum/maximum FAR.
- 3192 3. Individual structures shall not exceed 3,000 square feet under roof,
3193 and must be designed to minimize noise, night time illumination of
3194 surrounding areas, or daily/regular use by delivery vehicles or heavy
3195 equipment.
- 3196 4. Shall utilize design strategies that consider building orientation, site
3197 appropriate materials, minimization of outdoor impervious areas and
3198 native landscaping/buffering.

- 3199 5. Uses that implement natural/passive techniques to store or treat water
- 3200 resources (even if operated by a utility or association); or to mitigate
- 3201 off-site impacts to wetlands or wildlife (mitigation banks).
- 3202 6. The PCIF use shall be deemed to be compatible with the intent of the
- 3203 District. For the purposes of this section, the following uses are
- 3204 illustrative of compatible activities: appropriately designed and
- 3205 located power lines or underground utility lines; nature trails and
- 3206 board walks; pavilions and gazebos; IFAS/FWC research facilities;
- 3207 nature centers, interpretive kiosks, sidewalks and open gathering
- 3208 areas; passive recreational uses (kayaks launches, bicycle trails/racks,
- 3209 restroom facilities, bird watching, open play fields); demonstration
- 3210 areas/structures; wildlife rehabilitation facilities; community or
- 3211 educational classroom(s); green building demonstration area;
- 3212 permitted water management areas, agricultural reservoirs, hunting,
- 3213 agricultural and land management support areas.
- 3214 7. PCIF uses that are illustrative of uses that are not compatible include:
- 3215 public libraries, schools, stadiums, public administrative buildings,
- 3216 water/sewer treatment facilities (not permitted in Natural Resources).
- 3217

3218 **Objective 2.8: Detailed Specific Area Plans**

3219

3220 The DSAPs will implement the LTMP by providing specific requirements

3221 regarding the development program, design standards, and public infrastructure

3222 impacts and requirements, as defined in Section 163.3245, F.S. The adoption

3223 of a LTMP or a DSAP does not limit the right to continue agricultural,

3224 silvicultural or other natural resource based operations or to establish similar

3225 new uses that are consistent with the plan. Agriculture is defined in Policy

3226 2.6.2. No DSAP is required for agriculture, silviculture, or natural resource

3227 based operations. Other than the exceptions noted above, all development

3228 programs must demonstrate consistency with the LTMP and the Sector Plan

3229 Goals, Objectives, and Policies and must provide a tabulation of entitlements

3230 allowed, proposed and previously approved to ensure compliance with the

3231 overall Sector Plan entitlements.

3232

3233 **Policy 2.8.1: DSAP as Zoning**

3234 Upon approval of a DSAP, no further Zoning review shall be required for the

3235 property.

3236

3237 **Policy 2.8.2: Permitted Uses Without a DSAP**

3238 The following uses are permitted in all LTMP Development Districts (except

3239 as noted below), and do not require the processing of a DSAP.

- 3240 a) With the exception of rural residential, and commercial uses that do not
- 3241 support agricultural uses, new, continued, and expanded Hendry County
- 3242 Comprehensive Plan Level 1 Agriculture Uses including, but not limited to,

3243 State of Florida Everglades Restoration projects and activities specifically
 3244 designed to meet the water quality and/or quantity goals related to
 3245 restoration efforts and resource protection as outlined in the Comprehensive
 3246 Everglades Restoration Plan (CERP), the production of food, feed, fiber,
 3247 and other goods by the systematic growing and/or harvesting of plants,
 3248 animals, and other life forms, specialty farms, animal husbandry,
 3249 production and processing of agricultural products, including bi-products,
 3250 ornamental horticulture, nurseries, confined feeding operations, and food
 3251 processing and production.

- 3252 b) New, continued, and expanded farm manager and farm-worker housing are
 3253 permitted in all categories except Natural Resources;
- 3254 c) New, continued and expanded mining operations and resource extraction,
 3255 including, but not limited to, oil and gas exploration, development,
 3256 production and operation;
- 3257 d) Road crossings with appropriate wildlife crossings, fencing or other
 3258 appropriate design considerations (such as right-of-way width, design
 3259 speed, lighting, etc.); and
- 3260 e) A use that does not require DSAP approval must comply with the Hendry
 3261 County Comprehensive Plan, and the appropriate Land Development Code
 3262 requirements for any applicable County development approval process. For
 3263 example, mining may be required to obtain applicable county approval.
 3264

3265 **Policy 2.8.3: Rural District DSAP**

3266 A DSAP is required for the development of any use within the Rural District
 3267 other than those described in Policy 2.8.2. Permitted Uses within the Rural
 3268 Districts of the sector plan are limited to the uses described in Policy 2.8.2 and
 3269 the following uses:

- 3270 a) Detached Residential;
- 3271 b) Heritage Estates;
- 3272 c) Commercial (limited to those uses which directly support agricultural uses
 3273 or the immediately surrounding residential uses); and
- 3274 d) Public, Community, and Institutional Facilities
 3275

3276 **Policy 2.8.3.1: Requirements for a Rural District DSAP**

3277 The limited density and intensity of the Rural District uses are intended to
 3278 provide the continuation of rural development areas surrounding and adjacent
 3279 to the compact urban development form of the Employment, Village, and
 3280 Neighborhood Districts. This rural development pattern is not intended to
 3281 require the level of design standards as those required for the compact
 3282 development Districts; therefore, the Rural District DSAP shall not be required

3283 to provide the DSAP information described in Section 163.3245, F.S.
3284 Requirements for a DSAP in the Rural District are limited to the following:
3285

3286 **Policy 2.8.3.2: Development Program**
3287 The DSAP shall provide the maximum development program, including uses,
3288 densities and intensities, and required open space, proposed for the DSAP area.
3289

3290 **Policy 2.8.3.3: Urban Design Standards**
3291 No urban design standards are required for development within the Rural
3292 District.
3293

3294 **Policy 2.8.3.4: Water and Wastewater**
3295 Agriculture and existing development in the Rural District shall continue to use
3296 wells and septic. New non-agricultural development requiring a DSAP shall
3297 provide centralized public water and wastewater, when available, in accordance
3298 with Policy 2.13.1. New construction will be required to follow the appropriate
3299 water conservation measures required by the SFWMD and the Florida Building
3300 Code.
3301

3302 **Policy 2.8.3.5: Contributions to Public Infrastructure**
3303 Development within the Rural District DSAP shall only be subject to the fiscal
3304 mitigation required by local ordinance. For example: impact fees, special
3305 assessments or connection fees. The provision of public facilities and the
3306 impact on public facilities will be evaluated during the DSAP review in
3307 accordance with applicable local ordinances.
3308

3309 **Policy 2.8.3.6: Additional Requirements**
3310 Individual development requests within a Rural DSAP shall still be subject to
3311 applicable review and permitting requirements including, but not limited to,
3312 plats, site development plans, development orders, building permits and
3313 environmental resource permits (ERPs).
3314

3315 **Policy 2.8.3.7: Residential/Non-Residential Ratio**
3316 A Rural District DSAP does not have to meet the Residential/Non-Residential
3317 Ratio Requirement that is required for DSAPs under Policy 2.10.1.
3318

3319 **Policy 2.8.4: Previously-Approved PUDs DSAP Requirements**
3320 The uses approved by Planned Unit Development (PUD) Zoning identified in
3321 the Policies below approve natural resource extraction, which does not require
3322 a DSAP. The development of any PUD use other than mining, recreation,
3323 and/or agriculture will require a DSAP in accordance with the LTMP.
3324 Development within these PUDs may vary from what was approved as long as

3325 they can demonstrate that the development program is consistent with the
3326 LTMP and Subsection 163.3245(9) F.S. If the properties are included in a
3327 DSAP, the DSAP will address whether or not the mining, recreation and
3328 agricultural uses will remain, or whether they will be interim uses.

3329
3330 Policy 2.8.4 is consistent with, and supports the intent of Subsection
3331 163.3245(9) F.S.:

3332
3333 “The adoption of a long-term master plan or a detailed specific area plan
3334 pursuant to this section does not limit the right to continue existing agricultural
3335 or silvicultural uses or other natural resource-based operations or to establish
3336 similar new uses that are consistent with the plans approved pursuant to the
3337 section.”

3338
3339 Following is a list of PUDs within the sector plan boundary that were approved
3340 prior to the adoption of the SWHSP and which are subject to the requirements
3341 of this Policy.

3342
3343 **Policy 2.8.4.1: Youngquist Bros-Richard Friday PUD/DSAP**
3344 The Youngquist Bros-Richard Friday PUD, Hendry County Ordinance No.
3345 2006-26, was adopted by the Hendry County Commission on May 20, 2006.

3346
3347 **Policy 2.8.4.2: PDJW, LLC Tri-County Mine PUD/DSAP**
3348 The PDJW, LLC Tri-County Mine PUD, Hendry County Ordinance 2010-10,
3349 was adopted by the Hendry County Commission on March 30, 2010.

3350
3351 **Policy 2.8.4.3: Delta Aggregate LLC PUD/DSAP**
3352 The Delta Aggregate LLC PUD, Hendry County Ordinance 2012-14, was
3353 adopted by the Hendry County Commission on June 26, 2012.

3354
3355 **OBJECTIVE 2.9: DSAP REQUIREMENTS FOR SR 82 MIXED-USE DISTRICT**

3356
3357 Under the requirements of the previously-approved PUD and Mixed-Use Districts, approval for
3358 additional development would have required a PUD amendment. Therefore, the requirements for a
3359 DSAP within the SR 82 Mixed-Use District shall not have to meet the DSAP requirements of
3360 Section 163.3245, F.S., but shall instead be limited to the following requirements.

3361
3362 **Policy 2.9.1: SR 82 MUD Maximum Development Program**
3363 The maximum development program of the combined uses within the SR 82
3364 Mixed-Use District shall not exceed the following:

3365
3366

<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 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 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>

3367

3368

Policy 2.9.2:

Density and Intensity.

3369

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.

3370

3371

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3373

Policy 2.9.3:

Urban Design Standards

3374

The DSAP shall follow the Urban Design Standards for a Sector Plan Employment District.

3375

3376

3377

Policy 2.9.4:

Open Space

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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).

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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

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 conveyance across the study area. Collectively, these surface water management systems, agriculture and mining areas do not contain features that are typically associated with regionally significant environmental resources.

3420 However, the SWHSP provides a unique opportunity to establish a well thought out open space
3421 system that serves as a framework to support future communities, long term agriculture, water
3422 management, recreational opportunities and landscape scale connections that link regionally
3423 significant natural resources on the edge of the SWHSP. Policies 2.11.3, 2.11.4, 2.11.5, 2.11.6, and
3424 2.11.7 further promote and define the goal of providing landscape scale open space connections, as
3425 shown on the LTMP, to the north and south that facilitate the connection to adjacent planned
3426 conservation areas.

3427

3428 The driving open space strategy is to develop a plan that guides the placement of uses, such that the
3429 ultimate footprint within the SWHSP is characterized by large, connected areas of open space that
3430 serve a multitude of functions, including wildlife corridors, agriculture, preservation of native
3431 landscapes and water management. Further, this organization and prioritization of open space will
3432 enhance the quality of life within developed areas, reinforce compact communities, concentrate the
3433 investment in infrastructure and focus economic development activities to the most appropriate
3434 locations, consistent with the following policies.

3435

3436 **Policy 2.11.1: Open Space Requirements**

3437 With the exception of DSAPs within the Rural District and the SR 82 MUD,
3438 DSAPs within the SWHSP, shall provide open space that meets a minimum
3439 ratio of 1:1 of open space to development. The type and distribution of open
3440 space is further articulated in the following policies.

3441

3442 **Policy 2.11.2: Open Space Categories**

3443 Open space is a broad term that includes a range of categories, from
3444 preservation of native wetlands to agricultural activities, and from large
3445 connected areas of open space to small pocket parks within urbanized areas.
3446 Each category of open space plays an important role. A listing of anticipated
3447 open space categories is provided in Table 2.11.3

3448

3449 **Policy 2.11.3: Prioritization of Open Space**

3450 In meeting the open space requirements, DSAPs are encouraged to provide
3451 open space categories that facilitate the implementation of the open space
3452 strategy by establishing different multipliers for each category of open space.
3453 The greatest value will be given to open space areas that enhance large areas of
3454 passive, connected open space, with the lowest value given to small,
3455 intensively used parks within the urban fabric. This approach incentivizes the
3456 establishment of large, connected areas of open spaces, consistent with the
3457 policies contained herein and the adopted LTMP.

3458

3459 For the purposes of the SWHSP, Table 2.11.3 establishes the multiplier for
3460 each of the open space categories.

3461

Table 2.11.3

LTMP Open Space Requirements (Acres)	Open Space Value	Note:
	Per Required Acre	A table demonstrating how each DSAP meets its required open space requirements will be adopted as part of the DSAP approval.
Natural Resource District	1.3	A land owner may voluntarily designate any lands meeting the minimum requirements as “Natural Resource District” during a DSAP submittal.
Upland Preservation	1.25	
Upland Restoration	1.25	
Wetland Restoration	1.2	
Wetland Preservation	1.15	
Citrus Groves	1.1	
Unimproved Pasture	1.1	
Habitat or Wetland Mitigation Area	1	As required by DEP, SFWMD, FWC, ACOE or FWS.
Agriculture – Water Management	1	Permitted Water Management areas used to support on-going agricultural operations
Parks within Village/Neighborhood Center	1	When provided in accordance with Policy 2.7.3 and 2.7.4, open space within a Village Center or Neighborhood Center can meet up to 5% of the total required DSAP Open Space.
Row Crops/Improved Pasture/Fallow Land	0.95	
Parks and Community Gardens: within Village/Neighborhood and Employment District	0.9	Parks and common areas greater than 4 acres, located within the developed envelope of a Village/Neighborhood or Employment Center.
Parks and Community Gardens: within Village/Neighborhood and Employment District	0.8	Parks and common areas less than 4 acres, located within the developed envelope of a Village/Neighborhood or Employment Center.

Required Water Management Areas incorporating LID (Low Impact Design)	0.75	Must meet Low Impact Design criteria, as recognized by SFWMD or FDEP.
Required Water Management for Development > 3 acres	0.6	Must have at least 50% of shoreline designed with littoral shelf and native plantings.
Required Water Management for Development < 3 acres	0.5	Must have at least 50% of shoreline designed with littoral shelf and native plantings.
Required Water Management for Development	0.4	Lakes with hardened shoreline or without required minimum littoral shelf and/or plantings.
Golf Course	0.5	Golf courses may not contribute more than 350 acres of open space per DSAP.

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Policy 2.11.4: Open Space Allocation

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

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

A minimum of 40% to a maximum of 90% of the required open space shall be provided on the perimeter of the development to ensure adequate provision for long term agriculture, wildlife corridors, green belts, water management, passive recreation and visual relief. This open space shall comply with the development standards for each of the Districts and Table 2.11.3.

Policy 2.11.5: Open Space Distribution

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

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

Policy 2.11.6: Guidelines for Augmenting the Natural Resources District.

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

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

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

Policy 2.11.7: Natural Resources District Phasing and Implementation

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

- a) In fulfillment of the requirements of Objective 2.11, and its implementing Policies, a DSAP that identifies and protects the Natural Resources areas in the East Planning Area (either through agricultural or conservation easement in accordance with Policies 2.11.9 and 2.11.10.1) shall be assured

- 3536 of up to 5,000 Residential units in the West Planning Area, provided the
 3537 DSAP is consistent with the LTMP, the SWHSP Goals, Objectives and
 3538 Policies, and the Hendry County Comprehensive Plan.
- 3539 b) In fulfillment of the requirements of Objective 2.11, and its implementing
 3540 Policies, a DSAP that identifies and protects a north-south Natural
 3541 Resource connection within the West Planning Area (either through
 3542 agricultural or conservation easements in accordance with Policies 2.11.9
 3543 and 2.11.10.1) shall be assured of up to 5,000 residential units in the West
 3544 Planning Area, provided the DSAP is consistent with the LTMP, the
 3545 SWHSP Goals, Objectives and Policies, and the Hendry County
 3546 Comprehensive Plan.
- 3547 c) Both linkages may have interruptions from existing or planned roads,
 3548 provided those roads are identified and/or designed in accordance with the
 3549 DSAP, and otherwise consistent with the SWHSP Goals, Objectives and
 3550 Policies.
- 3551 d) Provided that approximately four (4) linear miles of the Western linkage is
 3552 established in the DSAP, it may contain a gap up to ½ mile in length, where
 3553 that property is not under common ownership, and where the surrounding
 3554 District is Rural or Agriculture.

3555
 3556 **Policy 2.11.8:**

DSAP Greenbelts

3557 At the discretion of the Board of County Commissioners, a greenbelt may be
 3558 requested when the following circumstances are present, and when such
 3559 circumstances are determined to warrant special treatment:

- 3560
- 3561 a) Land use intensities at the perimeter of a DSAP are significantly higher
 3562 than those outside the DSAP boundary.
- 3563 b) Commercial or high density residential development is within 300' of a
 3564 Natural Resources District, and such uses adversely impact the ecological
 3565 value of the Natural Resources District.
- 3566 c) Two Employment, Village or Neighborhood Districts, abut and physical
 3567 separation is necessary to provide visual relief, circulation, buffer or
 3568 transition between dissimilar uses.

3569

3570 When such conditions are deemed to be met, a greenbelt, meeting the following
 3571 guidelines, may be required:

- 3572
- 3573 d) 0' – 300' in width.
- 3574 e) Bluebelt forms may include passive recreation, lakes, water bodies, water
 3575 management facilities, parks, gardens, agriculture, conservation, mitigation,
 3576 existing buffers, and utility corridors.
- 3577 f) The acreage contained within a Bluebelt shall be credited against
 3578 required open space on a 1:1 ratio.

- 3579 g) Golf courses may be located within a Bluebelt, provided that there is no
3580 more than 10% impervious surface within the greenbelt, and that the
3581 acreage within the golf course shall be credited with an open space
3582 multiplier of 0.5, consistent with Table 2.11.3.
3583

3584 **Policy 2.11.9: Natural Resources Lands Easements**

- 3585 a) Upon the approval of a DSAP, any Natural Resources District lands
3586 contained within that DSAP shall be subject to a conservation easement.
3587 The DSAP will identify specific measures as required in the Sector Plan
3588 Statute to ensure the protection and, as appropriate, the restoration and
3589 management of lands that will be subject to an easement.
- 3590 b) A draft easement consistent with Section 704.06, F.S. will be submitted
3591 with the DSAP application. Section 704.06, F.S. addresses easements that
3592 are designed to retain land or water predominantly as working agricultural
3593 land and/or in its natural, scenic, open, or wooded condition. Walkways,
3594 paths, interpretative centers, educational and directional signage, passive
3595 recreation uses, hunting/fishing, eco-services and other uses consistent with
3596 usable open space will be permitted in the easement area. Since the sector
3597 plan statute refers to the conservation easement statute, the DSAP will
3598 identify those activities that will occur in the easement area as an exception
3599 to the strict reading of the conservation easement requirements.
- 3600 c) The easement must be recorded within 30 days of the effective date of the
3601 DSAP development order. The easement shall be enforceable by an
3602 appropriate public entity.
- 3603 d) The easement shall be drafted to permit the easement to be revoked,
3604 rescinded or released should the DSAP fail due to a legal or administrative
3605 challenge. The easement shall be drafted to permit the easement to be
3606 revised should the DSAP be changed due to an appeal or other legal
3607 challenge.
3608

3609 **Policy 2.11.10: Long Term Agricultural**

- 3610 a) The DSAP approval will identify all measures that need to be taken to
3611 protect those areas set aside for long-term or perpetual agriculture. The
3612 applicant will solicit input from the Florida Department of Agriculture and
3613 Consumer Services on appropriate and beneficial protection measures.
- 3614 b) The DSAP shall be deemed to put all landowners adjacent to long-term or
3615 perpetual agriculture on notice of the agricultural nature of the property and
3616 the fact that the agricultural landowner will be able to take all steps
3617 necessary to conduct the agricultural operation including but not limited to
3618 cultivation, harvesting, rotation of crops, irrigation, fumigation,
3619 fertilization, pest management, dipping of cattle, farmworker housing, farm

3620 manager housing and other actions customary and necessary for an
3621 agricultural operation. The DSAP shall also address how the developer or
3622 management entity shall educate and/or notify adjacent residents regarding
3623 programmed land management activities.

3624
3625 **Policy 2.11.10.1: Agricultural Easements**

- 3626 a) A draft agricultural easement will be submitted with the DSAP application
3627 when the perpetual or long term agriculture is used to address the open
3628 space requirements of Objective 2.11 and the implementing policies.
3629 Pumps, pens, irrigation systems, equipment storage, farmworker housing,
3630 material storage, and any other non-habitable support facilities that are
3631 required to conduct the agricultural operation can be located within areas
3632 subject to an agricultural easement, as can passive recreational uses such as
3633 sidewalks, pathways, pavilions and hunting.
- 3634 b) The easement must be recorded within 30 days of the effective date of the
3635 DSAP development order. The easement shall be enforceable by an
3636 appropriate public entity.
- 3637 c) The easement shall be drafted to permit the easement to be revoked,
3638 rescinded or released should the DSAP fail due to a legal challenge. The
3639 easement shall be drafted to permit the easement to be revised should the
3640 DSAP be changed due to an appeal or other legal or administrative
3641 challenge.
- 3642 d) Agriculture, as defined in Section 570.02, F.S. (with the exception of those
3643 uses identified as Level Two uses in the Agriculture Future Land Use
3644 Element of the Hendry County Comprehensive Plan) can be conducted in
3645 areas subject to an agriculture easement.

3646
3647 **Policy 2.11.11: Florida’s Right-to-Farm Act.**

3648 Nothing in the SWHSP or future implementing regulations may be construed to
3649 supersede or interfere with agricultural rights protected under Florida’s Right to
3650 Farm Act.

3651
3652 Agricultural uses within the SWHSP area will remain acceptable uses and may
3653 continue and expand unless and until they are limited by an adopted DSAP;
3654 and even after the adoption of a DSAP, bona fide agricultural uses may
3655 continue until horizontal development consistent with the new DSAP approved
3656 use(s) occurs on the property.

3657
3658 **OBJECTIVE 2.12: DESIGN GUIDELINES AND INTENT**

3659
3660 Development in the SWHSP will be designed and constructed to promote connectivity between
3661 different land uses, provide opportunities for economic development, and offer both the

3662 continuation of long-term Agriculture uses and incentives for other land use options for property
3663 owners.

3664

3665 **Policy 2.12.1: Integration of Uses**

3666 The mix of uses within the SWHSP will provide the citizens of Hendry
3667 County:

- 3668 a) the right to continue their Agricultural businesses and activities;
- 3669 b) additional jobs in a variety of skill and income levels;
- 3670 c) a broader mix of housing options;
- 3671 d) new retail and consumer services; and
- 3672 e) adequate public, community, and institutional facilities.

3673

3674 **Policy 2.12.2: Smart Growth Principles**

3675 The SWHSP will achieve the Policy 2.12.1 goals through the design and
3676 implementation of generally-accepted smart growth principles, including:

3677

- 3678 a) providing a variety of land uses and lifestyle opportunities that support
3679 residents of diverse ages, incomes and family sizes;
- 3680 b) preserving important environmental features, connections and functions on-
3681 site;
- 3682 c) promoting economically-viable agriculture;
- 3683 d) allowing agriculture and development to coexist with proper safeguards;
- 3684 e) ensuring that sufficient land is available to accommodate anticipated, long-
3685 term growth;
- 3686 f) guiding development into a variety of Districts, including compact,
3687 pedestrian-friendly, and mixed-use community land use forms;
- 3688 g) providing a focus for economic development and industrial job creation in
3689 the western portion of the county;
- 3690 h) enhancing the transportation network in western Hendry County;
- 3691 i) providing opportunities for increased internal capture of trips and
3692 reduced external traffic;
- 3693 j) providing for the efficient delivery of public facilities and services;
- 3694 k) providing the opportunity for enhanced trade between existing communities
3695 and future areas of urban development; and
- 3696 l) enhancing regional linkages to soft and hard infrastructure, including
3697 regional conservation areas, agricultural processing and distribution
3698 facilities, Southwest Florida International Airport, Airglades International
3699 Airport, LaBelle Airport, and State Colleges and Universities.

3700

3701

3702

3703 **Policy 2.12.3: District Centers**
3704 Village and Neighborhood District Centers shall be designed as the focal point
3705 of the Districts. The intent is to create urban employment and commercial uses
3706 that shall be interconnected and accessible by pedestrians from the integrated
3707 and/or surrounding residential areas. District Centers can also include a wide
3708 range of Public, Community, and Institutional Facilities, including, but not
3709 limited to, schools, religious institutions and non-profit facilities.
3710

3711 **Policy 2.12.4: Main Streets**
3712 Each District Center shall have at least one identifiable Main Street. The Main
3713 Street shall be located along or intersecting a collector roadway and designed to
3714 be pedestrian-oriented with consideration of design characteristics such as:
3715
3716 a) Walkable blocks laid out in an interconnected pattern;
3717 b) Sidewalks adjacent to roadways;
3718 c) Crosswalks at intersections;
3719 d) Pedestrian-oriented public spaces in the form of greens, parks, plazas and
3720 other common areas; and
3721 e) Pedestrian and bicycle connections to surrounding residential areas.
3722

3723 **Policy 2.12.5: Open Space**
3724 District Center areas shall not be required to provide Greenbelts between the
3725 District Center boundary and the larger District area. However, each District
3726 Center shall have at least one Open Space area. The Open Space area(s) shall
3727 be a minimum of 5% of the gross acreage of the District Center.
3728

3729 **Policy 2.12.6: Public, Community, and Institutional Facilities**
3730 To the extent that public, community, and institutional facilities will be located
3731 within any District, those facilities are encouraged to be located within the
3732 District Centers and integrated within the context of the surrounding uses
3733 (planned or existing). Public, Community, and Institutional facilities will not
3734 utilize any of the SWHSP Development Program Entitlements.
3735

3736 **Policy 2.12.7: Street Network**
3737 Urban development districts shall provide an interconnected network of local
3738 streets. The local street circulation pattern is intended to maximize access to
3739 businesses, homes, and activity centers.
3740

3741 **Policy 2.12.8: Shared Parking**
3742 Public surface and structured parking in urban development districts should be
3743 designed to not disrupt pedestrian circulation. Shared parking programs shall
3744 be allowed where it can be demonstrated that the demand for parking of
3745 combined uses can be satisfied.

3746 **Policy 2.12.9: Surface Water Management**
3747 Any development resulting from a DSAP will comply with the South Florida
3748 Water Management District’s permitting requirements for storm water
3749 management and consumptive uses.
3750

3751 **OBJECTIVE 2.13: WATER AND WASTEWATER**
3752

3753 The Southwest Hendry County Sector Plan Area shall provide adequate infrastructure in accordance
3754 with Level of Service standards contained in the Hendry County Comprehensive Plan and Land
3755 Development Code.

3756
3757 **Policy 2.13.1: Centralized Public Water and Wastewater**

- 3758 a) Centralized public water and sewer service shall be provided through a
3759 private utility certificated through the Public Service Commission,
3760 governmental and/or quasi-governmental entities, or any other similar
3761 provider of central service.
- 3762 b) All development located within the Sector Plan that has received DSAP
3763 approval and is located within the Employment District, Village District,
3764 and Neighborhood District must connect to centralized public water and
3765 sewer. The DSAP will consider and address whether existing
3766 development will be required to connect to centralized public water and
3767 sewer and the timing of the connection. The development identified in
3768 Policies 2.8.4.1, 2.8.4.2 and 2.8.4.3 do not have to connect to centralized
3769 public water and sewer unless otherwise required by county regulations.
- 3770 c) Commercial uses that are less than 50,000 square feet located outside of the
3771 Employment District, Village District, and Neighborhood District do not
3772 have to connect to centralized public water and sewer unless required by
3773 county regulations, FDEP or health department regulations, or centralized
3774 public water and sewer is available within ¼ mile of the development.
- 3775 d) Residential development in excess of one unit per 1/2 acre must connect to
3776 centralized public water and sewer.
- 3777 e) Heritage Estates development or residential located outside of the
3778 Employment District, Village District, and Neighborhood Districts that are
3779 located on lands not suitable for well and septic due to location, soil
3780 conditions, degree of clustering, proximity to existing centralized public
3781 water and sewer, or similar criteria must connect to centralized public water
3782 and sewer.
- 3783 f) Should further definition and refinement of the criteria for determining
3784 when centralized public water and wastewater services are necessary be
3785 required, the criteria will be set forth in either the DSAP or the Hendry
3786 County Land Development Code.
3787

3788 **Policy 2.13.2: Re-Use Water**
3789 Re-use water shall be used for landscape and/or golf course irrigation purposes
3790 when available from the utility provider. Re-use water shall not be required
3791 for irrigation of agricultural uses.
3792

3793 **OBJECTIVE 2.14: TRANSPORTATION**

3794 The SWHSP shall create new, and enhance existing, transportation systems in Hendry County
3795 through appropriately interconnected Districts.
3796

3797 **Policy 2.14.1: Long Range Transportation Map**
3798 All transportation improvements within the Southwest Hendry County Sector
3799 Plan will be made in accordance with the Long Range Transportation Map.
3800

3801 **Policy 2.14.2: Street Design**
3802 Streets that connect rural areas to urban areas must provide transitions from
3803 higher design speeds in rural areas to lower design speeds in the urban areas.
3804 The land development code shall also consider appropriate design standards
3805 that reflect the urban, rural, and agricultural context of proposed development
3806 in the area.
3807

3808 **Policy 2.14.3: Multi-Modal Design**
3809 In anticipation of opportunities for multi-modal transportation options within
3810 the Urban Development Districts, the following guidelines shall be addressed
3811 in the DSAP process:
3812
3813 a) A complementary mix and range of land uses, including educational,
3814 recreational, and cultural uses;
3815 b) Interconnected networks of streets designed to encourage walking and
3816 bicycling, with traffic-calming devices where appropriate;
3817 c) A mix of uses within walking distance of transit stops and/or multi-modal
3818 facilities; and
3819 d) Within Village Centers and Neighborhood Centers, public uses, streets, and
3820 squares that are safe, comfortable, and attractive for pedestrians, with
3821 adjoining buildings open to the street and with parking not interfering with
3822 pedestrian, transit, automobile, and truck travel modes.
3823

3824 **Policy 2.14.4: DSAP Transportation Analysis**
3825 The DSAP will identify the transportation facilities needed to serve the future
3826 land uses in the DSAP as required by Subparagraph 163.3245(3)(b)4, F.S. The
3827 analysis will identify the timing of the needed transportation facilities, funding
3828 sources, and the development's proportionate fair share mitigation pursuant to
3829 Section 163.3182, F.S. Where consistent with Section 163.3180 F.S., the
3830 Transportation Analysis may recognize tools and techniques that include, but
3831 are not limited to, exempting or discounting impacts of locally desired
3832 development, and facilitating development patterns that support appropriate

land use mixes, job creation, and affordable housing.

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

Policy 2.14.5:

Long Range Transportation Needs Assessment Horizon

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

3880 **OBJECTIVE 2.15: INFRASTRUCTURE NEEDS**

3881

3882 The application for the DSAP will identify the needed public facilities to serve the development,
3883 and will identify the financing mechanism for infrastructure improvements if improvements are
3884 needed. If the development does not require a DSAP, the application shall address the infrastructure
3885 needs pursuant to the applicable Hendry County Comprehensive Plan GOPs and Land Development
3886 Code.

3887

3888 **Policy 2.15.1: Infrastructure Funding Plan**

3889 A financially feasible funding plan is required for proposed development at the
3890 DSAP phase, unless otherwise not required in the Sector Plan (see Policy
3891 2.8.3.5 and Objective 2.9). Each DSAP will assess and analyze the public
3892 needs associated with the proposed land uses as well as how those identified
3893 needs will be met, including an evaluation of the financing of infrastructure.
3894 Public needs include, but are not limited to, fire, police, and emergency
3895 medical; schools; parks; libraries; potable water; drainage; and wastewater
3896 treatment facilities.

3897

3898 **Policy 2.15.2: Infrastructure Funding Sources**

3899 Potential funding sources for infrastructure needs within the SWHSP include,
3900 but are not limited to:

3901

- 3902 a) Community Development Districts
- 3903 b) County Impact Fees
- 3904 c) Developer Contributions
- 3905 d) Municipal Service Taxing Unit/Municipal Service Benefit Unit
- 3906 e) Available State or Federal Highway or Transit Funds
- 3907 f) Tax Increment Financing
- 3908 g) Grants

3909

3910 **Policy 2.15.3: Infrastructure Funding Conditions**

3911 All infrastructure funding conditions set forth in the DSAP will be consistent
3912 with the dual rational nexus test. The obligation to provide funds, land, or
3913 infrastructure will be reasonably attributable to the proposed development and
3914 the timing of the development and the contribution requested will be
3915 comparable to the amount of funds, land or public facilities that the state, local
3916 government, school board or other governmental entity would reasonably
3917 expect to expend or provide based on the projected costs of comparable
3918 development to mitigate the impacts reasonably attributable to the proposed
3919 development.

3920

3920 **Policy 2.15.4: Efficient Uses of Infrastructure**

3921 As future community infrastructure is developed in support of the planned
3922 development of the Sector Plan, it may be in the community’s best interest to
3923 consider authorizing additional density and intensity within existing

3924 development districts to ensure the protection of natural resources elsewhere,
3925 and to maximize the efficient use of infrastructure within the Sector Plan. Any
3926 such increase will be subject to a Comprehensive Plan amendment and based
3927 on an evaluation of the implementation of the Sector Plan, and shall be
3928 required to obtain all necessary approvals from Hendry County and the Florida
3929 Department of Economic Opportunity.
3930

3931 **Policy 2.15.5:** As stated in Objective 2.11, the Sector Plan provides a unique opportunity to
3932 establish a well thought-out open space system that serves as a framework to
3933 support future communities, long-term agriculture, water management,
3934 recreation, and landscape scale connections that link regionally significant
3935 natural resources. It is possible that future Comprehensive Plan amendments or
3936 additions to the Sector Plan may enhance these goals, and concentrate
3937 additional long-term protection of natural resources in areas of importance,
3938 thereby incentivizing the concentration of development within areas of the
3939 Sector Plan where increased densities can be supported by planned
3940 infrastructure. Subject to review and approval by all necessary state and local
3941 governments, incorporation of such opportunities should certainly be
3942 considered to the extent they are consistent with the overarching objectives of
3943 the Sector Plan.
3944

3945 **OBJECTIVE 2.16: INTERGOVERNMENTAL COORDINATION**
3946

3947 Hendry County will coordinate with local, state, and regional governments as required by the
3948 appropriate Goal, Objectives, and Policies of the Hendry County Comprehensive Plan. The Goals,
3949 Objectives, and Policies will facilitate intergovernmental coordination on the issue of extra-
3950 jurisdictional impacts.