



HENDRY COUNTY PLANNING & ZONING DEPARTMENT

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STAFF REPORT

RZ19-0003

Rezone from RG-1 and A-3 to RR-WE

Local Planning Agency

3/20/19

Application Information

Applicant: Hendry County
 Owner(s): Various
 Agent: Alexis Crespo, Waldorp Engineering
 Request action: The applicant is requesting to rezone various parcels from A-3 or RG-1 to RR-WE on approximately +/- 1,707 acres.

Location: Wheeler Estates
 (Various Parcels)

Zoning: A-3/ RG-1
 Future Land Use Map: Multi-Use Development
 Size: +/- 1,707 acres
 Existing use on the site: Residential/Vacant

All required application material has been received. All required notices have been made.

Surrounding Area Information

	<u>Adjacent existing uses</u>	<u>Adjacent zoning</u>	<u>Adjacent Future Land Use Map Category</u>
North	Agriculture	A-2	Agriculture
South	Agriculture	A-2	Agriculture
East	Agriculture	A-2	Agriculture/ Rodina Sector Plan
West	Lee County	Lee County	Lee County

Summary of Request and Background Information

This is a County initiated rezoning of +/-1,707 acres from General Agriculture (A-3) and Residential/Low Density (RG-1) to a new Zoning District – Rural Residential – Wheeler Estates (RR-WE). This action is the result of the Wheeler Estates Land Use Study and is in conjunction with the Comprehensive Plan text and map amendments establishing the new future Land use Category and policies for Wheeler Estates and the Land Development Code amendments creating new regulations for Wheeler Estates.

The proposed rezoning is a result of a Land Use Study funded by the Community Planning Technical Assistance Grant (“Grant”) administered through the Department of Economic Opportunity (“DEO”).

With the assistance of Waldrop Engineering, there have been five (5) community meetings that have established the community’s vision and guided the development of Comprehensive Plan and Land Development Code amendments.

There are three (3) actions as the result of the land use study. One is a comprehensive plan amendment to create a new Future Land Use Category and related policies, two is to create Land Development Code regulations specific to the overall Wheeler Estates. The third action, which is the subject of this petition, is to rezone the parcels currently zoned A-3 and RG-1 to a new zoning district Rural Residential – Wheeler Estates (RR-WE).

Current Zoning Districts

Wheeler Estates consists primarily of five (5) zoning districts: Agricultural Transitional (A-3) and limited areas of Residential Low Density (RG-1). There are also isolated areas of High Intensity Commercial (C-3), Light Industrial (I-1), and General agriculture (A-2) zoning districts immediately north of 10th Place and Wheeler Road. These non-residential lands comprise 226+/- acres—approximately 1% of Wheeler Estates.

Proposed Rezoning

This rezoning will only apply the A-3 and RG-1 zoned parcels. See Attachment A. The existing C-3, I-1 and A-2 zoned parcels will be grandfathered in. The Comprehensive Plan text amendment will restrict any future rezoning so that the expansion or addition of these zoning districts will be prohibited. The companion Land Development Code amendments that will establish development standards and will only apply to the properties rezoned to RR-WE.

Consistency with the Comprehensive Plan

Once the proposed CPA19-0001 that establishes the Wheeler Estates future land use category and policies this rezone will be consistent with the comprehensive plan. The companion Comprehensive Plan Amendment seeks to re-designate lands within the Study Area to “Wheeler Estates” future land use category to provide a more appropriate and flexible range of uses for this rural and predominantly residential community. The proposed rezoning would be consistent with and complimentary to the companion Wheeler Estates future land use category, and the overall intent of the Hendry County Comprehensive Plan including the Future Land Use Element

Goal 1: To ensure the development and maintenance of a functional and well related pattern of land use types that provides for population growth, land development and redevelopment, and the appropriate distribution, location and densities and intensities of use consistent with adequate services and facilities and consideration of natural resources.

Consistency with the Land Development Code

The RR-WE zoning district, as proposed through these amendments, allows the County to tailor regulations to address the unique needs of Wheeler Estates, and ensures increased protections

against inappropriate development patterns, while providing landowners with increased flexibility to enjoy their properties. All new development and redevelopment of the subject properties will be required to comply with the companion Wheeler Estates land development regulations including but not limited to the following:

- Chapter 1-53, Zoning, specifically, Section 1-53-2.1, Establishment of Districts;
- Section 1-53-2.2, Land Use Classifications; Table 53-1, Table of Use Regulations;
- Section 1-53-3.7 Agricultural Transitional District;
- Creating a New Section 1-53-3.7.1, Wheeler Estates Development Standards; and
- Table 53-2, Table of Dimensional and Density Regulations.

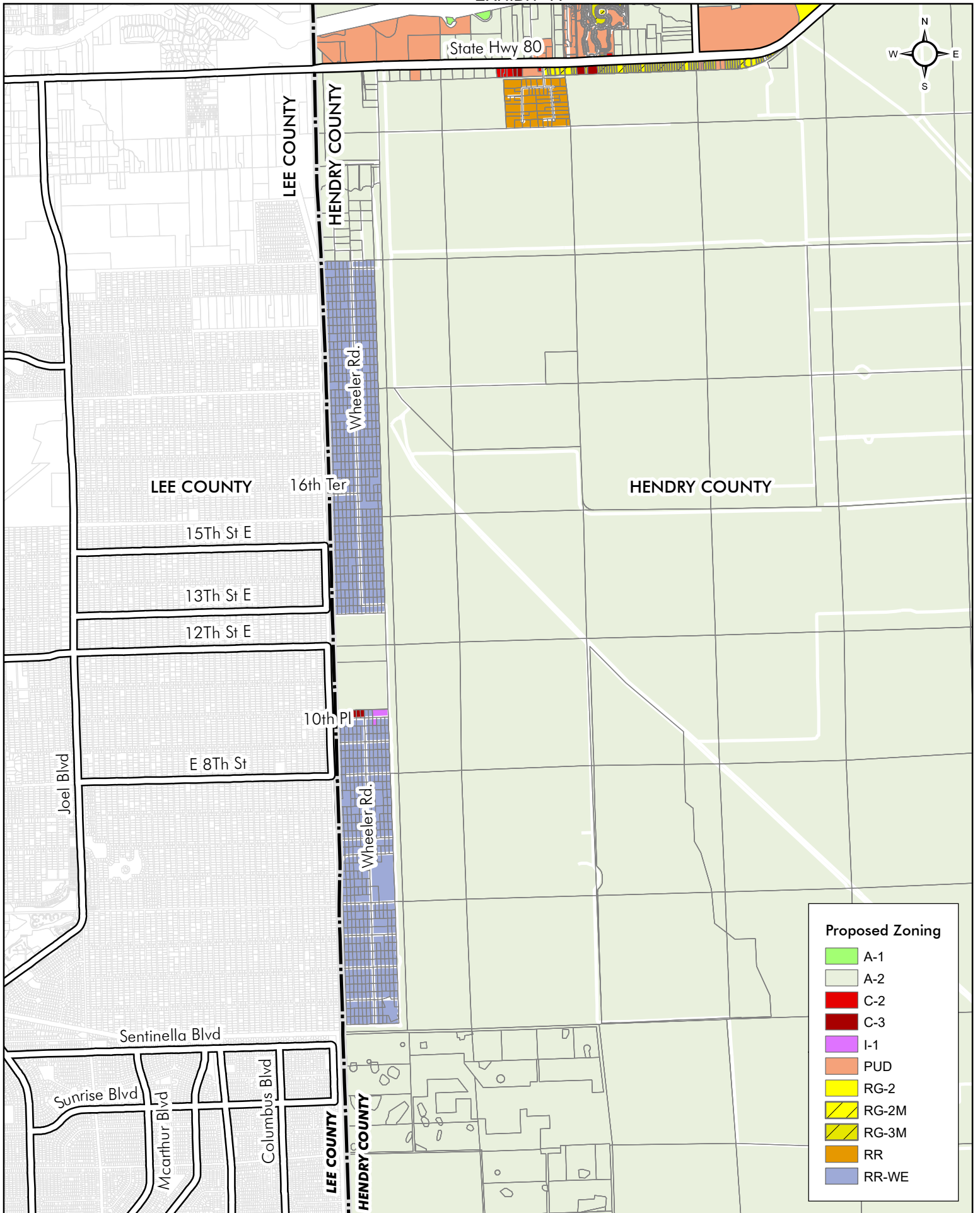
Recommendation

Conduct a public hearing and make a recommendation to the Board of County Commissioners to approve the rezoning as proposed.

Attachments

A – Proposed Zoning Map

EXHIBIT "A"



Proposed Zoning

	A-1
	A-2
	C-2
	C-3
	I-1
	PUD
	RG-2
	RG-2M
	RG-3M
	RR
	RR-WE

