HENDRY COUNTY COMPREHENSIVE PLAN

Adopted: March 5, 1991

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

Prepared by Hendry County Planning & Zoning Department
TABLE OF CONTENTS

HENDRY COUNTY
COMPREHENSIVE PLAN

1. Future Land Use Element
2. Housing Element
3. Recreation and Open Space Element
4. Conservation Element
5. Infrastructure Element
6. Transportation Element
7. Concurrency Management Element
8. Capital Improvements Element
9. Intergovernmental Coordination Element
10. Economic Development Element
11. Definitions
12. Appendix
Appendix Maps

Future Land Use Map..........................................................ii

West Hendry Planning Overlay............................................iii

Rodina Sector Plan...............................................................iv

FELDA Overlay & FELDA Estates with Future Land Use...........v

Western Oxbow Mixed Use District........................................vi

Long Term Master Plan for the SWHSP..................................vii

FEMA Flood Prone Areas.....................................................viii

Land Cover Map...............................................................ix

Land Surface Elevations....................................................x

Oil Well Fields and Cones of Influence..............................xi

Extractive Use..............................................................xii

Panther Zones..............................................................xiii

Historic and Archeological Sites.......................................xiv

Soils..................................................................................xv
Significant Natural Resources ................................................................. xvi

Top of Lower Tamiami Aquifer ............................................................... xvii

Bottom of Lower Tamiami Aquifer ......................................................... xviii

Top of Sandstone Aquifer .................................................................... xix

Bottom of Sandstone Aquifer ................................................................ xx

Surficial Aquifer System Ambient Ground Water Quality Monitor Wells ........................................................................... xxi

Surface Water Master Plan ................................................................. xxii

Water and Sewer Utilities for the SWHSP ........................................... xxiii

Traffic Circulation Plan – 2040 ............................................................. xxiv

Long Range Transportation Needs Plan 2040 – Alternative 1........... xxv

Long Range Transportation Needs Plan 2040 – Alternative 2........... xxvi

West Hendry Planning Overlay Transportation Needs Plan ............. xxvii

Rodina Sector Plan Transportation Network ....................................... xxviii

Southwest Hendry Sector Plan Long Term Transportation Plan .......... xxix
Future Land Use Element
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.

OBJECTIVE 1.1 FUTURE LAND USE CATEGORIES AND MAP SERIES

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

Policy 1.1.1: Agriculture Future Land Use Category

Purpose

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

Description/Uses

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

Future Land Use Element Hendry County Comprehensive Plan
particular parcel may be determined. Institution and Recreation uses are allowable in this land use category. The specific standards for institutional and recreational uses will be defined in the Land Development Code.

Location Standards

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

Residential Density

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

Non-Residential Intensity

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

Infrastructure/Roads

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

Water

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

Wastewater/Septic Tanks

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

Open Space

No minimum open space requirement.

Form of Development

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

- Individual large lots.
- Clustered developments.
- Mixed-use developments.
- Planned unit developments.

**Policy 1.1.1a: Agriculture**

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

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

Purpose

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

Description/Uses

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

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

Location Standards

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

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

Non Residential Intensity

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

Infrastructure/Roads

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

Water

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

Wastewater/Septic Tanks

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

Open Space

No minimum open space requirement.

Form of Development

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

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

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

Purpose

The purpose of the Residential - Low Density Future Land Use Category is to define those areas within Hendry County that are or will become residential areas predominately in a rural setting which are designed to operate without intensification of public investment into water, sewer, transportation, or general support services through the planning horizon of 2040.
Lands classified as Residential - Low Density are primarily lands within the rural areas of Hendry County that have been or may utilized for rural residential purposes. Residential-Low Density shall be defined as residential development with the following characteristics: single-family units, low density, sporadic, and generally isolated from the urban zones and in areas not planned for public infrastructure. Uses permitted within this category are conventional single-family residential uses with customary accessory structures. Mobile home units are not permitted. Institution and Recreation facilities are permitted within this category. Agricultural activities in existence at the time of the adoption of this Comprehensive Plan Amendment may continue, but may not be enlarged, nor may new agricultural activities occur except in compliance with the Land Development Code.

Location Standards

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

Residential Density

- Residential - One (1) unit per acre.

Minimum acreage for Development: 160 acres

Non Residential Intensity

- FAR – 0.00.

Infrastructure/Roads

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

Water

- Private wells or public central system.

Wastewater/Septic Tanks

- Individual septic tanks or public central systems.

Open Space

- None
Form of Development

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

Policy 1.1.2a: Residential/Low Density in WHPO

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

Non-Residential Intensity: 0.00

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

Policy 1.1.3: Residential – Rural Estates Future Land Use Category

Purpose

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

Description/Uses

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

Location Standards

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

Residential Density

- Residential – one (1) unit per acre.
Minimum acreage for Development: 160 acres

Non Residential Intensity

- FAR – 0.00.

Infrastructure/Roads

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

Water

- Private wells or central systems.

Wastewater/Septic Tanks

- Individual septic tanks or central systems.

Open Space

- None

Form of Development

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

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

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

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

Policy 1.1.4: Residential - Medium Density Future Land Use Category

Purpose

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

Description/Uses

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

Location Standards

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

Residential Density

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

Non Residential Intensity

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

Infrastructure/Roads

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

- Central water systems, either public or private.

Wastewater/Septic Tanks

- Central sewer systems, either public or private.

Open Space

- 30% open space.

Form of Development

- For parcels 10 acres or smaller:
  o Individual lots.
  o Clustered developments.
  o Mixed-use developments.
  o Planned Unit Developments.

- For parcels larger than 10 acres:
  o Mixed-use developments.
  o Planned Unit Developments.

- Development restrictions:
  o No more than 50% of the area designated Residential – Medium Density shall be developed during the planning horizon 2020, nor more than 75% developed by the year 2040.

Policy 1.1.5: Residential - High Density Future Land Use Category

Purpose

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

Description/Uses

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

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

Location Standards

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

Residential Density

a) Residential - Six (6) units per acre when connected to centralized public water, but private wastewater.

b) Residential - Ten (10) units per acre when connected to centralized public water and centralized public wastewater, direct access to the arterial road system, within an urban area of the county, and proximate to amenities or part of a mixed-use Planned Unit Development.

Non Residential Intensity

a) FAR – 0.10 calculated upon the acreage of the commercial site only.

Infrastructure/Roads

a) Public arterial system or private roads with the development being adjacent to and having direct access to the arterial system or not adjacent with the ability to create a collector system directly adjacent thereto. Private roads may also be permitted within a Planned Unit Development.

b) Meet current LOS standards or make improvements to the transportation system that results in meeting the LOS standards.

Water

• Central water system, either public or private.
Wastewater/Septic Tanks

- Central wastewater system, either public or private.

Open Space

- Twenty-five percent (25%).

Form of Development

- For parcels 10 acres or smaller:
  - Individual lots.
  - Clustered developments.
  - Mixed-use developments.
  - Planned Unit Developments.

- For parcels larger than 10 acres:
  - Mixed-use developments.
  - Planned Unit Developments.

  a) Development restrictions:
     - No more than 50% of the area designated Residential – High Density shall be developed
during the planning horizon 2020, nor more than 75% developed by the year 2040.

Policy 1.1.6: Residential - Special Density Future Land Use Category

Purpose

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

Description/Uses

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

Hendry County

Comprehensive Plan

Location Standards

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

Residential Density

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

Non Residential Intensity

- Port LaBelle FAR – 0.25.
- Pinehurst Park FAR – 0.

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

Infrastructure/Roads

- Public arterial or collector system.
- Meet current LOS standards.

Water

- Private wells.
- Central water, either public or private.

Wastewater/Septic Tanks

- Individual septic tanks.
- Central system, either public or private.

Open Space

- Residential development – 25%.
- Non-residential development other than agriculture – 15%.

Form of Development
- Individual lots.
- Clustered developments.
- Mixed-use developments.
- Planned Unit Developments.

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

**Purpose**

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

**Description/Uses**

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

**Location Standards**

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

**Density and Intensity**

<table>
<thead>
<tr>
<th>Development</th>
<th>Maximum Residential Density</th>
<th>Maximum Non-Residential Intensity *</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Big Oak Acres</td>
<td>1 du/5ac</td>
<td>N/A</td>
</tr>
<tr>
<td>b) Double “J” Acres</td>
<td>1 du/2ac</td>
<td>0.25 FAR</td>
</tr>
<tr>
<td>c) Fort Denaud Acres</td>
<td>1 du/2ac</td>
<td>0.25 FAR</td>
</tr>
<tr>
<td>d) Highway Business Center</td>
<td>1 du/1ac</td>
<td>0.25 FAR</td>
</tr>
<tr>
<td>e) Montura/Flaghole</td>
<td>1 du/1ac</td>
<td>0.25 FAR</td>
</tr>
<tr>
<td>f) Pioneer Plantation</td>
<td>1 du/2ac</td>
<td>0.25 FAR</td>
</tr>
<tr>
<td>g) Scott and Wendy Lanes</td>
<td>1 du/2ac</td>
<td>N/A</td>
</tr>
<tr>
<td>h) All Others</td>
<td>1 du/2ac</td>
<td>0.25 FAR</td>
</tr>
</tbody>
</table>

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

Infrastructure/Roads

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

Water

- Private wells.

Wastewater/Septic Tanks

- Individual septic tanks.

Open Space

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

Policy 1.1.8: Felda Community Overlay

Purpose

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

Description/Uses

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

Location Standards

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

- Felda Estates Residential areas
  - One (1) unit per two (2) acres.

- Agriculture areas
  - One (1) unit per five (5) acres.
  - Residential
  - Farm worker housing:
    - Six (6) units per acre for single family attached and detached home/mobile homes/duplexes if central potable water and central sewer collection systems are provided.
    - Ten (10) units per acre for multi-family with central potable water and central sewer provided

Non-Residential Intensity

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

Infrastructure/Roads

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

Water

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

Wastewater/Septic Tanks

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

Open Space

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

Form of Development
• Individual large lots.

• Planned Unit Development.

Special Considerations

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

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

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

Policy 1.1.9: Commercial Future Land Use Category

Purpose

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

Description/Uses

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

Location Standards

The areas designated as Commercial should be areas with direct access to collector and/or arterial roads or be designed within a mixed-use development so as to reduce the overall need for external trip generation and maximize internal trip capture. Rural commercial areas should also be
Future Land Use Element
Hendry County

17 Comprehensive Plan

considered at appropriate collector and/or arterial road intersections to provide basic services to the rural residential areas of Hendry County.

Residential Density

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

Non Residential Intensity

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

Infrastructure/Roads

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

Water

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

Wastewater/Septic Tanks

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

Open Space

- Residential development – 25%.
- Non-residential development – 15%.

Form of Development

- Rural areas – individual lots.
- Urban/suburban
  - Clustered developments.
  - Mixed-use developments.
Policy 1.1.10: Industrial Future Land Use Category

Purpose

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

Description/Uses

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

Location Standards

Areas classified as Industrial should be located within the urban area of Hendry County and have direct access to existing arterial roadway systems or be connected to those systems utilizing collector road systems built specifically for that purpose. These areas should also be conveniently located for the provision of central water and sewer. (Exceptions as shown above in Descriptions/Uses.)

Residential/Density

- Residential – Not permitted. (Caretaker unit permitted)

Non Residential Intensity

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

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

Infrastructure/Roads

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

Water

- Centralized water systems, whether public or private.

Wastewater/Septic Tanks

- Centralized systems, whether public or private.

Open Space

- Minimum open space – 15%.

Form of Development

Industrial development may occur in any of the following forms:

- Planned industrial park.
- Mixed-use planned development.

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

**Purpose**

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

**Description/Uses**

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

Location Standards

Specific location standards are as follows:

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

Residential Density

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

Non Residential Intensity

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

Infrastructure/Roads

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

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.

Location Standards

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

Residential Density

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

• Agricultural uses – One (1) unit per 5 acres.
• Residential/urban uses – Four (4) units per acre when rezoned to a Planned Unit Development.
• The minimum lot size for properties located in Wheeler Estates shall be as defined in LDC Section 1-53-3.7 Agricultural Transitional District and pursuant to Ordinance No. 2014-02.

Non Residential Intensity
Future Land Use Element
Hendry County
Comprehensive Plan

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

Infrastructure/Roads

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

Water and Sewer

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

Open Space

- Residential development – 30%.
- Non-residential development – 15%.

Form of Development

- Agricultural individual lots – minimum five (5) acres.
- Urban/suburban.
  o Clustered developments.
  o Multi-use developments.
  o Planned Unit Developments.

Note: Multi-Use Development must be accomplished through a Planned Unit Development rezoning.

Policy 1.1.13: Leisure/Recreation Future Land Use Category

Purpose

The purpose of the Leisure/Recreation Future Land Use Category is to define those areas within Hendry County that are used or may become used for free standing/independent leisure/recreation activities through the planning horizon of 2040. This land use category includes various uses that, because of their nature, are intended to provide for the leisure and recreation activities of the residents and visitors of Hendry County and to encourage and promote recreation and or tourism in the County. Lands and uses in this category would not normally be part of a mixed-use community nor be accessory uses for other principal uses.
Leisure/Recreation areas are sites that are currently developed for leisure/recreation facilities or undeveloped sites that are designated for development as leisure/recreation facilities. This land use category includes various uses which, because of their nature, are intended to provide for the leisure and recreation activities of the residents of Hendry County and to encourage and promote recreation and/or tourism in the County. Uses allowed within this category shall be limited to sports facilities whether individually developed or in sports complexes, active and/or passive parks, recreation vehicle parks, campgrounds (whether primitive or improved), marinas, golf courses, equestrian centers and riding areas, sporting clay facilities, eco-tourism activities, and similar leisure and recreation facilities and ancillary uses.

Location Standards

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

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

Residential/Density

- RV parks – Five (5) units per acre.
- All others – Zero (0), except caretaker units.

Non Residential Intensity

- FAR for ancillary facilities – 0.20.
- FAR for all primary uses determined by Board of County Commissioners based upon requested use.

Minimum Site Size

- The minimum site size shall be determined at the time of rezoning.

Infrastructure/Roads
• Public arterials, collectors or local roadways or private roads.

Water

• Private wells for golf courses, equestrian centers, ecotourism facilities, sporting clay facilities, marinas, and similar rural-style uses.
• Centralized public water system for all recreation vehicle parks and improved campgrounds.

Wastewater/Septic Tanks

• Individual septic tanks for golf courses, equestrian centers, ecotourism facilities, sporting clay facilities, marinas, and similar rural-style uses.
• Centralized public sewer system for all recreation vehicle parks and improved campgrounds.

Open Space

• Recreation vehicle parks – 25%.
• All others – 50%.

Form of Development

• Planned Unit Developments.

Special Development Requirement for RV Parks

• Density shall be computed using all dwelling units, whether campsites or hard surface RV parking stalls.
• No year-round occupancy will be allowed except for that required by the operational staff.
• Maximum stay in the RV Park shall be 180 days at any one time.
• Commercial activity shall be allowed provided it is specifically designed to provide services to the residents of the RV Park and is not located in such a fashion as to encourage use by persons or residents exterior to the RV Park. Maximum site size for commercial is 10% of RV Park up to a maximum of two (2) acres.

Special Regulations for Marinas

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

Policy 1.1.14: Electrical Generating Facility Land Use Category

Purpose

The purpose of the Electrical Generating Facility (EGF) Future Land Use Category is to provide
guidelines for future designation of areas within Hendry County that can be utilized for electrical generating facilities and to establish guidelines and standards for the intensity and location of electrical generating facilities and associated ancillary uses.

Description/Uses

Lands in this category include properties that are designated or appropriate for either: 1) electrical generating facilities that obtain approval through the Power Plant Siting Act (PPSA), ss. 403.501-518, Florida Statutes; or 2) electrical generating facilities not subject to approval through the PPSA. Uses may include all forms of electrical generating facilities, including, but not limited to, electric power plants, combustion turbines, combined cycle units, thermal or photovoltaic solar fields and related facilities. Related facilities include uses directly related to the production of electricity, including but not limited to substations, collector yards, switchyards, fuel and by-product storage facilities, waste disposal areas, processing facilities, administrative offices, water storage, cooling towers, warehousing, educational and visitor centers, raw material storage and other ancillary uses related to the electrical generating facility. Agricultural uses including cropland, pastureland, orchards, groves and forestry are permitted uses within this category.

Location Standards

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

- The site is near other existing or planned utility uses including transmission lines, or is accessible to/by existing or planned fuel transportation facilities.
- Adequate separation or buffering from power plant production units can be provided to adjacent properties.
- The site has direct access to existing or planned arterial or collector roads of sufficient capacity to ensure that, during plant operations, there will be no degradation to the level of service below the adopted standard; an EGF restricted to solar power generation only may or may not have direct access from a public road, but must have permanent legal access to the property.
- No nuclear, coal or gas powered electrical generating plant shall be located within two (2) miles of the Big Cypress Indian Reservation, and more specifically described within the following areas: Sections 25, 26, 35 and 36, Township 47, Range 32; Sections 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36, Township 47, Range 33; Sections 29, 30, 31, 32, 33, 34, 35 and 36, Township 47, Range 34; Sections 1, 2, 9, 10, 11, 12, 13, 14, 15, 16, 21, 22, 27, 28, 33, and 34, Township 48, Range 32; Sections 5 and 9, Township 48, Range 33; and Sections 1, 2, 3, 4, 5, 6, 8, 9, 10 and 11, Township 48, Range 34.

Residential/Density

- Residential – Not permitted. (Caretaker unit permitted).
Non-Residential Intensity

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

Form of Development Approval

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

Special Development Requirements for Electrical Generating Facilities

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

- Shall be located where the effects of noise can be mitigated through a combination of maintaining existing vegetation, adequate setback from property boundaries, or through physical plant design. For the purpose of permitted levels of noise or sound emission, this land use category shall be subject to Hendry County’s Noise Ordinance, in effect at the time of approval.
- Shall be located where visual impacts can be mitigated through existing topography, existing or planted vegetation, facility design and/or distance from property boundaries.
- Shall be set back and/or buffered from existing adjacent residential areas or designated residential future land use categories. Specific requirements shall be defined within the subarea policy.
- Shall utilize the best available control technology for protecting air quality consistent with state and federal standards.
- Shall include liners and leachate controls consistent with state and federal standards and guidelines for fuel and by-product storage facilities and waste disposal areas.
- Shall avoid, minimize or mitigate any impacts to environmentally sensitive areas, as determined by the appropriate State and Federal agencies.
- Shall provide compensatory storage for development in the 100-year floodplain consistent with local and state standards.
- Shall connect to a central sanitary sewer system, if available, or provide onsite treatment for...
domestic wastewater. Septic tanks shall be permitted in accordance with applicable provisions of local and state codes, guidelines and ordinances, including the Hendry County Comprehensive Plan. No industrial wastewater will be treated in the sanitary sewer septic system. Potential discharges of treated wastewater will be through underground injection control wells. If any discharges to the groundwater or underground occur, the same will be identified, reviewed and permitted through the PPSA and/or federal processes.

- Shall connect to a central potable water system, if available, or provide potable onsite well(s). Onsite wells shall be permitted in accordance with applicable provisions of local and state codes, guidelines and ordinances, including the Hendry County Comprehensive Plan.

Compliance

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

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

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

The following requirements shall also apply to the Subject Site:

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

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

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

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

The following requirements shall also apply to the Subject Site:

- The minimum setbacks for the development of major improvements on the Subject Site shall be measured from the property boundaries as follows: one hundred feet (100’) for solar panels and appurtenant structures/equipment; and one thousand feet (1000’) for the combined cycle and/or simple cycle generating facilities.
- The maximum height for the solar panels on the Subject Site shall not exceed twenty feet (20’). The maximum height for the natural gas electrical generating facilities on the Subject Site shall not exceed one-hundred and fifty feet (150’).
- The applicant for the natural gas electrical generating facilities will limit its request to the South Florida Water Management District for the Plant to a maximum withdrawal form the Lower Tamiami Aquifer of an average of 13 million gallons per day (MGD) not to exceed a maximum annual withdrawal of 4,758 million gallons per year (MGY).
- Lighting guidelines will be followed to the maximum extent practicable, while meeting the safety and security requirements of the Occupational Safety and Health Administration (OSHA), the Federal Energy Regulatory Commission (FERC) and all other applicable law. Prior to commencement of initial ground disturbing activities for the electrical generating facilities, FPL will conduct a lighting analysis of the proposed facilities and will apply lighting principles to minimize lighting impacts.
- Four cultural resources sites identified as 8HN148, 8HN149, 8HN150, and 8HN151 will be preserved within conservation areas. A minimum of 50 foot buffer will be provided around these protected sites. Site 8HN721 is located within the 330-ft. electrical transmission corridor and also within a conservation area. This site will be conserved to the greatest
Policy 1.1.14.3: The development of an electrical generating facility ("Hammock Solar Energy Center") and related uses will be allowed on approximately 957 +/- acres ("Subject Site"), as defined by the legal description included in Comprehensive Plan Amendment No. 16-0006. The electrical generating facility on the Subject Site will be limited to a total of 74.5 Megawatts (MW) of electricity generated by solar photovoltaic facilities.

GOAL 2: INNOVATIVE PLANNING TECHNIQUES

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

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

OBJECTIVE 2.1: SR 82 MIXED-USE DISTRICT

The SR 82 Mixed-Use District includes nearly all of Section 32 (Township 45 South, Range 28 East) totaling approximately 627 acres. The District is bordered by Church Road to the east and SR 82 to the south. Church Road has recently been expanded to connect through to SR 29. The purpose of the District is to support a mix of uses primarily targeting industrial, manufacturing, and office type uses that will strengthen and diversify the County’s economic base. The District will also establish a focal point for development in Southwest Hendry County. Retail, office and industrial uses are permitted along with residential consistent with the existing density of 1 dwelling unit per 5 acres. The focus of the residential component of the District shall be to provide a mix of housing in the area to support vibrant economic development.

Policy 2.1.1: The SR 82 Mixed-Use District: The District will be governed by the following criteria:

a) The Planned Unit Development (PUD) process must be utilized for any zoning request to ensure compatibility with adjacent uses, both internal and external to a project development site. Compatibility will include consideration of impacts such as noise, vibration, odor, lighting or visual impacts. The PUD Ordinance for a project shall list specifically all permitted uses and site design criteria.

b) Except for ancillary uses associated with agriculture or mining activity, new development must connect to centralized public water and sewer.

c) The maximum floor area ratio (FAR) for industrial, commercial and office development is 0.45. This maximum will be applied to each development area or parcel and will be enforced through the PUD zoning process.
d) No more than 25% of gross building square footage for the District may be classified as retail commercial.

e) A maximum of 140 acres of the S.R. 82 Mixed-Use District shall be allocated for industrial development. This comprises approximately 82% of the developable area of the District. Industrial land uses shall include manufacturing, fabrication, assembling, processing, storage (both inside and outside), distribution centers, batch plants, concrete plants, essential services, flex space for the service industry, mining and earth extraction and processing operations, electrical generation from alternative energy sources, biofuel refineries, recycling facilities, resource recovery facilities, similar uses, and ancillary uses specifically designed to service the industrial employment workforce.

A maximum of 45 acres of the S.R. 82 Mixed-Use District land area shall be allocated for commercial/retail development, and a maximum of 40 acres shall be allocated for office development. The commercial/retail acreage comprises approximately 32% of the developable lands and the office acreage comprises approximately 35% of the development lands of the District. Commercial land uses shall include the sale, rental, and distribution of products or performance of services, including retail, personal service uses, such as but not limited to restaurants, convenience stores and gas stations, financial, medical, other related business uses and institutional uses such as but not limited to civic and governmental uses. Office use includes medical offices.

f) The residential allocation is 125 units and is based on 1 unit per 5 acres. Land allocated to residential and non-residential land uses shall be utilized for computing residential density. The initiation of said use is not dependent on any non-residential land use, but must be reviewed through the PUD process to ensure compatibility with future development.

g) A maximum of 10% or 65 of the developable acres of the S.R. 82 Mixed-Use District shall be comprised of residential development. Residential dwelling units may include a mix of housing types, including single family detached and attached units, zero lot line development, townhouse development, condominiums. Ancillary residential uses, such as parks and recreational facilities are permitted in association with residential development.

h) 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.

i) The land use and development potential made available by Policies 2.1.1.a through 2.1.1.h are hereby further limited as defined by Step 1 and Step 2:

Step 1. The amount of development shall not exceed the development
quantities specified in the land use scenario included in Table 1 below:

**Table 1 - Step 1: Land Use Scenario**

<table>
<thead>
<tr>
<th>ITE Land Use and Code</th>
<th>Scenario 1 - High Industrial</th>
<th>P.M. Pk Hr Trip-Ends</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached 210</td>
<td>125 d.u.</td>
<td>128</td>
</tr>
<tr>
<td>Office 710 (Fitted Curve)</td>
<td>10,000 s.f. gba</td>
<td>15</td>
</tr>
<tr>
<td>Shopping Center 820 (Fitted Curve)</td>
<td>10,000 s.f. gla</td>
<td>136</td>
</tr>
<tr>
<td>Light Industrial 110 (Fitted Curve)</td>
<td>251,600 s.f. gba</td>
<td>202</td>
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<td></td>
<td></td>
<td>481</td>
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<tr>
<td>Internal Capture</td>
<td>-42</td>
<td></td>
</tr>
<tr>
<td>Gross External Trips</td>
<td>439</td>
<td></td>
</tr>
<tr>
<td>Retail Pass-By Capture</td>
<td>-40</td>
<td></td>
</tr>
<tr>
<td>Net External Trips</td>
<td>399</td>
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</tr>
</tbody>
</table>

Note 1: Average Rate was used for the 10,000 sf scenarios.

Development shall not exceed the amount of Step 1 unless the Comprehensive Plan Capital Improvement Element (Five-year Schedule) is amended to include an improvement to S.R. 82 from Lee/Hendry County Line to Hendry/Collier County Line to the four (4)-lane divided cross section that is needed to support the Step 2a amount of development.

Step 2a: The amount of development shall not exceed the development quantities specified in the land use scenario included in Table 2 below.

**Table 2 - Step 2a Land Use Scenario**

<table>
<thead>
<tr>
<th>ITE Land Use and Code</th>
<th>Scenario 1 - High Industrial</th>
<th>P.M. Pk Hr Trip-Ends</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached 210</td>
<td>125 d.u.</td>
<td>128</td>
</tr>
<tr>
<td>Office 710 (Fitted Curve)</td>
<td>20,000 s.f. gba</td>
<td>30</td>
</tr>
<tr>
<td>Shopping Center 820 (Fitted Curve)</td>
<td>20,000 s.f. gla</td>
<td>216</td>
</tr>
<tr>
<td>Light Industrial 110 (Fitted Curve)</td>
<td>319,400 s.f. gba</td>
<td>299</td>
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<td></td>
<td></td>
<td>673</td>
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<tr>
<td>Internal Capture</td>
<td>-70</td>
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<tr>
<td>Gross External Trips</td>
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</tr>
<tr>
<td>Retail Pass-By Capture</td>
<td>-63</td>
<td></td>
</tr>
<tr>
<td>Net External Trips</td>
<td>540</td>
<td></td>
</tr>
</tbody>
</table>

Note 1: Average Rate was used for the 20,000 sf scenarios.

Development shall not exceed the amount of Step 2a unless the Comprehensive
Plan Capital Improvement Element (Five-year Schedule) is amended to include an improvement to the S.R. 82 from Lee/Hendry County Line to Hendry/Collier County Line to a six (6)-lane divided cross section that is needed to support the Step 2b amount of development. The amount of development shall not exceed the development quantities specified in the land use scenario included in Table 3 below.

**Table 3 - Step 2b Land Use Scenario**

<table>
<thead>
<tr>
<th>ITE Land Use and Code</th>
<th>Qty</th>
<th>P.M. Pk Hr Trip-Ends</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached 210 (Fitted Curve)</td>
<td>125 d.u.</td>
<td>128</td>
</tr>
<tr>
<td>Office</td>
<td>105,000 s.f. gba</td>
<td>196</td>
</tr>
<tr>
<td>Shopping Center</td>
<td>125,000 s.f. gla</td>
<td>739</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>1,811,000 s.f. gba</td>
<td>2,432</td>
</tr>
</tbody>
</table>

j) The minimum amount of open space (lakes, buffers, and other similar features) will be 25% of gross project acreage. Projects with existing indigenous native vegetation communities must provide 50% percent of their open space percentage requirement through the on-site preservation of existing native vegetation communities.

k) The existing agricultural land uses and the following uses approved per Hendry County Ordinance 2007-23 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
- Lakes

l) 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. Existing land uses will be modified to accommodate the demands of new development.

m) Potable (finished) water supply will be provided to the proposed development according to the following milestones:
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 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 Florida Governmental Utilities Authority (FGUA), or its successor, will be required. All infrastructure associated with the on-site water treatment facility under (b) above will be accepted as FGUA, or its successor, facilities.

n) 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 (m).

o) 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.

p) 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.

OBJECTIVE 2.2: WEST HENDRY PLANNING OVERLAY (WHPO)

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

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

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

All future development seeking an increase in density and intensity shall be required to obtain a Planned Unit Development rezone and shall be consistent with one of three categories including
Future Land Use Element
34 Hendry County
Comprehensive Plan

Rural Town Center, River Medium Density, and River Low Density. The Rural Town Center and River Medium Density categories allow for and encourage a mixture of residential and commercial uses, the difference being in the size and scale of the mixed-use areas projected for each category.

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

**Policy 2.2.1: Rural Town Center**

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

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

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

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

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

**Policy 2.2.2: River Medium Density**

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

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

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

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

Policy 2.2.3.a: Development within the River Low Density category must be clustered to
provide a minimum of 50% common open space. Similar to the River Medium
Density category, common open space shall include commonly maintained
water management lakes (not more than 25% of open space requirement),
passive parks, trails, natural preserve areas, and other commonly owned or
maintained areas of pervious surface. In addition, private open space on lots
greater than 10,000 square feet may count toward 10% of this open space
requirement. Planned Unit Developments shall provide neighborhood or mini-
parks to offset the active recreational needs of their residents.
Policy 2.2.4: During the Planned Unit Development review process, interconnected flowways, navigable waterways and/or upland corridors shall be identified to protect water quality and maintain natural water regimes and to protect listed animal and plant species and their habitats, where applicable. Flowways, navigable waterways or upland habitat corridors proposed for preservation shall require a conservation easement to be recorded at the time of site development plan approval. No uses other than passive recreational trails, educational signage, and similar uses shall be permitted within preservation areas.

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

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

Form of Development

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

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

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

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

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.

**Infrastructure**

**Policy 2.2.6:** To ensure that adequate funding sources are available for the provision of infrastructure, improvements will be funded through a variety of mechanisms that may include, but not limited to, the private sector, governmental and/or quasi-governmental entities, Community Development Districts (CDDs), Municipal Services Taxing Units (MSTU’s), Municipal Services Benefit Units (MSBUs), rebate agreements, grants, and impact fees.

**Policy 2.2.6.a:** The Hendry County Capital Improvements Schedule and Element shall be amended, as needed, to reflect the party responsible, and the improvements necessary for providing centralized public water, irrigation, wastewater, associated distribution/transmission lines and reuse facilities to serve development within the West Hendry Planning Overlay area. Package wastewater treatment plants and package water supply plants may be utilized if built to accommodate future connections to a central system or to allow expansion to accommodate additional development.

**Policy 2.2.7:** The construction of water transmission mains and sanitary sewer mains along State Road 80 and County Road 78 will be funded by the private sector, governmental, and/or quasi-governmental entities in accordance with Policy 2.2.6. Rebate agreements may be used to facilitate utility extensions.

**Policy 2.2.8:** Rezoning of property consistent with the West Hendry Planning Overlay shall not be granted until the provision of utility service can be demonstrated. The Hendry County concurrency management program will ensure the provision of acceptable levels of utilities, however, if there are water conservation techniques that would result in a lower demand, these may be considered provided an analysis is conducted and the results show a lower demand can be supported.

**Policy 2.2.9:** Future water supplies will be consistent with the current SFWMD Lower West Coast Water Supply Plan.

**Policy 2.2.9.a:** WHPO Potable Water Supply. Groundwater from the upper Floridan aquifer or other sources of groundwater, provided they meet permitting criteria through the SFWMD, will be used as a source of raw water.

**Policy 2.2.9.b:** WHPO Irrigation Water Supply: Irrigation water for development utilizing the increased density permitted by the Overlay will consist of a blend of treated
wastewater and groundwater from the upper Floridan aquifer once adequate quantities of reuse water become available. Traditional fresh groundwater sources may also be considered for irrigation water supply, provided use of such will meet SFWMD consumptive use permitting criteria.

**Policy 2.2.10:** Development in accordance with the WHPO, with the exception of River Low Density developments, will be required to accept reuse water when a supply of reuse water is available that will meet all or a significant portion of the irrigation needs of the proposed development.

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

**General Development Guidelines**

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

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

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

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

**OBJECTIVE 2.3:**

**Policy 2.3.1:** **Rodina Sector Plan**

The Rodina Sector Plan (Rodina) meets the requirements of Section 163.3245, F.S., and has been approved as a Sector Plan pursuant to an agreement entered into on January 25, 2012, with the Department of Economic Opportunity (DEO) and Hendry County as authorized in Section 163.3245 (10), F.S. Rodina provides a long-term plan for approximately 25,826 acres of Hendry County. The property is currently agricultural and is located in west Hendry County lying west of State Road 29, south of State Road 80, and generally adjacent to Wheeler Estates. The Rodina Sector Plan is composed of the Long-Term Buildout Plan (Exhibit 1), the Long-Term Transportation Network (Exhibit 2) and the Rodina Sector Plan Policies.
Policy 2.3.2: Rodina Mixed-Use Community Requirements

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

a) Realistic large-scale planning utilizing smart growth principles;
b) A variety of land uses to support residents of diverse ages, incomes, and family sizes;
c) Preservation of important environmental features, connections and functions on site;
d) Economic viability of agriculture;
e) Co-existence of agriculture and urban development with proper safeguards;
f) Sufficient land to accommodate anticipated growth;
g) Compact, pedestrian friendly, mixed-use urban community land use forms;
h) A focus for the County’s economic development and industrial job creation;
i) An enhanced transportation network in Western Hendry County;
j) Increased transportation internal capture and reduced external traffic;
k) Efficient delivery of public facilities and services;
l) Compact, mid to high density development separating the developed portions from the agricultural and natural resource areas;
m) Employment and economic opportunities to Western Hendry County due to its unique location;
n) Key linkages for the creation of a road network between Lee County and Hendry County and between SR 80 and SR 82;
o) Connection to centralized public water and sewer systems;
p) Mixed-use development;
q) Mixture of housing types and values;
r) An interconnected street system;
s) Delineated urban growth area;
t) A greenbelt with an average dimension of 300 feet and a minimum dimension of 100 feet;
u) Civic spaces;
v) Neighborhoods designed for walkability, with the one-half mile walk concept;
w) Attainable workforce housing (minimum 10%);
x) Architectural guidelines for each residential community and commercial development;
y) Demonstration of fiscal neutrality;
z) Audubon Cooperative Sanctuary Program for Golf or an equivalent state program, if golf course is included;
aa) Recreational facilities and sites to meet County LOS Standards;
bb) Dark skies regulations;
cc) Primary spine road system, including arterials and collectors, with no gates;
dd) Multi-modal transportation facilities, including multi-use paths on arterials and collectors;
ee) Community facility sites for schools, fire, EMS, library, and other governmental activities;
ff) Compliance with town and village development standards, as established
within the Rodina District requirements;

gg) Preparation of an emergency management plan;

hh) Preparation of environmental education programs for all residents;

ii) Use of indigenous landscape material for a minimum of 50% of the
landscape palette;

jj) Establishment of re-use water;

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 within the Development Area, all property in the DSAP retains the permitted interim uses as long as vertical construction has not commenced on a site.

- Type 2 - Land uses that require DSAP approval are as provided for in Policy 2.3.4.a These are the non-agricultural uses that include residential, retail, office/civic/industrial and hotel/motel. Type 2 uses are permitted only in the Development Area as identified on Exhibit 1.

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

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

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

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

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

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

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

b. An assessment and determination of the alignment of roadway connections, within the sector plan area, between SR 80 and SR 82 (North-South roadway), and SR 29 to Lee County (East-West roadway). The developer shall coordinate with Hendry County and the Florida Department of Transportation in determining alignment connections.

c. Address mobility and panther movement relative to the proposed southern East-West road.

d. Prior to the completion of the Project Development and Environmental (PD&E) planning phase of the east-west roadway, a feasibility study will be required demonstrating the need for the road and determining the road’s potential impact on the panther.

9. The need for an accommodation of various multimodal travel opportunities by providing a “mobility plan” that accommodates modal choice opportunities within and between DSAPs within Rodina and will provide for the interface with public systems outside the Sector Plan boundary, including bicycle and pedestrian facilities and public transportation services. It is the overarching intent of the Rodina Sector Plan that DSAPs incorporate the best practices in bicycle/pedestrian and transit friendly design, and that future residents of the communities be given options for travel choices.

10. The urban growth boundary (the Development Area identified on Exhibit 1) shall be identified in order to prevent urban sprawl. The Long-Term Buildout Plan for Rodina has identified those areas where development will occur and those areas where natural resource and agricultural activities shall occur. While these boundaries are general in nature, they are based upon environmental data collected from field analysis and from public sources and shall be specifically identified and established with the creation of each DSAP. The Land Development Regulations required in Policy 2.43.5.c will provide further guidance in determining the specific boundaries for natural resource and agricultural activities can occur.

Policy 2.3.5.a: Zoning Process

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

a) Infrastructure Analysis that demonstrates the costs of any additional local government services and infrastructure required for Rodina are funded by the development. The analysis will also demonstrate that the impacts to schools are properly mitigated by the development under such policy.

b) A Fiscal Monitoring Report based on the current development within Rodina and the projected benefit provided by the proposed detailed plan to
assure that Rodina demonstrates fiscal neutrality for Hendry County. The cumulative report will identify the fiscal impacts of Rodina on Hendry County’s operational budget and capital expenditures and demonstrate that Rodina is fiscally neutral for the County. This report would address any impacts from Rodina to the Hendry County District pursuant to the Hendry County Uniform District-Wide Level of Service Standards. The developer shall provide a fiscal monitoring report with each detailed plan until the last detailed plan is approved by the County.

c) Exhibit 1 separates the Long-Term Natural Areas into Groups A, B or C. At a minimum, with each of the first three (3) DSAPs one of the Groups will be included as part of the DSAP boundary. The Group may or may not be contiguous to the remainder of the proposed DSAP boundary. As required 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;
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 remaining for future development.

Policy 2.3.6: Required Infrastructure
The Rodina Sector Plan shall provide adequate infrastructure that meets the levels of service standards adopted by Hendry County. Rodina will establish a franchised water and wastewater territory as permitted by Hendry County Ordinance 2005-31. Through this franchise, Rodina will be responsible for the capital costs associated with the raw water supply, water treatment facility, water distribution facility, wastewater treatment facility, wastewater collection facility, and operational functions necessary to fulfill the franchise agreement.

Policy 2.3.6.a: Central Water and Wastewater
a) All new development within a Village, Village Center, Town Center, and Employment Center (Type 2 land uses as described in Policy 2.3.4) shall connect to centralized public water, wastewater and irrigation facilities, which shall be the responsibility of the developer. Exceptions to this Policy include remote golf course facilities, construction trailers and Type 1 uses that are interim uses in the Development Area as identified on Exhibit 1.
b) Rodina shall provide water, wastewater and irrigation facilities when needed by the development, unless such facilities are already available.
c) Heritage Estates development requires centralized public water service and may require centralized public wastewater services depending on location, soil conditions, proximity to existing central services, and other related criteria. The criteria for determining when centralized public wastewater services are required shall be specified in the Land Development Regulations developed in accordance with Policy 2.3.5.
d) Agricultural uses (Type 1 land uses as described in Policy 2.3.4) may operate on septic tanks and wells.
e) The Ten-Year Water Supply Facilities Work Plan of Hendry County will be amended to include Rodina within 18 months of the South Florida Water Management District’s Lower West Coast Water Supply Plan update. Furthermore, no DSAP shall be processed until the Water Supply Plan has been amended and found in compliance.

1. The revised Ten-Year Water Supply Facilities Work Plan will address sustainable water supply sources for potable water, a reuse irrigation distribution system, and water conservation measures.
2. The Ten-Year Water Supply Facilities Work Plan will be consistent with the SFWMD’s Lower West Coast Water Supply Plan.
3. The source for potable water in the revised Ten Year Water Supply Facilities Work Plan will come from a combination of sources including the Upper Floridian aquifer and the Sandstone Aquifer for potable water.
and will be consistent with the Lake Okeechobee Rule. The irrigation water supply will be a combination of reuse water and the Townsend Canal.

4. Conservation measures will include Florida-Friendly Landscaping requirements; irrigation limitations; state-of-the-art high efficiency plumbing fixtures and household appliances; and automatic fire hydrant flushing devices, as applicable.

5. Rodina shall provide the necessary data and analysis for Rodina’s water supply needs to be included in the update to Hendry County’s Ten Year Water Supply Facilities Work Plan.

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

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

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

Policy 2.3.6.e: Streetscape
Landscape/streetscape materials, street lighting, and bicycle racks within Village, Village Center, Town Center and Employment Center(s) shall be included as part of urban infrastructure.
Policy 2.3.6.f: Parks, Recreation, and Open Space
Rodina will meet the Hendry County Level of Service requirements for parks, recreation, and open space.

Policy 2.3.6.g: Surface Water Management
Conceptual surface water management designs will be provided as part of each DSAP.
- Surface water management plans will incorporate functions of the natural onsite systems, including seasonal hydroperiods, continuity of conveyances and flood attenuation.
- Surface water management systems will be designed in accordance with the applicable state and federal regulations relative to flood control, water quality treatment and water conservation. Artificial lakes, ponds and/or drainage features will be designed and located so as to maintain water levels, water quality and hydroperiods for native aquatic vegetation and wildlife, to the extent practicable.
- Stormwater treatment ponds will be shaped to reflect natural lakes and will have planted littoral areas.
- Surface water management systems will incorporate applicable design and management practices (BMPs) in effect at the time of DSAP submittals.
- Surface water management systems will be designed to be consistent with state water quality and quantity initiatives, rules and statutes, including requirements relative to the Caloosahatchee River and/or Northern Everglades.

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

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

All Villages that exceed 1,000 acres in size (or when the total acreage of smaller Villages total 1,000 acres,) will be required to have a Village Center with a minimum size of 40 acres and a minimum non-residential square footage of 50,000 gross leasable square feet.
Each Village must designate the housing types proposed and the percent thereof. At a minimum, each Village must contain 50% single-family and 10% multi-family.

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

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:

<table>
<thead>
<tr>
<th>Color</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Red</td>
<td>Mixed use commercial/office/residential</td>
</tr>
<tr>
<td>Purple</td>
<td>Governmental/civic/institutional</td>
</tr>
<tr>
<td>Orange</td>
<td>Residential 6 to 10 units per net acre</td>
</tr>
<tr>
<td>Peach</td>
<td>Residential 4 to 6 units per net acre</td>
</tr>
<tr>
<td>Yellow</td>
<td>Residential 2 to 4 units per net acre</td>
</tr>
<tr>
<td>Light Green</td>
<td>Recreation/Parks/Open space</td>
</tr>
<tr>
<td>Dark Green</td>
<td>Buffer/greenbelt</td>
</tr>
<tr>
<td>Blue</td>
<td>Water</td>
</tr>
<tr>
<td>White</td>
<td>Residential 0 to 2 units per net acre</td>
</tr>
</tbody>
</table>

**Town Center Prototype**

Figure 4-2
Future Land Use Element  
Hendry County  
Comprehensive Plan  

**Village Center Prototype**

![Village Center Prototype Image](image-url)

<table>
<thead>
<tr>
<th>Village Development Criteria (Each)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Size</td>
</tr>
<tr>
<td>Minimum Size</td>
</tr>
<tr>
<td>Minimum Open Space</td>
</tr>
<tr>
<td>Maximum Density</td>
</tr>
<tr>
<td>Maximum Intensity</td>
</tr>
<tr>
<td>Required Greenbelt</td>
</tr>
<tr>
<td>Required Agriculture/ Natural</td>
</tr>
<tr>
<td>Resource Acreage</td>
</tr>
<tr>
<td>Maximum number of village centers</td>
</tr>
</tbody>
</table>

**Policy 2.3.9: Village Centers**

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

---

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.
**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.

<table>
<thead>
<tr>
<th>Town Center Development Criteria (Each)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Size</strong></td>
</tr>
<tr>
<td><strong>Minimum Size</strong></td>
</tr>
<tr>
<td><strong>Minimum Open Space</strong></td>
</tr>
<tr>
<td><strong>Maximum Non-Residential Commercial/ Retail/Office</strong></td>
</tr>
<tr>
<td><strong>Minimum Non-Residential Commercial/ Retail/Office</strong></td>
</tr>
<tr>
<td><strong>Required Greenbelt</strong></td>
</tr>
<tr>
<td><strong>Required Agriculture/ Natural Resource Acreage</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Town Center – Development Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Acreage</strong></td>
</tr>
<tr>
<td><strong>Open Space</strong></td>
</tr>
<tr>
<td><strong>Density</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Nonresidential Commercial/Retail</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Office/Industrial</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Required Greenbelt</strong></td>
</tr>
<tr>
<td><strong>Required Agriculture/ Natural Resource Acreage</strong></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Developed Land Minimum</th>
<th>Maximum Land Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>25%</td>
<td>65%</td>
</tr>
<tr>
<td>Commercial/Retail Mixed Use Office/Industrial Public/ Public Parks</td>
<td>Combined 35%</td>
<td>50%</td>
</tr>
</tbody>
</table>

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

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

---

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

<table>
<thead>
<tr>
<th>Heritage Estates Development Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preferred Cluster Size</td>
</tr>
<tr>
<td>Maximum Cluster Size</td>
</tr>
<tr>
<td>Maximum Total Heritage Estates</td>
</tr>
<tr>
<td>Maximum Density</td>
</tr>
<tr>
<td>Maximum Intensity</td>
</tr>
<tr>
<td>Required Greenbelt</td>
</tr>
<tr>
<td>Required Agriculture/ Natural Resource Acreage</td>
</tr>
<tr>
<td>Maximum Acreage for Commercial//Recreation</td>
</tr>
</tbody>
</table>

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.

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.

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-feet width under the following conditions:

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.
Policy 2.3.13.b: Compatible Uses
Uses within the required Greenbelt/Bluebelt will be identified at the time of submission of a DSAP. Uses will be limited to: ecosystem restoration, hiking, natural resources, recreation, storm water management uses up to a maximum of 50% of the required acreage, existing agriculture, new agriculture that uses Best Management Practices, golf courses that meet the golf course standards in Policy 2.3.16, and utilities provided they are underground.

Policy 2.3.14: Rodina Sector Plan Provisions for Wetlands and Other Environmental Resources
Rodina contains areas identified as Long-Term Natural Resource and Long-Term Agricultural areas. These are a combination of agricultural areas and natural systems and are identified on Exhibit 1. The natural systems contain non-wetlands as well as wetlands which have been identified as wetlands in accordance with F.S. 373.019(17) through the use of the unified state delineation methodology described in FAC Chapter 17-340, as ratified and amended in F.S. 373.4211. These Wetlands will not be mapped because of the size of these wetlands and the scale of the County’s Future Land Use Map.

Policy 2.3.14.a: Rodina Sector Plan Long-Term Natural Resource Area - Permitted Uses
Permitted land uses in the Long-Term Natural Resource Area as identified on Exhibit 1 shall consist of conservation, passive recreation, low-intensity and environmentally-friendly agricultural activities, such as grazing, and other uses which are environmentally-based uses as approved at the time of the establishment of the conservation easement. However, residential development or intense agricultural activities, such as citrus and row crops, and improved pasture, shall be prohibited from within these areas.

Policy 2.3.14.b: Rodina Sector Plan-Conservation Easements for Long-Term Natural Resources Areas
Conservation easements will be placed upon all property designated as Long-Term Natural Resources Area on Exhibit 1. These conservation easements shall only permit uses consistent with Policy 2.3.14.a and shall include a land management plan and shall be recorded in the public records of Hendry County. The easement shall be enforceable by an appropriate public entity. Pursuant to Section 163.3245 (3)(b), F.S., the conservation easements shall be effective before or concurrent with the effective date of the applicable DSAP and all lands planned for permanent preservation shall be in permanent preservation before or concurrent with the effective date of the final DSAP. The easement shall be enforceable and held by an appropriate public entity. Appropriate public entities may include governmental entities such as special districts and Community Development Districts (CDD).

Policy 2.3.14.c: Rodina Sector Plan - Panther Protection Area
The Rodina Sector Plan Map (Exhibit 1) identifies a hatched area in the northeast corner of site identified as Panther Protection Area. Within this area the following activities are prohibited:
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 Resource requirements.
Resource areas of the Rodina Sector Plan, as well as from the acreage required to establish the Greenway/Blueway minimum width requirements. The acreage of the Greenway/Blueway shall be calculated towards this equivalency requirement regardless of whether the Greenway/Blueway is within the development pod or within the natural resource component of the Rodina Sector Plan.

- **Specific restoration and enhancement programs for the Long-Term Agriculture and Long-Term Natural Resource acreage are encouraged and will be phased, where used, with that information included with each development application.**

- **Uses within the Long-Term Natural Resource Area shall be as determined by Policy 2.3.13.a. Uses permitted in the Long-Term Agricultural Area shall be all of those uses and activities allowed by the Agriculture Land Use category of the Hendry County Comprehensive Plan with the exception that residential development other than farmworker housing is specifically prohibited in the Long-Term Agricultural Area.**

- **Perpetual easements will be placed upon all property designated as Long-Term Agriculture Areas as identified on Exhibit 1. These perpetual easements shall permit all uses allowable in the Agriculture Land Use Category within the Hendry County Future Land Use Element with the exception of non-agricultural housing consistent with Policy 2.3.4, and shall include a land management plan and shall be recorded in the public records of Hendry County. The easement shall be enforceable and held by an appropriate public entity. Appropriate public entities may include governmental entities such as special districts and Community Development Districts (CDD). The perpetual easements shall be effective before or concurrent with the effective date of the applicable DSAP and all lands designated as Long-Term Agriculture Area must be in a perpetual easement before or concurrent with the effective date of the final DSAP.**

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**Policy 2.3.15.b: Roadway Crossings**

- **Crossings of the Long-Term Agricultural Area and Long-Term Natural Resources Area by roads other than those shown on Exhibit 2 and referenced in Policies 2.3.2 and 2.3.5 are prohibited with the following exceptions:**
  1. Existing rural roads within the Long-Term Natural Resource Area may be maintained and may only be expanded to serve a conservation goal;
  2. Rural roads in the Long-Term Agricultural Area may be maintained as well as new rural agricultural roads added to be used specifically for all uses and activities as allowed by the Hendry County Comprehensive Plan Agriculture Land Use Category; and
  3. North-South and East-West connecting roadways between SR 80 and 82 and SR 29 to Lee County consistent with Policy 2.3.5. The alignment will be determined at a future date.
b) Where new roads identified on Exhibit 2 cross the Long-Term Agricultural Area and Long-Term Natural Resources area, they shall be designed as follows:
   1. Limited access facilities that include multi-use trails and prohibit non-emergency stopping; and
   2. Roadways and multi-purpose corridors shall be designed to minimize adverse impacts on the environment and shall include provisions for wildlife crossings based upon acceptable industry standards.

c) Roadways associated with the agricultural activities and/or the management activities of the Long-Term Agricultural Area and Long Term Natural Resources Area are exceptions to these design requirements and shall not be governed by this Policy.

Policy 2.3.15.c: Maintenance
The Long-Term Agricultural Area and Long Term Natural Resources Area acreage within Rodina shall be protected through an independent special district or other entity acceptable to Hendry County. A Management and Maintenance Plan for the related Long-Term Agricultural Area and Long Term Natural Resources Area acreage shall be submitted as a part of each DSAP. Maintenance responsibility shall be established during the review process and shall be assigned to a party acceptable to the County. It is intended that the County will not be responsible for funding the cost of maintenance.

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

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

Policy 2.3.17: Agriculture
a) Nothing in the Rodina Sector Plan or other implementing regulations may be construed to supersede or interfere with agricultural rights protected under Florida’s Right to Farm Act.
b) Agricultural uses within the designated Long-Term Agriculture Area as identified on Exhibit 1 will remain permitted uses and may continue and expand. Agricultural uses are defined as all of the land uses and activities
allowable in the Hendry County Agricultural Future Land Use Category. However, residential units shall be specifically limited to farm worker/agricultural housing related to the ongoing agricultural activities of the property.

c) Agricultural uses in the Long-Term Natural Resource Area as identified on Exhibit 1 are only permitted if consistent with the requirements in Policy 2.3.14.a.

d) Agricultural uses in the Development Area as identified on Exhibit 1 are permitted and may continue and expand within Rodina as an interim use until a DSAP is adopted and vertical construction begins consistent with this policy. The conversion of agricultural uses should occur in a logical and planned fashion.

e) Agricultural uses in the Panther Protection Area are only permitted if consistent with Policy 2.3.14.c.

Policy 2.3.18: Mining

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

a) Mining within Rodina is subject to the Hendry County standards for mining PUDs.

b) Where mining activities occur within Rodina, redevelopment of the shoreline is permitted subject to the Rodina Sector Plan Policies.

c) Where mining activities and/or processing occurs within Rodina, they must be located a minimum of 1,320 feet from existing or permitted residential uses outside of Rodina.

d) The limit of active mining and/or excavation of surface water management lakes exceeding 20’ in depth is a minimum of 2,640’ from the limits of the SFWMD ownership boundary for the C-43 Reservoir Project.

e) Mining is prohibited in the Panther Protection Area and Long-Term Natural Resources Area as identified on Exhibit 1.

OBJECTIVE 2.4 WESTERN OXBOw MIXED USE DISTRICT

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

Land Uses:

a) Residential: single-family and multi-family, docking facilities; covered docks and boathouses;

b) Non-residential: retail, service commercial, governmental and support services, hotels/motels, office facilities, medical facilities, public or private marinas, and similar recreational and commercial uses as permitted uses, consistent with the Hendry County LDC. Docking facilities, covered docks, and boathouses are also permitted land uses. Commercial development may not be designed utilizing a strip commercial approach, but must be clustered at appropriate locations to the overall development;

- Other: A public pedestrian pathway may be provided along the frontage of the Caloosahatchee River. This pathway may be provided on property owned (or under easement) by the U.S. Army Corps of Engineers, other governmental agencies, or on property owned by the Western Oxbow property owners. Public access to this potential pathway will be encouraged and promoted;

  c) Supportive accessory structures for residential and non-residential land uses are also permitted. Development is encouraged to provide water-related development such as marinas, canoe and kayak launches and storage areas, docking facilities, ships’ stores and other accessory uses. Tennis courts and other recreational facilities are permitted.

Residential Densities:

a) Base density - Six (6) units per gross acre; and

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

Non-Residential Densities:

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

Policy 2.4.2: Form of Development

a) Mixed-use developments that include clustering and vertical integration of uses;

b) A maximum of 15% of the property can be used for non-residential/commercial uses.
Policy 2.4.3:  

**Infrastructure**

**Roads:**

a) Public arterial or collector and/or private roads.

b) Meet adopted LOS standards.

**Water and Sewer:**

a) Private wells and septic tanks for single-family residential development meeting the criteria of Chapter 64E-6, Florida Administrative Code;

b) Centralized public water and sewer for all other development;

c) Property owners will coordinate with PLUS and/or the City of LaBelle for future water and sewer service; and

d) Total average potable water demand for maximum buildout is projected to be 0.33 mgd (million gallons per day). This figure has been estimated for analysis purposes only and will serve to facilitate deliberation regarding the proposed land use element; however, it does not represent actual development proposals at this time.

**Schools:**

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

Policy 2.4.4:  

**Development Guidelines**

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

**Open Space**

a) Residential development – 25%.

b) Non-residential development – 15%.

**Maximum Height**

a) Residential development – Seven (7) stories.

b) Non-residential development – Three (3) stories.

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

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

**OBJECTIVE 2.5 SOUTHWEST HENDRY COUNTY SECTOR PLAN**

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

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

**Policy 2.5.1: Total Development Program**

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

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

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Detached</td>
<td>13,928 DU</td>
</tr>
<tr>
<td>Attached</td>
<td>9,000 DU</td>
</tr>
<tr>
<td><strong>TOTAL Residential</strong></td>
<td><strong>22,928 DU</strong></td>
</tr>
<tr>
<td>Hotel</td>
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</tr>
<tr>
<td>Commercial</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>605,000 SF</td>
</tr>
<tr>
<td>Retail</td>
<td>1,125,000 SF</td>
</tr>
<tr>
<td><strong>TOTAL Commercial</strong></td>
<td><strong>1,730,000 SF</strong></td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
</tr>
<tr>
<td>Light Industrial</td>
<td>1,811,000 SF</td>
</tr>
<tr>
<td>General Industrial</td>
<td>1,500,000 SF</td>
</tr>
<tr>
<td><strong>TOTAL Industrial</strong></td>
<td><strong>3,311,000 SF</strong></td>
</tr>
</tbody>
</table>

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  

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Detached</td>
<td>21 DU*</td>
</tr>
</tbody>
</table>

*Farmworker, land manager, and on-site employee housing is allowed in addition to the 21 DU entitlement.
OBJECTIVE 2.6. SECTOR PLAN APPROVAL PROCESS

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

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

Policy 2.6.1: Long-Term Master Plan

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

Policy 2.6.2: Detailed Specific Area Plans

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

The uses currently permitted in the Hendry County Comprehensive Plan for the SR 82 MUD/PUD as set forth in Policy 2.7.1.1 and 2.7.1.1.1 are permitted without the need for a DSAP. Any development in the SR 82 MUD/PUD beyond the level currently permitted by right or in the previously approved PUD can continue without a DSAP as provided for in Objective 2.9.
Policy 2.6.3: Implementing Land Development Regulations

Prior to December 31, 2014, or the adoption of a DSAP submitted under Policy 2.8.3, Hendry County shall consider and adopt Land Development Regulations necessary to review and implement each Rural Detailed Specific Area Plan. Similarly, Hendry County shall consider and adopt sufficient Land Development Regulations to implement standard DSAPs.

OBJECTIVE 2.7: DEVELOPMENT DISTRICTS

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

The LTMP of the SWHSP contains six (6) Districts:

a) Employment District
b) Village District
c) Neighborhood District
d) Rural District
e) Agriculture District
f) Natural Resources District

Table 2.7 illustrates the organization of the Development Districts by uses allowed in each District.
Policy 2.7.1: Employment District

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

Policy 2.7.1.1: SR 82 MUD Employment District

The SR 82 MUD Employment District is coincident with the SR 82 Mixed-Use District (MUD) adopted by the Hendry County Board of County Commissioners as Comprehensive Plan Amendment CPA 07-0001. This previously-approved Comprehensive Plan Amendment is incorporated in its entirety into the SWHSP as an Employment District in Policy 2.7.1.1.1. Please note that the Comprehensive Plan Amendment numbering has been modified for consistency with the SWHSP format, and references to future PUD Amendments have been revised to reflect the SR 82 MUD DSAP process (see Objective 2.9).

Policy 2.7.1.1.1: SR 82 MUD Comprehensive Plan Amendment Language

The SR 82 Mixed Use District includes nearly all of Section 32 (Township 45 South, Range 28 East) totaling approximately 627 acres. The District is bordered by Church Road to the East and SR 82 to the South. The purpose of the District is to support a mix of uses primarily targeting industrial, manufacturing, and office type uses that will strengthen and diversify the County’s economic base. Retail, office and industrial uses are permitted along with residential consistent with the existing density of 1 DU per 5 acres. The focus of the residential component of the District shall be to provide a mix of housing in the area to support vibrant economic development.

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

a) The DSAP process must be utilized for any zoning request to ensure compatibility with adjacent uses, both internal and external to a project development site. Compatibility will include consideration of impacts such as noise, vibration, odor, lighting or visual impacts. The DSAP for a project shall list specifically all permitted uses and site design criteria.

b) Except for ancillary uses associated with agriculture or mining activity, new development must connect to centralized public water and sewer.
c) The maximum floor area ratio (FAR) for industrial, commercial and office development is 0.45. This maximum will be applied to each development area or parcel and will be enforced through the DSAP process.

d) No more than 25% of gross building square footage for the District may be classified as retail commercial.

e) A maximum of 140 acres of the S.R. 82 Mixed-Use District shall be allocated for industrial development. This comprises approximately 82% of the developable area of the District. Industrial land uses shall include manufacturing, fabrication, assembling, processing, storage (both inside and outside), distribution centers, batch plants, concrete plants, essential services, flex space for the service industry, mining and earth extraction and processing operations, electrical generation from alternative energy sources, biofuel refineries, recycling facilities, resource recovery facilities, similar uses, and ancillary uses specifically designed to service the industrial employment workforce.

A maximum of 45 acres of the S.R. 82 Mixed-Use District land area shall be allocated for commercial/retail development, and a maximum of 40 acres shall be allocated for office development. The commercial/retail acreage comprises approximately 32% of the developable lands and the office acreage comprises approximately 35% of the development lands of the District. Commercial land uses shall include the sale, rental, and distribution of products or performance of services, including retail, personal service uses, such as but not limited to restaurants, convenience stores and gas stations, financial, medical, other related business uses and institutional uses such as but not limited to civic and governmental uses. Office use includes medical offices.

f) The residential allocation is 125 units and is based on 1 unit per 5 acres. Land allocated to residential and non-residential land uses shall be utilized for computing residential density. The initiation of said use is not dependent on any non-residential land use, but must be reviewed through the DSAP process to ensure compatibility with future development.

g) A maximum of 10% or 65 of the developable acres of the S.R. 82 Mixed-Use District shall be comprised of residential development. Residential dwelling units may include a mix of housing types, including single family detached and attached units, zero lot line development, townhouse development, condominiums. Ancillary residential uses, such as parks and recreational facilities are permitted in association with residential development.

h) 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.

i) The land use and development potential made available by subsections a. through h. are hereby further limited as defined by Step 1 and Step 2:

Step 1. The amount of development shall not exceed the development quantities specified in the land use scenario included in Table 1 below:

**Table 1 Step 1 Land Use Scenario**

<table>
<thead>
<tr>
<th>ITE Land Use and Code</th>
<th>Scenario 1 - High Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Qty</td>
</tr>
<tr>
<td>Single-Family Detached</td>
<td>210 (Fitted Curve)</td>
</tr>
<tr>
<td>Office</td>
<td>710 (Fitted Curve)⁽ⁱ⁾</td>
</tr>
<tr>
<td>Shopping Center</td>
<td>820 (Fitted Curve)</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>110 (Fitted Curve)</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note i: Average Rate was used for the 10,000 sf scenarios.

Development shall not exceed the amount of Step 1 unless the Comprehensive Plan Capital Improvement Element (Five-year Schedule) is amended to include an improvement to S.R. 82 from Lee/Hendry County Line to Hendry/Collier County Line to the four (4)-lane divided cross section that is needed to support the Step 2a amount of development.

Step 2a. The amount of development shall not exceed the development quantities specified in the land use scenario included in Table 2 below.
Table 2. Step 2a Land Use Scenario

<table>
<thead>
<tr>
<th>ITE Land Use and Code</th>
<th>Qty</th>
<th>P.M. Pk Hr Trip-Ends</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached</td>
<td>125 d.u.</td>
<td>128</td>
</tr>
<tr>
<td>Office</td>
<td>20,000 s.f. gba</td>
<td>30</td>
</tr>
<tr>
<td>Shopping Center</td>
<td>20,000 s.f. gla</td>
<td>216</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>319,400 s.f. gba</td>
<td>299</td>
</tr>
</tbody>
</table>

Internal Capture: -70
Gross External Trips: 603
Retail Pass-By Capture: -63
Net External Trips: 540

Note i: Average Rate was used for the 20,000 sf scenarios.

Development shall not exceed the amount of Step 2a unless the Comprehensive Plan Capital Improvement Element (Five-year Schedule) is amended to include an improvement to the S.R. 82 from Lee/Hendry County Line to Hendry/Collier County Line to a six (6)-lane divided cross section that is needed to support the Step 2b amount of development. The amount of development shall not exceed the development quantities specified in the land use scenario included in Table 3 below.

Table 3. Step 2b Land Use Scenario

<table>
<thead>
<tr>
<th>ITE Land Use and Code</th>
<th>Qty</th>
<th>P.M. Pk Hr Trip-Ends</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached</td>
<td>125 d.u.</td>
<td>128</td>
</tr>
<tr>
<td>Office</td>
<td>105,000 s.f. gba</td>
<td>196</td>
</tr>
<tr>
<td>Shopping Center</td>
<td>125,000 s.f. gla</td>
<td>739</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>1,811,000 s.f. gba</td>
<td>2,432</td>
</tr>
</tbody>
</table>

Internal Capture: -186
Gross External Trips: 3,309
Retail Pass-By Capture: -222
Net External Trips: 3,087

j) The minimum amount of open space (lakes, buffers, and other similar features) will be 25% of gross project acreage. Projects with existing indigenous native vegetation communities must provide 50% percent of...
their open space percentage requirement through the on-site preservation of existing native vegetation communities.

k) The existing agricultural land uses and the following uses approved per Hendry County Ordinance 2007-23, 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.

l) 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. Existing land uses will be modified to accommodate the demands of new development.

m) Potable (finished) water supply will be provided to the proposed development by Florida Governmental Utilities Authority (FGUA) or its successor or other appropriately-certificated utility.
   1. For potable water demand between 0-99,999 gallons per day (gpd) individual on-site wells will be used
   2. For potable water demand between 100,000-200,000 gpd an on-site water treatment facility, or connection with an off-site, certificated utility, will be required. Connection to the treatment facility will be required for existing and future on-site development.
   3. For potable water demand over 200,000 gpd connection to FGUA, or its successor or other appropriately-certificated utility, will be required. All infrastructure associated with the on-site water treatment facility under (b) above will be accepted as FGUA, or its successor or other appropriately certificated utility, facilities.

n) 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 (m).

o) 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.

p) 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 and 2.7.1.1). 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.

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

*Densities are calculated on gross acreage.

Policy 2.7.3: Village District

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

The table below identifies the uses and minimum/maximum densities/intensities allowed in Village Districts. The DSAP will more specifically define the permitted uses within each Village District Land Use, and the quantity and location of the Village District land uses.
<table>
<thead>
<tr>
<th>Village District Land Uses</th>
<th>Density/Intensity*</th>
<th>Special Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Size</td>
<td>500 Acre Min – 2,500 Ac Max</td>
<td>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.</td>
</tr>
<tr>
<td>Commercial</td>
<td>0.4 FAR Max</td>
<td>Commercial development is limited to 10 acres per site.</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-Detached-</td>
<td>1 DU/Ac Min – 7 DU/Ac Max</td>
<td>N/A</td>
</tr>
<tr>
<td>-Attached-</td>
<td>2 DU/Ac Min – 10 DU/Ac Max</td>
<td>Minimum of 20% of the Residential units in the Village District area within the DSAP shall be Attached unit types.</td>
</tr>
<tr>
<td>-Heritage Estates-</td>
<td>Max 1 DU/2 Ac</td>
<td>See Policy 2.7.8 for the definition and requirements for Heritage Estates.</td>
</tr>
<tr>
<td></td>
<td>Min Lot Size 10,000 SF</td>
<td></td>
</tr>
<tr>
<td>Agriculture</td>
<td>No Min or Max Intensity prior to DSAP</td>
<td>Agriculture uses are permitted prior to DSAP as provided in Policy 2.8.2. DSAP agriculture uses will be defined in the DSAP application.</td>
</tr>
<tr>
<td>Open Space</td>
<td>Min of 50% of the DSAP Acreage</td>
<td>50% acreage requirement may be reduced by use of the Open Space Value Table.</td>
</tr>
<tr>
<td>Public, Community, and Institutional Facilities</td>
<td>1.0 FAR Max</td>
<td>Facilities to be determined at DSAP.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Village Center Land Uses</th>
<th>Density/Intensity*</th>
<th>Special Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Center Size</td>
<td>50 Ac Min – 100 Ac Max</td>
<td>N/A</td>
</tr>
<tr>
<td>Hotel</td>
<td>60 Rooms/Ac</td>
<td>N/A</td>
</tr>
<tr>
<td>Industrial</td>
<td>0.25 FAR Min – 2.0 FAR Max</td>
<td>N/A</td>
</tr>
<tr>
<td>Commercial</td>
<td>0.2 FAR Min - 1.0 FAR Max</td>
<td>N/A</td>
</tr>
<tr>
<td>Residential Attached Only</td>
<td>3 DU/Ac Min – 10 DU/Ac Max</td>
<td></td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Open Space</th>
<th>Min of 5% of Village Center acreage within the DSAP.</th>
<th>Counts towards overall Village District open space requirement.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public, Community, and Institutional Facilities</td>
<td>1.0 FAR Max</td>
<td>Facilities to be determined at DSAP.</td>
</tr>
</tbody>
</table>

*Densities are calculated on gross acreage.*

**Policy 2.7.4: Neighborhood District**

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

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

<table>
<thead>
<tr>
<th>Neighborhood District Land Uses</th>
<th>Density/Intensity*</th>
<th>Special Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Size</td>
<td>Min 200 Ac – Max 1,000 Ac</td>
<td>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.</td>
</tr>
<tr>
<td>Commercial</td>
<td>0.1 Min- 0.3 FAR Max</td>
<td>N/A</td>
</tr>
<tr>
<td>Residential</td>
<td>1.0 DU/Ac Min - 3 DU/Ac Max</td>
<td>N/A</td>
</tr>
<tr>
<td>Land Uses</td>
<td>Density/Intensity*</td>
<td>Special Requirements</td>
</tr>
<tr>
<td>---------------------------</td>
<td>-------------------</td>
<td>---------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Attached</td>
<td>2.0 DU/Ac Min - 7 DU/Ac Max</td>
<td>Minimum of 10% of the Residential units in the Neighborhood District area within the DSAP shall be Attached unit types.</td>
</tr>
<tr>
<td>Heritage Estates</td>
<td>Max 1 DU/2 Ac Min Lot Size 10,000 SF</td>
<td>See Policy 2.7.8 for the definition and Special requirements for Heritage Estates.</td>
</tr>
<tr>
<td>Agriculture</td>
<td>No Min or Max Intensity prior to DSAP</td>
<td>Agriculture uses are permitted prior to DSAP as provided in Policy 2.8.2 DSAP agriculture uses will be defined in the DSAP application.</td>
</tr>
<tr>
<td>Open Space</td>
<td>Min of 50% of the DSAP Acreage</td>
<td>50% acreage requirement may be reduced by use of the Open Space Value Table.</td>
</tr>
<tr>
<td>Public, Community, and Institutional Facilities</td>
<td>1.0 FAR Max</td>
<td>Facilities to be determined at DSAP.</td>
</tr>
<tr>
<td>Neighborhood Center</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Uses</td>
<td>Density/Intensity*</td>
<td>Special Requirements</td>
</tr>
<tr>
<td>Center Size</td>
<td>Min 10 Ac – Max 30 Ac</td>
<td>N/A</td>
</tr>
<tr>
<td>Commercial</td>
<td>0.2 FAR Min - 0.75 FAR Max</td>
<td>N/A</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Attached Only</td>
<td>2 DU/Ac Min – 4 DU/Ac Max</td>
<td>Min. of 15% of housing within Neighborhood Center shall be Attached unit types.</td>
</tr>
<tr>
<td>Agriculture</td>
<td>No Min or Max Intensity prior to DSAP</td>
<td>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.</td>
</tr>
<tr>
<td>Open Space</td>
<td>Min of 5% of Neighborhood Center acreage within the DSAP.</td>
<td>Counts towards overall Neighborhood District open space requirement.</td>
</tr>
<tr>
<td>Public, Community, and Institutional Facilities</td>
<td>1.0 FAR Max</td>
<td>Facilities to be determined at DSAP.</td>
</tr>
</tbody>
</table>

*Densities are calculated on gross acreage.*
Policy 2.7.5:  Rural District

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

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

<table>
<thead>
<tr>
<th>Rural District Land Uses</th>
<th>Density/Intensity*</th>
<th>Special Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>No Minimum Density Requirement for Residential.</td>
<td></td>
</tr>
<tr>
<td>-Detached-</td>
<td>1 DU/5 Ac Max</td>
<td>Dwelling units may be clustered (see Policy 2.7.8.1).</td>
</tr>
<tr>
<td>-Heritage Estates-</td>
<td>Max 1 DU/2 Ac</td>
<td>See Policy 2.7.8 for the definition and requirements for Heritage Estates.</td>
</tr>
<tr>
<td></td>
<td>Min Lot Size 10,000 SF</td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>0.1 Min – 0.25 FAR Max</td>
<td>Ancillary to agricultural uses, and uses defined in Section 823.14 F.S. or agricultural businesses in Section 570.02 F.S.</td>
</tr>
<tr>
<td>Agriculture</td>
<td>No Min or Max Intensity prior to DSAP</td>
<td>Agriculture uses are permitted prior to DSAP as provided in Policy 2.8.2 DSAP agriculture uses will be defined in the DSAP application.</td>
</tr>
<tr>
<td>Open Space</td>
<td>N/A</td>
<td>Consistent with Hendry County Comp Plan requirements for agriculture and rural residential uses, there are No Minimum Open Space Requirements within the Rural DSAP.</td>
</tr>
<tr>
<td>Public, Community, and Institutional Facilities</td>
<td>0.1 Min - 1.0 FAR Max</td>
<td>Facilities to be determined at DSAP.</td>
</tr>
</tbody>
</table>

*Densities are calculated on gross acreage.

Policy 2.7.6:  Agriculture District

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

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

<table>
<thead>
<tr>
<th>Agriculture District Land Uses</th>
<th>Density/Intensity*</th>
<th>Special Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>No Minimum Density Requirement for Residential.</td>
<td></td>
</tr>
<tr>
<td>-Detached and Property Manager-</td>
<td>Max 1 DU/100 Ac</td>
<td>Dwelling Units may be clustered (see Policy 2.7.8.1).</td>
</tr>
<tr>
<td>-Farm Worker Housing-</td>
<td>As permitted in the Hendry County Comprehensive Plan</td>
<td></td>
</tr>
<tr>
<td>Agriculture</td>
<td>No Min or Max Intensity prior to DSAP</td>
<td>Agriculture uses are permitted prior to DSAP as provided in Policy 2.8.2 DSAP agriculture uses will be defined in the DSAP application.</td>
</tr>
<tr>
<td>Public, Community, Institutional Facilities</td>
<td>0.1 Min – 1.0 FAR Max</td>
<td>Limited uses to be reviewed and determined to be compatible with the AG District.</td>
</tr>
</tbody>
</table>

*Densities are calculated on gross acreage.

**Policy 2.7.7:** Natural Resources District

The Natural Resources District is intended to be the location of reasonably contiguous land that when considered as a whole will provide connectivity to designated regionally significant natural lands in adjacent areas, specifically the Rural Land Stewardship Area and CREW lands in Collier County, and the Okaloachoochee Slough/Spirit of the Wild Wildlife Management Area on the west side of Hendry County. Natural Resources District land in the eastern portion of the SWHSP abuts the Dinner Island Ranch Wildlife Management Area, and is a critical link in the “Panther Glades Florida Forever Project.” The
Future Land Use Element
Hendry County
Comprehensive Plan

intent is to ultimately provide for a regionally scaled open space link across the SWHSP area with minimal interference from urban resources.

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

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

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

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

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

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

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

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

1. The maximum gross density permitted for clustered residential shall be one (1) unit/five (5) acres in the Rural District, and one (1) unit/100 acres in the Agriculture District.
2. Any single development submittal that seeks to cluster more than 25 homes in the Rural District, or five (5) homes in the Agriculture District, shall require the submittal of a DSAP.
3. Connection to centralized public water and sewer by clustered residential units is not automatically required. The determination as to whether connection to centralized public water and sewer is required shall be made based on compliance with the State of Florida Health Department requirements, and review by Hendry County of the site-specific conditions associated with the proposed clustered development plan.
4. Because clustered residential developments minimize the residential development envelope and maximize the amount of open space and agricultural uses, there shall be no minimum open space requirement for a clustered development plan.

e) Farmworker Housing. Housing provided on agricultural land for use by employees who work on the land. Farmworker housing is temporary housing for employee use only and shall not be counted against the residential entitlements in the SWHSP.
Policy 2.7.8.2: Public, Community, and Institutional Facilities (PCIF)

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

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

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

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

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

1. The proposed PCIF use must be consistent with a recorded agricultural or conservation easement, where applicable.
2. The proposed use is within the permitted minimum/maximum FAR.
3. Individual structures shall not exceed 3,000 square feet under roof, and must be designed to minimize noise, night time illumination of surrounding areas, or daily/regular use by delivery vehicles or heavy equipment.
4. Shall utilize design strategies that consider building orientation, site appropriate materials, minimization of outdoor impervious areas and native landscaping/buffering.
5. Uses that implement natural/passive techniques to store or treat water resources (even if operated by a utility or association); or to mitigate off-site impacts to wetlands or wildlife (mitigation banks).
6. The PCIF use shall be deemed to be compatible with the intent of the District. For the purposes of this section, the following uses are illustrative of compatible activities: appropriately designed and located power lines or underground utility lines; nature trails and board walks; pavilions and gazebos; IFAS/FWC research facilities; nature centers, interpretive kiosks, sidewalks and open gathering areas; passive recreational uses (kayaks launches, bicycle trails/racks, restroom facilities, bird watching, open play fields); demonstration areas/structures; wildlife rehabilitation facilities; community or educational classroom(s); green building demonstration area; permitted water management areas, agricultural reservoirs, hunting, agricultural and land management support areas.
7. PCIF uses that are illustrative of uses that are not compatible include: public libraries, schools, stadiums, public administrative buildings, water/sewer treatment facilities (not permitted in Natural Resources).
Objective 2.8: Detailed Specific Area Plans

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

Policy 2.8.1: DSAP as Zoning

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

Policy 2.8.2: Permitted Uses Without a DSAP

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

a) With the exception of rural residential, and commercial uses that do not support agricultural uses, new, continued, and expanded Hendry County Comprehensive Plan Level 1 Agriculture Uses including, but not limited to, State of Florida Everglades Restoration projects and activities specifically designed to meet the water quality and/or quantity goals related to restoration efforts and resource protection as outlined in the Comprehensive Everglades Restoration Plan (CERP), the production of food, feed, fiber, and other goods by the systematic growing and/or harvesting of plants, animals, and other life forms, specialty farms, animal husbandry, production and processing of agricultural products, including by-products, ornamental horticulture, nurseries, confined feeding operations, and food processing and production.

b) New, continued, and expanded farm manager and farm-worker housing are permitted in all categories except Natural Resources;

c) New, continued and expanded mining operations and resource extraction, including, but not limited to, oil and gas exploration, development, production and operation;

d) Road crossings with appropriate wildlife crossings, fencing or other appropriate design considerations (such as right-of-way width, design speed, lighting, etc.); and

e) A use that does not require DSAP approval must comply with the Hendry County Comprehensive Plan, and the appropriate Land Development Code.
requirements for any applicable County development approval process. For example, mining may be required to obtain applicable county approval.

Policy 2.8.3: Rural District DSAP

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

a) Detached Residential;

b) Heritage Estates;

c) Commercial (limited to those uses which directly support agricultural uses or the immediately surrounding residential uses); and

d) Public, Community, and Institutional Facilities

Policy 2.8.3.1: Requirements for a Rural District DSAP

The limited density and intensity of the Rural District uses are intended to provide the continuation of rural development areas surrounding and adjacent to the compact urban development form of the Employment, Village, and Neighborhood Districts. This rural development pattern is not intended to require the level of design standards as those required for the compact development Districts; therefore, the Rural District DSAP shall not be required to provide the DSAP information described in Section 163.3245, F.S. Requirements for a DSAP in the Rural District are limited to the following:

Policy 2.8.3.2: Development Program

The DSAP shall provide the maximum development program, including uses, densities and intensities, and required open space, proposed for the DSAP area.

Policy 2.8.3.3: Urban Design Standards

No urban design standards are required for development within the Rural District.

Policy 2.8.3.4: Water and Wastewater

Agriculture and existing development in the Rural District shall continue to use wells and septic. New non-agricultural development requiring a DSAP shall provide centralized public water and wastewater, when available, in accordance with Policy 2.13.1. New construction will be required to follow the appropriate water conservation measures required by the SFWMD and the Florida Building Code.
Policy 2.8.3.5: Contributions to Public Infrastructure

Development within the Rural District DSAP shall only be subject to the fiscal mitigation required by local ordinance. For example: impact fees, special assessments or connection fees. The provision of public facilities and the impact on public facilities will be evaluated during the DSAP review in accordance with applicable local ordinances.

Policy 2.8.3.6: Additional Requirements

Individual development requests within a Rural DSAP shall still be subject to applicable review and permitting requirements including, but not limited to, plats, site development plans, development orders, building permits and environmental resource permits (ERPs).

Policy 2.8.3.7: Residential/Non-Residential Ratio

A Rural District DSAP does not have to meet the Residential/Non-Residential Ratio Requirement that is required for DSAPs under Policy 2.10.1.

Policy 2.8.4: Previously-Approved PUDs DSAP Requirements

The uses approved by Planned Unit Development (PUD) Zoning identified in the Policies below approve natural resource extraction, which does not require a DSAP. The development of any PUD use other than mining, recreation, and/or agriculture will require a DSAP in accordance with the LTMP. Development within these PUDs may vary from what was approved as long as they can demonstrate that the development program is consistent with the LTMP and Subsection 163.3245(9) F.S. If the properties are included in a DSAP, the DSAP will address whether or not the mining, recreation and agricultural uses will remain, or whether they will be interim uses.

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

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

Following is a list of PUDs within the sector plan boundary that were approved prior to the adoption of the SWHSP and which are subject to the requirements of this Policy.
Policy 2.8.4.1: Youngquist Bros-Richard Friday PUD/DSAP
The Youngquist Bros-Richard Friday PUD, Hendry County Ordinance No. 2006-26, was adopted by the Hendry County Commission on May 20, 2006.

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

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

OBJECTIVE 2.9: DSAP REQUIREMENTS FOR SR 82 MIXED-USE DISTRICT
As further described in Policy 2.7.1.1, the SR 82 MUD District was previously approved (2010) within the SWHSP boundary. Prior to the adoption of the SR 82 Mixed-Use District, a PUD was approved for the property (Hendry County Ordinance No. 2007-23, adopted by the Hendry County Commission on November 13, 2007). Uses allowed in the previously-approved PUD may continue without the processing of a DSAP.

Policy 2.9.1: Modified DSAP Requirements
Under the requirements of the previously-approved PUD and Mixed-Use Districts, approval for additional development would have required a PUD amendment. Therefore, the requirements for a DSAP within the SR 82 Mixed-Use District shall not have to meet the DSAP requirements of Subsection 163.3245(9), F.S., but shall instead be limited to the following requirements.

Policy 2.9.2: Maximum Development Program
The maximum development program of the combined uses within the SR 82 Mixed-Use District shall not exceed the maximum development program provided in the SR 82 Mixed-Use District Comprehensive Plan Amendment, as re-stated in Policy 2.7.1.1.1.

Policy 2.9.3: Density and Intensity.
The DSAP shall provide detailed identification and analysis of the maximum and minimum densities and intensities of use and the distribution, extent, and location of future land uses.

Policy 2.9.4: Urban Design Standards
The DSAP shall follow the Urban Design Standards for a Sector Plan Employment District.

Policy 2.9.5: Open Space
The DSAP shall be required to meet the Open Space requirements of the SR 82 Mixed-Use District Comprehensive Plan Amendment, as re-stated in Policy 2.7.1.1.1.

**Policy 2.9.6: Water and Wastewater**

The DSAP shall be required to meet the water resource and water supply requirements of the SR 82 Mixed-Use District Comprehensive Plan Amendment, as re-stated in Policy 2.7.1.1.1.

**Policy 2.9.7: Transportation**

The DSAP shall be required to meet the transportation mitigation requirements of the SR 82 Mixed-Use District Comprehensive Plan Amendment, as re-stated in Policy 2.7.1.1.1.

**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 and the SR 82 MUD 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

<table>
<thead>
<tr>
<th>Upon the Completion of:</th>
<th>Minimum Square feet of non-residential use:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,000 units</td>
<td>15,000 SF</td>
</tr>
<tr>
<td>5,000 units</td>
<td>75,000 SF</td>
</tr>
<tr>
<td>10,000 units</td>
<td>150,000 SF</td>
</tr>
<tr>
<td>15,000 units</td>
<td>225,000 SF</td>
</tr>
</tbody>
</table>

**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.

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

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

**Policy 2.11.1: Open Space Requirements**

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

**Policy 2.11.2: Open Space Categories**

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

**Policy 2.11.3: Prioritization of Open Space**

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

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

<table>
<thead>
<tr>
<th>LTMP Open Space Requirements (Acres)</th>
<th>Open Space Value</th>
<th>Note:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Per Required Acre</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural Resource District</td>
<td>1.3</td>
<td>A land owner may voluntarily designate any lands meeting the minimum requirements as “Natural Resource District” during a DSAP submittal.</td>
</tr>
<tr>
<td>Upland Preservation</td>
<td>1.25</td>
<td></td>
</tr>
<tr>
<td>Upland Restoration</td>
<td>1.25</td>
<td></td>
</tr>
<tr>
<td>Wetland Restoration</td>
<td>1.2</td>
<td></td>
</tr>
<tr>
<td>Wetland Preservation</td>
<td>1.15</td>
<td></td>
</tr>
<tr>
<td>Citrus Groves</td>
<td>1.1</td>
<td></td>
</tr>
<tr>
<td>Unimproved Pasture</td>
<td>1.1</td>
<td></td>
</tr>
<tr>
<td>Habitat or Wetland Mitigation Area</td>
<td>1</td>
<td>As required by DEP, SFWMD, FWC, ACOE or FWS.</td>
</tr>
<tr>
<td>Agriculture – Water Management</td>
<td>1</td>
<td>Permitted Water Management areas used to support on-going agricultural operations</td>
</tr>
<tr>
<td>Parks within Village/Neighborhood Center</td>
<td>1</td>
<td>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.</td>
</tr>
<tr>
<td>Row Crops/Improved Pasture/Fallow Land</td>
<td>0.95</td>
<td></td>
</tr>
<tr>
<td>Parks and Community Gardens: within Village/Neighborhood and Employment District</td>
<td>0.9</td>
<td>Parks and common areas greater than 4 acres, located within the developed envelope of a</td>
</tr>
<tr>
<td>Parks and Community Gardens: within Village/Neighborhood and Employment District</td>
<td>0.8</td>
<td>Parks and common areas less than 4 acres, located within the developed envelope of a Village/Neighborhood or Employment Center.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Required Water Management Areas incorporating LID (Low Impact Design)</td>
<td>0.75</td>
<td>Must meet Low Impact Design criteria, as recognized by SFWMD or FDEP.</td>
</tr>
<tr>
<td>Required Water Management for Development &gt; 3 acres</td>
<td>0.6</td>
<td>Must have at least 50% of shoreline designed with littoral shelf and native plantings.</td>
</tr>
<tr>
<td>Required Water Management for Development &lt; 3 acres</td>
<td>0.5</td>
<td>Must have at least 50% of shoreline designed with littoral shelf and native plantings.</td>
</tr>
<tr>
<td>Required Water Management for Development</td>
<td>0.4</td>
<td>Lakes with hardened shoreline or without required minimum littoral shelf and/or plantings.</td>
</tr>
<tr>
<td>Golf Course</td>
<td>0.5</td>
<td>Golf courses may not contribute more than 350 acres of open space per DSAP.</td>
</tr>
</tbody>
</table>

**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.

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 of up to 5,000 Residential units in the West Planning Area, provided the DSAP is consistent with the LTMP, the SWHSP Goals, Objectives and Policies, and the Hendry County Comprehensive Plan.

b) In fulfillment of the requirements of Objective 2.11, and its implementing Policies, a DSAP that identifies and protects a north-south Natural Resource connection within the West Planning Area (either through agricultural or conservation easements in accordance with Policies 2.11.9 and 2.11.10.1) shall be assured of up to 5,000 residential units in the West Planning Area, provided the DSAP is consistent with the LTMP, the SWHSP Goals, Objectives and Policies, and the Hendry County Comprehensive Plan.

c) Both linkages may have interruptions from existing or planned roads, provided those roads are identified and/or designed in accordance with the DSAP, and otherwise consistent with the SWHSP Goals, Objectives and Policies.

d) Provided that approximately four (4) linear miles of the Western linkage is established in the DSAP, it may contain a gap up to ½ mile in length, where that property is not under common ownership, and where the surrounding District is Rural or Agriculture.

Policy 2.11.8: DSAP Greenbelts
At the discretion of the Board of County Commissioners, a greenbelt may be requested when the following circumstances are present, and when such circumstances are determined to warrant special treatment:

a) Land use intensities at the perimeter of a DSAP are significantly higher than those outside the DSAP boundary.

b) Commercial or high density residential development is within 300’ of a Natural Resources District, and such uses adversely impact the ecological value of the Natural Resources District.

c) Two Employment, Village or Neighborhood Districts, abut and physical separation is necessary to provide visual relief, circulation, buffer or transition between dissimilar uses.

When such conditions are deemed to be met, a greenbelt, meeting the following guidelines, may be required:
d) 0’ – 300’ in width.

e) Bluebelt forms may include passive recreation, lakes, water bodies, water management facilities, parks, gardens, agriculture, conservation, mitigation, existing buffers, and utility corridors.

f) The acreage contained within a Bluebelt shall be credited against required open space on a 1:1 ratio.

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

Policy 2.11.9: Natural Resources Lands Easements

a) Upon the approval of a DSAP, any Natural Resources District lands contained within that DSAP shall be subject to a conservation easement. The DSAP will identify specific measures as required in the Sector Plan Statute to ensure the protection and, as appropriate, the restoration and management of lands that will be subject to an easement.

b) A draft easement consistent with Section 704.06, F.S. will be submitted with the DSAP application. Section 704.06, F.S. addresses easements that are designed to retain land or water predominantly as working agricultural land and/or in its natural, scenic, open, or wooded condition. Walkways, paths, interpretative centers, educational and directional signage, passive recreation uses, hunting/fishing, eco-services and other uses consistent with usable open space will be permitted in the easement area. Since the sector plan statute refers to the conservation easement statute, the DSAP will identify those activities that will occur in the easement area as an exception to the strict reading of the conservation easement requirements.

c) The easement must be recorded within 30 days of the effective date of the DSAP development order. The easement shall be enforceable by an appropriate public entity.

d) The easement shall be drafted to permit the easement to be revoked, rescinded or released should the DSAP fail due to a legal or administrative challenge. The easement shall be drafted to permit the easement to be revised should the DSAP be changed due to an appeal or other legal challenge.

Policy 2.11.10: Long Term Agricultural

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

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

**Policy 2.11.10.1: Agricultural Easements**

a) A draft agricultural easement will be submitted with the DSAP application when the perpetual or long term agriculture is used to address the open space requirements of Objective 2.11 and the implementing policies. Pumps, pens, irrigation systems, equipment storage, farmworker housing, material storage, and any other non-habitable support facilities that are required to conduct the agricultural operation can be located within areas subject to an agricultural easement, as can passive recreational uses such as sidewalks, pathways, pavilions and hunting.

b) The easement must be recorded within 30 days of the effective date of the DSAP development order. The easement shall be enforceable by an appropriate public entity.

c) The easement shall be drafted to permit the easement to be revoked, rescinded or released should the DSAP fail due to a legal challenge. The easement shall be drafted to permit the easement to be revised should the DSAP be changed due to an appeal or other legal or administrative challenge.

d) Agriculture, as defined in Section 570.02, F.S. (with the exception of those uses identified as Level Two uses in the Agriculture Future Land Use Element of the Hendry County Comprehensive Plan) can be conducted in areas subject to an agriculture easement.

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

Nothing in the SWHSP or future implementing regulations may be construed to supersede or interfere with agricultural rights protected under Florida's Right to Farm Act.
Agricultural uses within the SWHSP area will remain acceptable uses and may continue and expand unless and until they are limited by an adopted DSAP; and even after the adoption of a DSAP, bona fide agricultural uses may continue until horizontal development consistent with the new DSAP approved use(s) occurs on the property.

**OBJECTIVE 2.12: DESIGN GUIDELINES AND INTENT**

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

**Policy 2.12.1: Integration of Uses**

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

a) the right to continue their Agricultural businesses and activities;

b) additional jobs in a variety of skill and income levels;

c) a broader mix of housing options;

d) new retail and consumer services; and

e) adequate public, community, and institutional facilities.

**Policy 2.12.2: Smart Growth Principles**

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

a) providing a variety of land uses and lifestyle opportunities that support residents of diverse ages, incomes and family sizes;

b) preserving important environmental features, connections and functions on-site;

c) promoting economically-viable agriculture;

d) allowing agriculture and development to coexist with proper safeguards;

e) ensuring that sufficient land is available to accommodate anticipated, long-term growth;

f) guiding development into a variety of Districts, including compact, pedestrian-friendly, and mixed-use community land use forms;

g) providing a focus for economic development and industrial job creation in the western portion of the county;

h) enhancing the transportation network in western Hendry County;

i) providing opportunities for increased internal capture of trips and reduced external traffic;

j) providing for the efficient delivery of public facilities and services;
k) providing the opportunity for enhanced trade between existing communities and future areas of urban development; and
l) enhancing regional linkages to soft and hard infrastructure, including regional conservation areas, agricultural processing and distribution facilities, Southwest Florida International Airport, Airglades International Airport, LaBelle Airport, and State Colleges and Universities.

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

Policy 2.12.4: Main Streets
Each District Center shall have at least one identifiable Main Street. The Main Street shall be located along or intersecting a collector roadway and designed to be pedestrian-oriented with consideration of design characteristics such as:

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

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

Policy 2.12.6: Public, Community, and Institutional Facilities
To the extent that public, community, and institutional facilities will be located within any District, those facilities are encouraged to be located within the District Centers and integrated within the context of the surrounding uses (planned or existing). Public, Community, and Institutional facilities will not utilize any of the SWHSP Development Program Entitlements.
Policy 2.12.7: Street Network
Urban development districts shall provide an interconnected network of local streets. The local street circulation pattern is intended to maximize access to businesses, homes, and activity centers.

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

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

OBJECTIVE 2.13: WATER AND WASTEWATER
The Southwest Hendry County Sector Plan Area shall provide adequate infrastructure in accordance with Level of Service standards contained in the Hendry County Comprehensive Plan and Land Development Code.

Policy 2.13.1: Centralized Public Water and Wastewater
a) Centralized public water and sewer service shall be provided through a private utility certificated through the Public Service Commission, governmental and/or quasi-governmental entities, or any other similar provider of central service.

b) All development located within the Sector Plan that has received DSAP approval and is located within the Employment District, Village District, and Neighborhood District must connect to centralized public water and sewer. Development within the SR 82 MUD Employment District will provide centralized public water and sewer consistent with the requirements of Policy 2.7.1.1.1. The DSAP will consider and address whether existing development will be required to connect to centralized public water and sewer and the timing of the connection. The development identified in Policies 2.8.4.1, 2.8.4.2 and 2.8.4.3 do not have to connect to centralized public water and sewer unless otherwise required by county regulations.

c) Commercial uses that are less than 50,000 square feet located outside of the Employment District, Village District, and Neighborhood District do not have to connect to centralized public water and sewer unless required by county regulations, FDEP or health department regulations, or centralized public water and sewer is available within ¼ mile of the development.
d) Residential development in excess of one unit per 1/2 acre must connect to centralized public water and sewer.

e) Heritage Estates development or residential located outside of the Employment District, Village District, and Neighborhood Districts that are located on lands not suitable for well and septic due to location, soil conditions, degree of clustering, proximity to existing centralized public water and sewer, or similar criteria must connect to centralized public water and sewer.

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

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

OBJECTIVE 2.14: TRANSPORTATION

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

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

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

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

a) A complementary mix and range of land uses, including educational, recreational, and cultural uses;

b) Interconnected networks of streets designed to encourage walking and bicycling, with traffic-calming devices where appropriate;

c) A mix of uses within walking distance of transit stops and/or multi-modal facilities; and
d) Within Village Centers and Neighborhood Centers, public uses, streets, and squares that are safe, comfortable, and attractive for pedestrians, with adjoining buildings open to the street and with parking not interfering with pedestrian, transit, automobile, and truck travel modes.

Policy 2.14.4: DSAP Transportation Analysis

The DSAP will identify the transportation facilities needed to serve the future land uses in the DSAP as required by Subparagraph 163.3245(3)(b)4, F.S. The analysis will identify the timing of the needed transportation facilities, funding sources, and the development’s proportionate fair share mitigation pursuant to Section 163.3182, F.S. Where consistent with Section 163.3180 F.S., the Transportation Analysis may recognize tools and techniques that include, but are not limited to, exempting or discounting impacts of locally desired development, 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)2, 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.

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

Policy 2.15.1: Infrastructure Funding Plan
A financially feasible funding plan is required for proposed development at the DSAP phase, unless otherwise not required in the Sector Plan (see Policy 2.8.3.5 and Objective 2.9). Each DSAP will assess and analyze the public needs associated with the proposed land uses as well as how those identified needs will be met, including an evaluation of the financing of infrastructure. Public needs include, but are not limited to, fire, police, and emergency medical; schools; parks; libraries; potable water; drainage; and wastewater treatment facilities.

Policy 2.15.2: Infrastructure Funding Sources
Potential funding sources for infrastructure needs within the SWHSP include, but are not limited to:

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

Policy 2.15.3: Infrastructure Funding Conditions
All infrastructure funding conditions set forth in the DSAP will be consistent with the dual rational nexus test. The obligation to provide funds, land, or infrastructure will be reasonably attributable to the proposed development and
the timing of the development and the contribution requested will be comparable to the amount of funds, land or public facilities that the state, local government, school board or other governmental entity would reasonably expect to expend or provide based on the projected costs of comparable development to mitigate the impacts reasonably attributable to the proposed development.

Policy 2.15.4: Efficient Uses of Infrastructure

As future community infrastructure is developed in support of the planned development of the Sector Plan, it may be in the community’s best interest to consider authorizing additional density and intensity within existing development districts to ensure the protection of natural resources elsewhere, and to maximize the efficient use of infrastructure within the Sector Plan. Any such increase will be subject to a Comprehensive Plan amendment and based on an evaluation of the implementation of the Sector Plan, and shall be required to obtain all necessary approvals from Hendry County and the Florida Department of Economic Opportunity.

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

OBJECTIVE 2.16: INTERGOVERNMENTAL COORDINATION

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

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

OBJECTIVE 1.1: ADEQUATE AND AFFORDABLE HOUSING

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

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

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

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

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

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

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

OBJECTIVE 1.2: ELIMINATION OF SUBSTANDARD HOUSING

The County will continue to enforce the Florida Building Code in order to decrease substandard housing in Hendry County by five percent by the end of 2030.
Policy 1.2.1: Hendry County, in cooperation with the Hendry County Area Housing Commission, shall continue to research state, federal, private foundation grants and low-interest loans, and other programs available for funding housing rehabilitation, structural and aesthetic improvements, and demolition.

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

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

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

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

OBJECTIVE 1.3: SPECIAL NEEDS HOUSEHOLDS

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

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

OBJECTIVE 1.4: HISTORICALLY SIGNIFICANT HOUSING

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

Policy 1.4.1: The County shall conduct research or surveys to inventory the historically significant housing in Hendry County. The activities may include inquiries to the Florida Master File, local historic societies, interviews with long term
citizens, and other techniques. This survey may include other historic structures or sites.

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

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

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

**OBJECTIVE 1.5: RURAL AND FARMWORKER HOUSEHOLDS**

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

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

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

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

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

**OBJECTIVE 1.6: PUBLIC/PRIVATE**

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

**Policy 1.6.1:** The County will develop a program to address concerns of the CATF and revolve meetings around themes toward seeking remedies for any identified problems.
Policy 1.6.2: The County will consider the use of the CATF as a sounding board for the Hendry County Area Housing Commission and its projects and programs.

OBJECTIVE 1.7:

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

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

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

OBJECTIVE 1.8: ENERGY EFFICIENCY

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

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

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

Policy 1.8.3: The County will collect and distribute information to educate property owners concerning energy efficiency, renewable energy resources, and incentives offered by state agencies and utility companies that promote energy efficient appliances and renewal energy resources. The County may distribute this information by public meetings, workshops, mailings, brochures, website updates, or use of other media outlets.
Recreation and Open Space Element
RECREATION AND OPEN SPACE ELEMENT

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

OBJECTIVE 1.1: LEVEL OF SERVICE

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

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

OBJECTIVE 1.2: PUBLIC ACCESS

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

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

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

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

OBJECTIVE 1.3: FACILITIES IN RECREATION AREAS

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

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

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

**OBJECTIVE 1.4: OPEN SPACE**

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

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

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

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

**OBJECTIVE 1.5: ADDITIONAL NEIGHBORHOOD PARKS**

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

**Policy 1.5.1:** The County will encourage the development and/or reservation of land for
neighborhood parks during the applicable land development review process.
OBJECTIVE 1.6:  OPEN SPACE OR NATURAL RESERVATIONS

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

Policy 1.6.1:  Reserved.

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

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

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

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

OBJECTIVE 1.1:

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

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

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

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

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

a) In order to protect and conserve wetlands, impacts to jurisdictional
wetlands shall be avoided to the greatest extent possible through clustering.

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

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

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

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

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

Policy 1.1.4: Groundwater Protection:

No areas have currently been designated as Groundwater Protection for lack of appropriate locational data and information. Map titled, Oil Well Fields, and Cones of Influence is provided to illustrate areas identified as cones of influence.

Any land use proposed for development within one-half mile of any potable water well designated on Map: Oil Well Fields, and Cones of Influence is to be reviewed as a Special Exception in order to determine impact on...
groundwater resources from the proposed use and specific development. Such review shall address, but is not limited to: restrictions on land uses which involve pollutants and/or restrictions on handling and storage of hazardous/toxic materials in order to minimize the opportunity for contamination. In addition, the following standards shall apply to the location of certain activities within close proximity to public potable water wells: (a) septic tanks shall be prohibited within two hundred (200) feet of a well; (b) any generation, use, storage, transfer, treatment, or disposal of hazardous materials (including hazardous waste, agricultural chemicals, and petroleum products) shall be prohibited within four hundred (400) feet of a well.

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

**Policy 1.1.6:** Historic Resources:

There are many historic and archeological places in Hendry County, including various Indian mounds, historic fort locations, and the Hendry County Courthouse, which are listed in the Florida Master File of historic and archaeological places. The locations are indicated on the Historical and Archeological Sites map.

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

**Policy 1.1.7:** Soils and Topography:

Soils classifications are included on the map titled Soils. Extensive development potential rating of soils in Hendry County is not yet available. A rating system that pertains to the septic tank suitability of soils is available, and has served as a guide for the location of land use categories and densities.

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

**Policy 1.1.9:** A rating system that indicates the potential for leaching and runoff of pesticides for the soil types present in Hendry County is available from The University of Florida Institute of Food and Agricultural Sciences (IFAS) Cooperative Extension Service, which provides the publication titled “Hendry County: Soil Ratings for Selecting Pesticides.” This publication is a resource that indicates soils with high runoff potential are present in
This publication shall be used in conjunction with the maps provided in the “Hendry County Soil Survey Report” by the IFAS Cooperative Extension Service as reference for operators of agricultural activity to guide the selection of which pesticides are appropriate according to site specific soil types.

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

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

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

Policy 1.1.13: Environmentally sensitive lands, including wetlands, surface waters, upland habitat adjacent to wetlands and surface waters, floodplains, and listed species habitat must be restored after mining to their condition prior to mining, or an equivalent area onsite must be created, according to function, type, extent, and quality. Mining shall be prohibited in such environmentally sensitive lands where such restoration of the natural functions to their prior type, extent, quality and location, or equivalent created area onsite, is not feasible.
Policy 1.1.14: Caloosahatchee River: The Caloosahatchee River (also designated canal number C-43) is rated a Class III river according to the surface water quality classification system of the Florida Department of Environmental Protection (FDEP). This classification represents benefits from the river for recreation, fish and wildlife, and is a middle range classification in the DEP system which runs from Class I (potable water) to Class V (industrial). The Caloosahatchee River is under the management of the South Florida Water Management District (SFWMD) and Army Corps of Engineers (ACOE).

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

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

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

An example of a stocking rate standard from FDACS’s Water Quality/Quantity Best Management Practices for Florida Equine 2008 Edition (Draft Date: 12/09/08) provides the following examples of practices to minimize water quality impacts:
An example of a stocking rate standard from FDACS Best Management Practices for Florida Equine (2008 Edition Draft) is as follows:

\[ \text{Pasture Acres Required} = \# \text{ horses} \times (\text{average body weight in pounds}) \times \left( \frac{1}{3} \right) \times \# \text{ grazing days} \]

\[ \text{Average forage production, in pounds per acre} \]

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

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

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

Objective 1.2: Wildlife Habitat of Endangered and Threatened Species and Species of Special Concern/vegetative Communities

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

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

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

Policy 1.2.3: In accordance with State and Federal wildlife agency methodology, Hendry County shall require a listed species survey for proposed development sites of 20 acres or more, and on development sites with proposed wetland
impacts of one acre or more. However, the Planning Director may determine a development site under these thresholds is of environmental significance due to its site conditions, surrounding site conditions, or proximity to known listed species habitat, and therefore a listed species survey may be required.

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

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

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

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

Policy 1.2.8: The County shall coordinate its efforts with the regional hazardous waste program as defined in the Southwest Florida Regional Planning Council’s Strategic Regional Policy Plan.
OBJECTIVE 1.3: NATURAL RESERVES/RECREATION

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

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

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

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

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

OBJECTIVE 1.1:

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

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

OBJECTIVE 1.2:

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

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

OBJECTIVE 1.3:

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

Policy 1.3.1: The Future Land Use Element and Map allows the greatest density and the most flexibility for development in the areas near the cities where sewer facilities are available, or are more feasible for sewer extensions than the
GOAL 2: **Potable Water**
The County will ensure potable water is supplied and distributed to consumers in Hendry County in order to maintain public health and safety.

**OBJECTIVE 2.1:**
The following standards shall be used to ensure adequate potable water capacity.

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

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

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

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

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

**OBJECTIVE 2.2:**
The County shall continue to assist in the coordination of water system extensions and/or increases in capacity and water reuse to meet future needs.

**Policy 2.2.1:** The highest priority for extensions to the potable water system shall be in areas adjacent to the cities and identified in the Five-and Ten-Year Schedule of Capital Improvements with special attention given to areas where well water quality problems may exist.
Policy 2.2.2: The County shall continue to monitor development activities and water system capacities to determine if extensions of lines in the Clewiston and LaBelle areas are necessary through the next planning period, including development of alternative water supplies, which are identified as necessary to serve existing and new development.

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

Policy 2.2.4: The County will update its 10-Year Water Supply Facilities Work Plan in accordance with Florida law. The County shall maintain consistency with the current SFWMD Lower West Coast Water Supply Plan, as amended, and meet with SFWMD water supply planning staff as needed to provide the latest estimates and projections of potable water use.

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

OBJECTIVE 2.3:

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

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

Policy 2.3.2: All development within the West Hendry Area at a density of greater than a net density of two units per acre that is connected to centralized water and wastewater services shall be connected to central reuse water irrigation system service. Once the facilities have been constructed and extended to serve the West Hendry Area, all development must be connected to the central facilities. Irrigation utilizing surface water, groundwater or potable water may be permitted on a temporary basis for sales centers and other temporary uses or if development is more than ¼ of a mile away from the closest line and the density of the development is at less than or equal to one
Development within the West Hendry Area will be required to utilize reuse water on-site to meet the irrigation needs of the proposed development to the extent reuse water is available. A reclaimed water utility system will be designed and constructed so that landscaped areas and other potential users will have access to the system. Conventional water sources will be used only when an insufficient volume of reclaimed water is available.

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

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

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

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

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

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

**Policy 3.1.2:** Hendry County shall pursue implementation of the following waste reduction strategies.
1. Curbside recycling for commercial and residential customers.
2. Mulching facility for residential horticultural material.
Policy 3.1.3: Hendry County shall evaluate the potential for requiring commercial and residential recycling of all materials including land clearing debris, and construction and demolition debris.

OBJECTIVE 3.2:

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

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

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

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

GOAL 4: Stormwater Management

To ensure the control of current and future impacts to natural drainage patterns that may increase uncontrolled storm-water run-off to unacceptable levels, and to protect water quality and water supply, as well as the quality and function of existing wetlands.

OBJECTIVE 4.1:

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

Policy 4.1.1: For agricultural uses, the Level of Service Standard shall be the requirements of the South Florida Water Management District and the standards for the local water management district in which the proposed agricultural use is located.
OBJECTIVE 4.2:
The natural drainage patterns of Hendry County have been considerably disrupted over the years, so that certain areas of residential development do experience some problem with retained water after storms. The desire is to reduce this deficiency by continued coordinating activities with the SFWMD.

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

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

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

OBJECTIVE 4.3:
Coordinate the extension and increased capacity of stormwater management facilities. This shall be accomplished by carrying out the following activities.

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

OBJECTIVE 4.4:
Maximize use of and protect existing drainage facilities and natural drainage features. This shall be accomplished by undertaking the following activities.

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

Policy 4.4.2: Continue a maintenance schedule for County operated stormwater management facilities as a preventative measure to maximize functionality
Policy 4.4.3: The County shall continue to monitor stormwater drainage patterns to ensure that urban development will be designed to maintain pre-development flow characteristics, and that local flooding conditions will be corrected. Where stormwater runs off to a natural drainage feature (such as a lake, stream or wetland), regulations shall provide for retention/detention as necessary to improve water quality and flow. These standards shall be based on applicable SFWMD standards. These regulations shall include provisions to ensure that natural drainage features are not modified or destroyed, except that modifications which do not adversely affect overall drainage functions may be permitted when necessary for the stormwater management system to meet the Level of Service standards.

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

a) Provide protection to the natural resources from intrusive activities and impacts of development such as trespass, pets, visual impacts, vehicles, noise, lights, and stormwater. The negative impacts of the uses upon the natural resources must be minimized or, preferably, eliminated by the buffer such that the long-term existence and viability of the natural resources, including listed species populations, are not threatened by such impacts and activities. In other words, incompatibility between the uses is eliminated or minimized and the uses may be considered compatible (which means a condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition).

b) Types of buffers: The buffers may be a landscaped natural barrier, a natural barrier, or a landscaped or natural barrier supplemented with fencing or other man-made barriers, so long as the function of the buffer and the intent of this policy is fulfilled.

OBJECTIVE 4.5:

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

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

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

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

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

**OBJECTIVE 5.1:**

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

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

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

**Policy 5.1.3:** Adopt measures that efficiently use the existing water supply by:

a) Increasing agricultural and urban water conservation;

b) Eliminating inefficient water use practices; and

c) Working with the SFWMD to identify specific projects and cost-sharing partnerships with other local governments.

**OBJECTIVE 5.2:**

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

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

**Policy 5.2.2:** Land development which affects the recharge functions, discharges into...
groundwater or injects materials directly underground will be restricted in accordance with applicable regulations of the Florida Department of Environmental Protection and the South Florida Water Management District.

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

a) Except within two miles of the existing city limits of LaBelle or Clewiston, or within areas identified pursuant to paragraph (b) below as natural aquifer recharge areas, impervious area for non-residential developments over five acres shall be limited to 30%; development under five acres shall be limited to 80%;

b) Within those areas-underlain by the surficial aquifer system (as described in Technical Publications Document 88-12 published September 1988, by the South Florida Water Management District as natural aquifer recharge areas), impervious area for residential developments with densities under two units per acre shall be limited to 30%; development with densities of two units per acre or more shall be limited to 80%; and

c) The impervious area restrictions shall be used in conjunction with stormwater retention requirements in order to ensure that development within natural aquifer recharge areas does not reduce aquifer recharge quality or quantity (both volumes and rates) below pre-development conditions, and that subsurface storage and flows simulate pre-development conditions.

**OBJECTIVE 5.3:**

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

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

**Policy 5.3.2:** The County shall adopt the SFWMD Surficial and Intermediate Aquifer Systems Map, which designates high and prime recharge areas, as part of this Element and within the Conservation Element.
Transportation Element
GOAL 1: To achieve and maintain a coordinated, balanced traffic circulation system within Hendry County for the convenient, safe, effective and efficient movement of people and goods.

OBJECTIVE 1.1:

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

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

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

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

a) Project needed to protect public safety and health;

b) Project needed to meet existing deficiency, especially in areas with high accident frequency;

c) Project is a rational extension of existing roads;

d) Project promotes infill development in existing development areas;

e) Creates a network or the potential for a network system for transportation in the County; and

f) Provides the opportunity for a new development and economic growth to the county.

Policy 1.1.4: Needed roadway improvement projects designed to increase traffic capacity shall be consistent with the Priority Needs Plan developed as part of the Hendry County Long Range Transportation Plan and be included in the Capital Improvements Element and annual budget to ensure timely construction.
**OBJECTIVE 1.2:**

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

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

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

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

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

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

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

**OBJECTIVE 1.3:**

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

**Policy 1.3.1:** Reserved.

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

**Policy 1.3.3:** Revisions of the roads on the Future Traffic Circulation Map shall be coordinated with and connect or directly serve existing development areas or projected growth areas shown on the Future Land Use Map.
OBJECTIVE 1.4:
The County shall coordinate traffic circulation planning and projects with the FDOT 5-year Transportation Plan and the transportation planning of other entities and programs.

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

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

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

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

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

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

OBJECTIVE 1.5:
Provide for protection of existing and future rights-of-way from building encroachment.

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

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

Policy 1.5.3: The County shall maintain an inventory of the County road rights-of-way to
Policy 1.5.4: The County shall develop criteria and policies for preservation of existing rights-of-way and acquisition of future rights-of-way in accordance with the Priority Needs Plan as identified in the LRTP.

OBJECTIVE 1.6:
Establish development regulations for protection of existing roadways from future congestion and hazards from future development on County and State roads.

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

OBJECTIVE 1.7:
The County shall provide for efficient, safe, and convenient on-site and nearby traffic flow for proposed developments.

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

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

OBJECTIVE 1.8:
The County shall provide for bicycle and pedestrian ways in proposed traffic projects, in accordance with adopted comprehensive pathway plan.

Policy 1.8.1: Proposed new roads or improved roads classified as rural minor collectors or local roads shall be designed to accommodate bicycle and pedestrian circulation separate from motorized vehicle traffic if such road is located within one-half mile of a boundary line of the City of Clewiston or the City of LaBelle, and if in the opinion of the County Engineer, bicycle and pedestrian traffic can be provided so that the safety of the bicyclist and pedestrian can be reasonably assured.
Policy 1.8.2: Bicycle paths and pedestrian sidewalks or trails shall be required for major arterials, minor arterials, and rural major collectors. They shall be designed in accordance to FDOT Design Standards.

OBJECTIVE 1.9:

By July 2008, the County shall update its Long Range Transportation Plan showing SR 82 as a 6-lane arterial.

Policy 1.9.1: Hendry County shall coordinate with the FDOT regarding the SR 82 Project Development and Environmental (PD&E) Study.

Policy 1.9.2: The FDOT has initiated a Corridor Access management Plan (CAMP) for SR 82 with Class 2 access. The Class 2 access requires that parallel facilities be provided to SR 82, which would provide interconnection between adjoining parcels and limits the access connections to SR 82. The Hendry County Board of County Commissioners, on January 9, 2007, unanimously agreed to have an ordinance prepared which would require property owners, who develop property along SR 82, to construct parallel facilities in order to provide interconnectivity, limit access to SR 82, and to comply with the requirements of the CAMP.

OBJECTIVE 1.10:

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

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

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

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

Policy 1.10.4: The County shall continue to work to assure access to major thoroughfares including, but not limited to, bridges and the Caloosahatchee River. This program shall include a provision to work cooperatively with agencies to establish, where feasible, panther and wildlife crossing plans.
Policy 1.10.5: The County shall conduct a review through its Engineering Department of the truck traffic on County roadways.

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

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

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

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

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

OBJECTIVE 1.11:
The transportation planning process shall involve public participation, and continuing involvement of the public.

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

OBJECTIVE 1.12:
The County shall preserve existing railroad systems and promote safe railroad crossings.

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

Policy 1.12.2: The County shall upgrade existing crossings to conform to current FDOT Design standards.
GOAL 2: Protect the viability of the LaBelle and Airglades Airports as significant economic resources to the domestic and global community by encouraging compatible land uses, densities, best management practices, and reducing hazards that may endanger the lives and property of the public and aviation users.

OBJECTIVE 2.1:
Encourage the use of the LaBelle Airport and Airglades Airport and surrounding lands by providing for aviation, aviation-related activities, industrial uses, and other land uses compatible with the airports.

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

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

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

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

OBJECTIVE 2.2:
The County will evaluate development proposals for property located within the vicinity of existing and proposed aviation facilities to ensure airport land use compatibility, to prevent establishment of airport hazards, and to protect existing and planned airport facilities from encroachment.

Policy 2.2.1: In order to protect the airports and related facilities from encroachment of incompatible land uses, development proposals (including but not limited to residential and non-residential uses) within the vicinity of the existing
Transportation Element
Hendry County
Comprehensive Plan

airports or proposed related facilities) must demonstrate land use compatibility with these uses during the rezoning process (or any land use application process) and propose mitigation measures for adverse impacts.

Policy 2.2.2: The County shall discourage the siting of any uses or structures adjacent to airports that attract birds or wildlife, create emissions of light or create glare that can be hazardous to air navigation, discharge any particulate matter into the air that could alter atmospheric conditions, emit transmissions that would interfere with aviation communications and/or navigation equipment, or otherwise obstruct or conflict with air traffic patterns or result in potential hazards to air navigation. This extends to the development of retention or wetlands areas in close proximity to the airports.

Policy 2.2.3: The County shall adopt, administer, and enforce airport zoning regulations that protect the airports from tall structure hazards, incompatible land uses, or vegetation (planted or natural) that exceeds federal obstruction standards, in accordance with s. 333.03, F.S. and Title 14 Code of Federal Regulations (C.F. R.) Part 77.

Policy 2.2.4: Identify and develop innovative land use planning techniques and strategies to incentivize surrounding landowners to develop compatible uses with the LaBelle and Airglades Airports. These could include Transfer of Development Rights program, overlays, clustering, and other flexible planning strategies.

OBJECTIVE 2.3:

Ensure that all existing and future airport needs can be met safely, in accordance with provisions of federal and state airport regulations, and with a minimum of land use conflict by coordinating aviation facility plans with appropriate federal, state, regional, and local agencies/governments.

Policy 2.3.1: Construction and operation of existing and future aviation facilities should be conducted in close cooperation with the appropriate federal, state, regional and local agencies, and in conformance with other related elements of the Comprehensive Plan.

Policy 2.3.2: Ensure that adverse structural and non-structural impacts of aviation facilities upon natural resources and wildlife are mitigated consistent with FAA policies and procedures, and in coordination with federal and state environmental agencies (if applicable).

Policy 2.3.3: Through interlocal agreement, Hendry County will coordinate with the City of LaBelle to ensure that zoning regulations prevent the establishment of new incompatible land uses and airport hazards in areas adjacent to or in close proximity to the LaBelle Airport.
OBJECTIVE 2.4:

Coordinate the expansion of and changes to the existing aviation facilities with the County’s Comprehensive Plan and the Airport Master Plan.

Policy 2.4.1: The use of existing and proposed aviation facilities will be promoted by Hendry County consistent with the Future Land Use Element, Traffic Circulation Element, Conservation Element, and Economic Development Element.

Policy 2.4.2: Facility and expansion costs necessary to implement the Airport Master Plans for the LaBelle and Airglades Airports shall be included in the County’s Capital Improvement Plan as part of the Capital Improvements Element of the Comprehensive Plan.

Policy 2.4.3: The County shall support airport improvement proposals that are consistent with the County’s Comprehensive Plan and the Airport Master Plan.
Concurrency Management Element
CONCURRENCY MANAGEMENT ELEMENT:

GOAL 1 In addition to the basis for the County’s Concurrency Management System as outlined in this Section, individual Objectives and Policies established to support and implement the concurrency doctrine are as follows.

OBJECTIVE 1.1:

The County, through its staff members, will continue to review all development plans for potable water, sanitary sewer, solid waste, recreation and open space, drainage, and road concurrency as a means to ensure that proposed land development, including building construction, does not impose unacceptable demands on the existing and planned infrastructure of the county such that established levels of service standards are exceeded.

Policy 1.1.1: The concurrency test for facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by the proposed project. Available capacity will be determined by adding any capacity demands committed and approved prior to, and subsequent to, the adoption of the Comprehensive Plan, then subtracting that total from the design capacity of the facility; the remaining is the capacity available to serve proposed developments.

Policy 1.1.2: The public facility level of service standards are listed below. The levels of service standards pertain to unincorporated Hendry County only unless otherwise specified.

A. Roadways:

Arterials and collectors located within urban Hendry County shall maintain a LOS C. This will specifically apply to the roadway segments in the Cities of LaBelle and Clewiston.

All multi-lane segments of State roads in rural Hendry County will have the LOS Standard of “B” at peak hour. The level of service standard for two-lane State roadways is as follows:

<table>
<thead>
<tr>
<th>Road</th>
<th>Type</th>
<th>LOS at Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>SR 80</td>
<td>FIHS</td>
<td>C</td>
</tr>
<tr>
<td>SR 82</td>
<td>Emerging SIS</td>
<td>C</td>
</tr>
<tr>
<td>SR 29</td>
<td>Emerging SIS</td>
<td>C</td>
</tr>
</tbody>
</table>

LOS for all County Roads is “C.”
Recreation and Parks:

Regional Parks - 20 acres/1000 population (250 acres minimum)
Community Parks - 2 acres/1000 population (20 acres minimum)
Neighborhood Parks - 2 acres/1000 population (5 acres minimum)

Solid Waste:

6.5 pounds per capita per day

Policy 1.1.3 Potable Water:

The LOS Standard for determining the availability of adequate treatment capacity for proposed development in areas where a centralized water system is available will be established as follows:

Clewiston: 125 gallons per person per day
LaBelle: 125 gallons per person per day
South Shore Water Association: 125 gallons per person per day
Port LaBelle Utility System: 92 gallons per person per day
Florida Governmental Utility Authority: 125 gallons per person per day
Consolidated Services (Southwest Hendry County Sector Plan): 125 gallons/person/day
Hendry County (unincorporated): 125 gallons per person per day

Sanitary Sewer:

115 gallons per capita per day

Private, on-site disposal systems shall meet or exceed the requirements set by the Florida Department of Health, Chapter 62-4, F.A.C.

Stormwater Management:

a. For agricultural uses, the LOS Standard shall be the requirements of the South Florida Water Management District and the standards of the local water management district in which the proposed agricultural use is located.

b. Conveyance Systems - All drainage swales and ditches shall be designed to convey the runoff generated from a 25-year, 24-hour storm event. On collector roads, culverts and cross-drains shall convey the runoff from a 10-year, 24-hour storm. On local roads and internal subdivision roads, culverts and cross-drains shall be designed to convey the runoff from a 10-year, 24-hour storm.
c. Stormwater Management Systems - for development in commercial, urban residential, mixed-use urban land uses districts. Stormwater management systems shall be designed to either retain on-site the runoff generated by a 25-year, 24-hour storm or detain and discharge the runoff from a 25-year, 24-hour storm at peak discharge rates which do not exceed pre-development rates.

d. Stormwater Management Systems - for development in all other land use districts. Stormwater management systems shall be designed to either retain on-site the runoff generated by a 5-year, 24-hour storm or detain and discharge the runoff from a 5-year, 24-hour storm at peak discharge rates which do not exceed pre-development rates.

e. Water Quality - Water quality treatment shall be provided for runoff from the first one-inch of rainfall; or as an option, for projects or project sub-units with drainage areas of less than 100 acres, from the first one-half inch of runoff consistent with Chapters 62, F.A.C., and shall be used as the basis for determined the availability of capacity and demand generated by a proposed development project.

Policy 1.1.4: All development and/or redevelopment activities shall be undertaken in a manner consistent with adopted level of service standards.

Policy 1.1.5: The County shall issue final permits only when there is enough capacity from all the facilities to serve the project at the adopted level of service standards.

Policy 1.1.6: Prohibit the installation of septic tanks or individual well systems where unsuitable soil exists and require all new developments that are located within an urban service area to be served by the central wastewater system and central potable water.

Policy 1.1.7: The County Engineer will inform applicants concerning the items necessary for an assessment of the proposed development to meet concurrency standards. Services that are within a municipality’s jurisdiction will be coordinated with the County to ensure available services. In no way shall proposed developments be approved if capacity is insufficient.

Policy 1.1.8: The County shall conduct a capacity and supply and demand analysis when a facility has reached ninety percent (90%) of its capacity. When this occurs, engineering for the new facility shall be prepared.

The following standards shall apply to the use of the infrastructure deficiency map in reviewing development applications:

a. All applications for change in zoning and preliminary plat approval, shall be reviewed to determine if the facilities serving the area in which the
development is located meets the level of service standards shown herein.

The results of this review shall be presented to the applicant, to the Local Planning Agency and/or to the Board of County Commissioners at the time of their consideration of the application for preliminary approval. Where review of an application for approval by the Local Planning Agency or Board of County Commissioners is not required, the results of the concurrency review shall be presented to the applicant and to any other reviewing/approving authority.

The purpose of the concurrency review and report at the preliminary review stage shall be: (1) to explicitly place the applicant and the reviewing/approving authority on notice as to the status of the proposed development vis-a-vis concurrency, and; (2) to explicitly advise the applicant that no Certificate of Occupancy or functional equivalent approval may be issued if the concurrency requirement is not met. Failure of the proposed development to meet the concurrency requirement at the time of preliminary review or approval shall not prevent the submission of final plans for approval, but no preliminary approval shall be interpreted as creating any right to obtain final approval unless the application for final approval meets all requirements of this Plan, including the concurrency requirement.

b. All applications for final approval, including applications for final subdivision plat approval, site development plan and site improvement plan approval, construction plan approval, change of zoning where a specific enforceable plan of development is included, and/or a final development order for a Development of Regional Impact or other final approval which constitutes specific approval of uses and densities shall be reviewed to determine if the facilities serving the area in which the development is located meet the level of service standards herein. Approvals may be subject to an enforceable agreement guaranteeing that necessary facilities for potable water, sanitary sewer, solid waste, and roads are in place to ensure LOS are met prior to Certificate of Occupancy or functional equivalent.

c. Where no change of zoning, subdivision approval, site development plan approval, or other approval is required, the concurrency determination shall be made at the time of building permit review. No Certificate of Occupancy or functional equivalent shall be issued unless the facilities serving the area in which the development is located meet the level of service standards herein.

In the event that the property in question is within an area in which the infrastructure is inadequate to meet the established level of service standards, approval, if granted shall be issued conditioned on the provision that infrastructure is in place or under construction within three
years after the local government issues the final permit.

**Policy 1.1.9:**  Development orders or permits and building permits issued prior to the adoption of the Comprehensive Plan shall generally be exempt from the Level of Service Standards provisions of this Comprehensive Plan, provided that active development of the project is in accordance with the provisions of Objective 1.1, Policy 1.1.2, of this Element.

**OBJECTIVE 1.2:**

Hendry County shall coordinate land use decisions with its financial capability to meet level of service standards, manage the land development process so that facility needs created by permitted development do not exceed the financial ability of the County, and identify the extent to which future development will be required to contribute to its proportional cost of facilities necessary to meet LOS standards through the accomplishment of the following policies:

**Policy 1.2.1:**  The Future Land Use Map is developed to coincide with the availability of public facilities and/or natural resources such that new facilities are not necessarily required for new development. The Land Development Code, includes provisions to ensure that such policy is continued with the zoning map and regulations, and related land use decisions, such as in the review of special exceptions and zoning changes.

**Policy 1.2.2:**  The County shall assess the impacts of land use changes on bicycle and pedestrian use.

**Policy 1.2.3:**  The Land Development Regulations and the Concurrency Management System shall require that any proposed developments requiring public facilities not available concurrent with the impacts from the development, or which impacts would cause performance of a facility to fall below the Level of Service Standards, shall not be permitted unless facilities meeting the Level of Service Standards are provided by the developer.

**OBJECTIVE 1.3:**

To ensure that future growth is supported by adequate infrastructure, identify a master list of infrastructure improvements that may be required through the planning horizon of the Comprehensive Plan, and to provide a process by which infrastructure improvements are added to the Capital Improvement Program (CIP) and Capital Improvement Element (CIE).

**Policy 1.3.1:**  Hendry County shall prioritize those infrastructure improvements that support and promote sustainable development. Hendry County shall continue to use the infrastructure planning, comprehensive planning, and development review processes to establish and maintain a master list of infrastructure improvements necessary to support sustainable growth.
Policy 1.3.2: Hendry County has compiled a master list of infrastructure improvements that may be necessary to support future sustainable growth through the 2040 planning horizon of the Comprehensive Plan.

Policy 1.3.3: Hendry County shall review its infrastructure improvement needs, as required and at a minimum during each Evaluation and Appraisal Report update process, to be consistent with projected growth rates and demand associated with approved development.

Policy 1.3.4: Hendry County shall utilize public and private sources of funding to ensure the financial feasibility of infrastructure improvements, as they become necessary to accommodate future development.

a. Hendry County shall not assume sole responsibility for funding infrastructure improvements.

b. Hendry County shall prioritize infrastructure improvements funded by developer contributions and other non-County sources.

c. Hendry County shall commit to funding infrastructure improvements only when public resources are available and the improvements are required to ensure public health, safety and welfare.

Policy 1.3.5: As specific infrastructure improvements become required to support approved development, and a determination of financial feasibility has been made by Hendry County based on a developer agreement or other acceptable mechanism, the County shall amend its CIP to include the infrastructure improvement. The improvement also shall be programmed into the CIE during the next feasible CIE-amendment cycle.

Policy 1.3.6: All new development and redevelopment shall be subject to concurrency review. Final permits for any proposed developments under the development permitting jurisdiction of Hendry County shall not be issued until it is demonstrated that the Level of Service Standards are met prior to the impacts on the systems from the proposed development. Final permits shall be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development. The specific means for such demonstration of the ability to meet the Standards shall be specified within the procedures of the Concurrency Management System Element.

Policy 1.3.7: The County shall utilize a traffic monitoring system for County roads for the Concurrency Management System and develop a common methodology for measuring impacts on transportation facilities with the Cities of Clewiston and LaBelle.

Policy 1.3.8: Upon issuance of a final permit for a new school, the necessary public
facilities such as, but not limited to, sanitary sewer, solid waste, potable water, drainage, and roads are to be in place to serve the proposed use. Furthermore, the School Board shall obtain a written agreement from the service provider assuring adequate capacity is available.

Policy 1.3.9: Public facilities should be in close proximity, and operated at the adopted level of service, before a final permit can be issued for a new school.

Policy 1.3.10: Coordination with the Hendry County Water Supply Plan is required to ensure that building permits are issued based on adequate potable water availability and an adopted level of service.

Policy 1.3.11: Prior to the approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a Certificate of Occupancy or its functional equivalent. The determination of adequate water supply prior to approval of a building permit or its functional equivalent shall require a demonstration that an existing consumptive use permit has been issued to the supplier with sufficient allocation still available to serve the new development, given all other commitments for that allocation.

Policy 1.3.12: Prior to the approval of a Certificate of Occupancy or its functional equivalent, Hendry County shall consult with the applicable water supplier to determine whether adequate water supply to serve the new development will be available. The determination of adequate water supply prior to approval of a Certificate of Occupancy or its functional equivalent shall require a demonstration that an existing consumptive use permit has been issued to the supplier with sufficient allocation still available to serve the new development, given all other commitments for that allocation.

Policy 1.3.13: In cooperation with the School Board and the Cities of LaBelle and Clewiston, the County will implement the Interlocal Agreement for Hendry County, the City of LaBelle, the City of Clewiston, and the School Board of Hendry County, as required by Section 1013.33, Florida Statutes.

Policy 1.3.14: The County shall take into consideration the School Board comments and findings on the availability of adequate school capacity when considering the decision to approve comprehensive plan amendments and other land use decisions as provided for in Paragraph 163.3177(6)(a), Florida Statutes.

Policy 1.3.15: Where capacity will not be available to serve students from the property seeking a land use change, the County and/or the Cities will coordinate with the School Board to ensure adequate capacity is planned and funded. Where
feasible, in conjunction with the plan amendment, early dedications of school sites shall be encouraged.

Policy 1.3.16: In reviewing petitions for future land use, rezoning, or final subdivision and site plans for residential development, which may affect student enrollment or school facilities, the County will consider the following:

1. Providing school sites and facilities within planned neighborhoods;
2. Insuring the compatibility of land uses adjacent to existing schools and reserved school sites;
3. The co-location of parks, recreation and community facilities with school sites.
4. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;
5. Insuring the development of traffic circulation plans to serve schools and the surrounding neighborhood;
6. Providing off-site signalization, signage, access improvements and sidewalks to serve all schools;
7. The inclusion of school bus stops and turnarounds in new developments;
8. Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
9. School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions;
10. Available school capacity or planned improvements to increase school capacity and correct existing deficiencies; and
11. Whether the proposed location is consistent with school design and planning policies.

Policy 1.3.17: On an annual basis the County will review the School Board’s 5 Year Work Program (a/k/a Work Plan) for deficiencies in existing school facilities, for school facilities required to meet future needs, and for consistency with County planning.

Policy 1.3.18: Public transit facilities are exempt from concurrency.

Policy 1.3.19: The County shall adhere to the timing in the Schedule of the Capital Improvements, and any proposed developments requiring the facilities will not be permitted unless the facilities included in the Schedule are provided by the developer or are otherwise complete.
Capital Improvements Element
CAPITAL IMPROVEMENTS ELEMENT

GOAL 1: To develop a financially feasible program for the timely and efficient provision of public facilities within Hendry County consistent with the financial resources of the County.

OBJECTIVE 1.1:

Based on the identification of facility needs and Level of Service (LOS) standards contained in this Plan, Hendry County shall develop, annually review and revise a program of capital improvements designed to meet existing deficiencies, to meet the needs for future growth, and to provide for replacement of obsolete facilities.

Policy 1.1.1: The Capital Improvements Element shall be annually reviewed for adjustment, updating and/or amendment.

Policy 1.1.2: Capital improvements for inclusion in the Capital Improvements Element shall be defined consistent with Section 163.3177, Florida Statutes, and shall mean physical assets constructed to provide, improve or replace public facilities and which are large in scale, high in cost, typically nonrecurring, and often requiring multi-year financing. For the purpose of inclusion in this Element, capital improvements shall only include projects or programs with a total cost of more than $25,000.

Policy 1.1.3: The County shall establish a program for replacement and/or renewal of capital facilities to ensure that the levels of service do not fall below the standards established by the Plan. Criteria for replacement and/or renewal of capital facilities under the County’s fiscal responsibility, include such as historical and projected maintenance costs, number of accidents, number of users, changes in performance or regulatory standards, and other factors relating to the specific capital facility.

Policy 1.1.4: County sponsored projects that are under negotiation prior to adoption of the Comprehensive Plan (1991) shall be subject to the Policies of the Capital Improvement Element. Potential impacts of county-sponsored projects on the available capacity of the infrastructure to serve the projects shall be considered in accordance with the provisions of this Plan.

Policy 1.1.5: The County will, in conjunction with the annual process for preparation of the operating budget, prepare/update and adopt a five-year Schedule of Capital Improvements Projects (CIP), the first year of which shall be the annual capital portion of the adopted budget. The following criteria shall be followed in developing and updating the CIP:

a. The timetable for preparation shall be similar to that used for the preparation of the annual operating budget so that financial resources available for capital projects can be identified, implications of planned
capital projects on the operating budget can be reflected and concurrency can be attained;
b. The CIP shall include and identify those capital improvements required by the County to implement the Level of Service standards contained in this plan;
c. The CIP shall clearly identify sources of funding for the projects, within the Five-Year planning horizon. Funding for projects included in Years 1-3 of the CIP must be from committed sources, while funding for the remaining years can utilize estimated sources; and
d. This Element shall be reviewed annually in conjunction with the update of the CIP and shall be updated as needed to remain consistent with applicable new information.

Policy 1.1.6: Amendments for capital improvements not included in this Element may be made periodically to the Capital Improvement Projects and shall not require a Plan amendment. However, where amendments address facilities included in this element, such amendments shall only be made in conformity with the Plan.

Policy 1.1.7: The following criteria shall be used in evaluating proposed capital improvements:

a. Does the improvement eliminate existing infrastructure capacity deficiencies?
b. Does the improvement accommodate the need for facility capacity required by new development and redevelopment?
c. Is the improvement located so as to support projected growth patterns (either by being accessible and convenient to uses or by being remote from future population to avoid land use conflicts)?
d. Is the improvement consistent with plans of other agencies which provide facilities within the County?
e. Will the facility be available concurrent with the demands generated by existing permitted development and projected new development?
f. Will the financial impacts of the improvement (including both capital costs and recurring operating costs) be consistent with the County’s ability to support improvement?
g. Will the improvement meet the level of service standards identified in other elements of the Plan?

OBJECTIVE 1.2:

Hendry County shall manage its fiscal resources and responsibilities in order to ensure that the provisions of capital improvements does not exceed the County’s fiscal capability, and to ensure that the provision of facilities is prioritized in the most effective and efficient manner.

Policy 1.2.1: The County shall continue to prioritize each type of facility under its fiscal responsibility as follows:
Projects that eliminate hazards or to protect the public safety and health.
Projects needed to eliminate existing deficiencies.
Projects that are rational extensions of existing facilities.
Projects that promote infill development in existing development areas where other facilities are available.
Projects that accommodate redevelopment.
Projects for which outside sources of funding are available.
Projects that otherwise have lower budget impact.
Projects that include or further other projects of other entities, such as State agencies, the South Florida Water Management District, Big Cypress Seminole Reservation, and the Cities of Clewiston and LaBelle.

Policy 1.2.2: The County shall annually review the Capital Improvements Element for possible modification, reprioritizing, or other needed changes.

Policy 1.2.3: The County shall, as part of its annual budget review, adopt a capital budget consistent with the Comprehensive Plan requirements, and shall use its fiscal policies to direct capital expenditures for capital improvements that recognize the Policies of the other Elements of this Comprehensive Plan.

Policy 1.2.4: The County shall manage its debt by limiting outstanding capital debt to a 1:10 ratio of total annual debts service to total annual County revenues. The County’s fiscal Policies shall be consistent with this plan.

Policy 1.2.5: The County shall permit flexible or creative development techniques that can demonstrate more efficient use of public facilities.

Policy 1.2.6: The County will ensure the inclusion of the Five-Year Schedule of capital improvements of those projects necessary to address existing deficiencies and to meet future needs based upon achieving and maintaining the adopted level of service standards by the end of the 5 year planning period.

Policy 1.2.7: The County incorporates by reference the Hendry County School Board’s 5-Year Work Program (a/k/a Work Plan).
<table>
<thead>
<tr>
<th>Year</th>
<th>Project</th>
<th>Budget</th>
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<tr>
<td>2016</td>
<td>Airport Facilities</td>
<td>$10M</td>
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<tr>
<td>2017</td>
<td>Transportation Facilities</td>
<td>$8M</td>
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<tr>
<td>2018</td>
<td>MSBUs</td>
<td>$6M</td>
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<tr>
<td>2019</td>
<td>Potable Water &amp; Sanitary Sewer</td>
<td>$12M</td>
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<tr>
<td>2020</td>
<td>Parks &amp; Recreation</td>
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<tr>
<td>2021</td>
<td>Stormwater Management</td>
<td>$5M</td>
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</table>

*Table 1: Schedule of Capital Improvements 2016-2021 (Airport Facilities, Transportation Facilities, MSBUs, Potable Water & Sanitary Sewer, Parks & Recreation, Stormwater Management, Facilities)*
<table>
<thead>
<tr>
<th>No.</th>
<th>PROJECT</th>
<th>Location / Address</th>
<th>Description</th>
<th>Expenditure / Revenue Sources (s)</th>
<th>FY 2016-2017</th>
<th>FY 2017-2018</th>
<th>FY 2018-2019</th>
<th>FY 2019-2020</th>
<th>FY 2020-2021</th>
<th>TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Airglades</td>
<td>Airport</td>
<td>Design &amp; Construct Force Main from Airglades to Clewiston</td>
<td>$5,400,000 / $5,400,000 UF</td>
<td>$5,400,000</td>
<td>$5,400,000</td>
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<td>3.</td>
<td>LaBelle</td>
<td>Airport</td>
<td>Land Acquisition Purchase RPZ lots and/or abutting Airport Property</td>
<td>$133,333 / $106,667 DOT $26,666 LAB</td>
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<td>LaBelle</td>
<td>Airport</td>
<td>Design and Construct Access from SR 29 (Rodeo Drive)</td>
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<td>5.</td>
<td>LaBelle Airport</td>
<td>Master Plan Update</td>
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<td>6.</td>
<td>Airglades Airport</td>
<td>Construct Runway: Site Preparation</td>
<td>7,500,000 / $7,500,000 UF</td>
<td>$4,150,000 / $4,150,000 UF</td>
<td>$4,150,000 / $4,150,000 UF</td>
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<td>7.</td>
<td>Airglades Airport</td>
<td>Construct Runway: Runway and Parallel Taxiway System</td>
<td>$25,034,000 / $25,034,000 UF</td>
<td>$41,724,000 / $41,724,000 UF</td>
<td>$42,142,000 / $42,142,000 UF</td>
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<td>$108,900,000 / $108,900,000 UF</td>
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<td>8.</td>
<td>Airglades Airport</td>
<td>Construct Runway: Apron and Adjacent Taxiway System</td>
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<td>$12,870,000 / $12,870,000 UF</td>
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<td>$47,200,000 / $47,200,000 UF</td>
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<td>9.</td>
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<td>Design, permit and construct Aircraft Conversion and Modification Center</td>
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<td>$12,949,196 / $12,949,196 UF</td>
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<td>10</td>
<td>Airglades Airport</td>
<td>Design, permit and construct MD-11 Aircraft Parking</td>
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<td>Airglades Airport</td>
<td>Design, permit and construct Education Center</td>
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<td>$331,606 / $331,606 UF</td>
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<td>$66,957,725 / $371,666 LAB $1,518,126 DOT $283,131 FAA $64,284,802 UF</td>
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Notes: Projects & Expenditures per adopted Ordinance 2016-19

Abbreviations: LAB – LaBelle Airport Budget
DOT – Florida Dept. of Transportation
FAA – Federal Aviation Administration
UF- Unfunded
### Table 1
SCHEDULE OF CAPITAL IMPROVEMENTS 2016-2021
TRANSPORTATION IMPROVEMENTS/ENHANCEMENTS

<table>
<thead>
<tr>
<th></th>
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<td>Location / Address</td>
<td>Description</td>
<td>Expenditure / Revenue Sources (s)</td>
<td>Expenditure / Revenue Sources (s)</td>
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<td>Expenditure / Revenue Sources (s)</td>
<td>Expenditure / Revenue Sources (s)</td>
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<tr>
<td>1.</td>
<td>SR80: From Dalton Ln to Indian Hills</td>
<td>Add lanes &amp; Reconstruct (Eng, Env, ROW, &amp; Cons)</td>
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<td>$37,704,836 / $37,704,836 DOT</td>
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<td>2.</td>
<td>SR80: From Indian Hills to CR 833</td>
<td>Add lanes &amp; Reconstruct (Eng, ROW &amp; Cons)</td>
<td>$41,577,839 / $41,577,839 DOT</td>
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<td>$41,577,839 / $41,577,839 DOT</td>
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<td>3.</td>
<td>SR29: From Spencer to North of Cowboy Way</td>
<td>Add lanes &amp; reconstruct (ENV &amp; ROW)</td>
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<td>$50,000 / $50,000 DOT</td>
<td>$14,086,618 / $14,086,618 DOT</td>
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<td>4.</td>
<td>Sonora Avenue: From WC Owen Ave to Davidson Road</td>
<td>Resurfacing</td>
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<td>Expenditure / Revenue Sources (s)</td>
<td>Expenditure / Revenue Sources (s)</td>
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<td>5.</td>
<td>E. Basilian Crescent from WC Owen Ave to Dean Duff</td>
<td>Sidewalks</td>
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<td>$48,700 / $48,700 DOT</td>
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<tr>
<td>6.</td>
<td>CR 78 - Various Locations</td>
<td>Sidewalks</td>
<td>$617,200 / $617,200 DOT</td>
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<td>$617,200/ $617,200 DOT</td>
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<tr>
<td>7.</td>
<td>CR 78 / Old CR 78: From 497 CR 78 to SR 29</td>
<td>Sidewalks</td>
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<td>$263,558/ $263,558 DOT</td>
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<td>$326,657/ $326,657 DOT</td>
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<td>8.</td>
<td>Helms Rd Extension: From SR29 to SR 80</td>
<td>New Roadway (Eng/Env/ ROW/Cons)</td>
<td>$1,326,484 / $1,326,484 DOT</td>
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<td>11.</td>
<td>CR 78: From Kirby Thompson Rd to Ft. Denaud Bridge Way</td>
<td>Widening / Resurfacing</td>
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<td>Expenditure / Revenue Sources (s)</td>
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<tr>
<td>11.</td>
<td>CR 78: From Kirby Thompson Rd to Ft. Denaud Bridge Way</td>
<td>Widening / Resurfacing</td>
<td>$1,059,273 / $1,059,273 DOT</td>
<td>$1,059,273 / $1,059,273 DOT</td>
<td>$1,059,273 / $1,059,273 DOT</td>
<td>$1,059,273 / $1,059,273 DOT</td>
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<td>15.</td>
<td>SR80: From Grandma Blvd to Huggett Rd</td>
<td>Resurface</td>
<td>$1,198,275 / $1,198,275 DOT</td>
<td>$1,198,275 / $1,198,275 DOT</td>
<td>$1,198,275 / $1,198,275 DOT</td>
<td>$1,198,275 / $1,198,275 DOT</td>
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<td>16.</td>
<td>Ft. Denaud Rd: From Ft. Denaud Bridge Way to Huggetts Rd.</td>
<td>Resurface</td>
<td>$1,323,383/ $1,323,383 DOT</td>
<td>$63,147 / $63,147 DOT</td>
<td>$6,329,823 / $6,329,823 DOT</td>
<td>$210,000/ $210,000 DOT</td>
<td>$1,323,383/ $1,323,383 DOT</td>
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<tr>
<td>17.</td>
<td>SR 29: From South of CR 832 to South of C Rd</td>
<td>Resurface</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$6,392,970 / $6,392,970 DOT</td>
</tr>
<tr>
<td>18.</td>
<td>US 27: Sidewalks in Clewiston at various locations</td>
<td>Sidewalks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$210,000/ $210,000 DOT</td>
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<tr>
<td>19.</td>
<td>CR 80A: From SR 80 East to Bridge St.</td>
<td>Resurface</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,055,158/ $1,055,158 DOT</td>
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<tr>
<td>20.</td>
<td>CR 835: From 6.8 miles S. of US 27 to 5.8 miles S of US 27</td>
<td>Resurface</td>
<td>$856,054/ $856,054 DOT</td>
<td></td>
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<td>$1,801,931 / $1,801,931 DOT</td>
<td>$1,801,931 / $1,801,931 DOT</td>
<td>$1,801,931 / $1,801,931 DOT</td>
<td>$1,801,931 / $1,801,931 DOT</td>
<td>$1,801,931 / $1,801,931 DOT</td>
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<td>22.</td>
<td>Miscellaneous Resurfacing of County Roads</td>
<td>Resurface</td>
<td>$250,000 / $250,000 CTTF</td>
<td>$255,000 / $255,000 CTTF</td>
<td>$526,000 / $526,000 CTTF</td>
<td>$350,000 / $350,000 CTTF</td>
<td>$303,000 / $303,000 CTTF</td>
</tr>
<tr>
<td>23.</td>
<td>Safety Improvements to CR 833, CR 835 &amp; CR 846</td>
<td>Guardrail</td>
<td>$860,000 / $860,000 DOT</td>
<td>$860,000 / $860,000 DOT</td>
<td>$7,913,600 / $7,913,600 DOT</td>
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<tr>
<td>24.</td>
<td>Harlem Sidewalks at Various Locations</td>
<td>Sidewalks</td>
<td></td>
<td></td>
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<td>$141,000 / $141,000 DOT</td>
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<tr>
<td>25.</td>
<td>Ft. Thompson Ave from SR 29 to SR 80</td>
<td>Sidewalks</td>
<td></td>
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<td>$122,500 / $122,500 DOT</td>
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DOT: Department of Transportation, CTTF: County Transportation Fund
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<tr>
<td>26</td>
<td>Royal Palm Ave &amp; Ponce De Leon Ave</td>
<td>Sidewalks</td>
<td>$88,948,594 / $250,000 CTTF $88,698,594 DOT</td>
<td>$15,046,592 / $255,000 CTTF $14,791,592 DOT</td>
<td>$11,702,791 / $526,000 CTTF $1,176,791 DOT</td>
<td>$10,080,953 / $350,000 CTTF $9,730,953 DOT</td>
<td>$2,442,431 / $303,000 CTTF $2,139,431 DOT</td>
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</table>

Notes: Projects & Expenditures per adopted Ordinance 2016-19
Abbreviations: DOT – Florida Department of Transportation
CTTF – County Transportation Tax Fund
UF - Unfunded
OT- Other
<table>
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</tr>
<tr>
<td>1.</td>
<td>Mid County</td>
<td></td>
<td>Design Permit Control Structure and Paving</td>
<td>$75,000/ $75,000 MSBU</td>
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<tr>
<td>2.</td>
<td>Four Corners</td>
<td></td>
<td>Construction of Drainage Improvements</td>
<td>$4,200,000/ $4,200,000 UF</td>
<td>------</td>
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<tr>
<td>3.</td>
<td>East Hendry County Drainage District</td>
<td></td>
<td>Drainage Study</td>
<td>$25,000/ $25,000 MSBU</td>
<td>------</td>
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<tr>
<td>4.</td>
<td>East Hendry Co. Drainage District</td>
<td></td>
<td>New Pump</td>
<td>$52,000/ $52,000 MSBU</td>
<td>------</td>
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<td>ANNUAL TOTALS</td>
<td>$4,352,000 / $4,200,000 UF $152,000 MSBU</td>
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Notes: Projects & Expenditures per adopted Ordinance 2016-19
Abbreviations: MSBU – Municipal Service Benefit Unit
UF – Unfunded
Table 1

SCHEDULE OF CAPITAL IMPROVEMENTS 2016-2021
POTABLE WATER & SANITARY SEWER IMPROVEMENTS/ENHANCEMENTS

<table>
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<tr>
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<tr>
<td>1.</td>
<td>PLUS</td>
<td>On-site Aquifer Performance Testing of Sandstone Aquifer</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>$80,000 / $80,000 PLUS</td>
<td>$80,000 / $80,000 PLUS</td>
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<tr>
<td>2.</td>
<td>PLUS</td>
<td>Reclaimed Water Feasibility Study</td>
<td>-----</td>
<td>-----</td>
<td>$75,000 / $75,000 PLUS</td>
<td>$75,000 / $75,000 PLUS</td>
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<tr>
<td>3.</td>
<td>West Hendry</td>
<td>West Hendry Floridan Aquifer Study</td>
<td>-----</td>
<td>$1,500,000 / $1,500,000 OT</td>
<td>$1,500,000 / $1,500,000 OT</td>
<td></td>
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<tr>
<td></td>
<td>ANNUAL TOTALS</td>
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</tbody>
</table>

Notes: Projects & Expenditures per adopted Ordinance 2016-19
Abbreviations: PLUS – Port LaBelle Utility System
UF – Unfunded
OT – Developer, governmental entity or quasi-governmental entity
DEP – Florida Dept. of Environmental Protection
Table 1
SCHEDULE OF CAPITAL IMPROVEMENTS –2016-2021
PARKS, RECREATION, & OPEN SPACE IMPROVEMENTS/ENHANCEMENTS

<table>
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</thead>
<tbody>
<tr>
<td>1.</td>
<td>1. Hendry – LaBelle Regional Sports Park Complex</td>
<td>Improvements to recreational facility</td>
<td>-----</td>
<td>$50,000 / $50,000 FRDAP</td>
<td>$50,000 / $50,000 FRDAP</td>
<td>$50,000 / $50,000 FRDAP</td>
<td>$50,000 / $50,000 FRDAP</td>
<td>$200,000 / $200,000 FRDAP</td>
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<tr>
<td>2.</td>
<td>2. Hendry-LaBelle Community Civic Park Soccer Field</td>
<td>Lights &amp; Bleachers w/concrete pads</td>
<td>-----</td>
<td>$50,000 / $50,000 FRDAP</td>
<td>$50,000 / $50,000 FRDAP</td>
<td>$50,000 / $50,000 FRDAP</td>
<td>$50,000 / $50,000 FRDAP</td>
<td>$200,000 / $200,000 FRDAP</td>
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<tr>
<td>3.</td>
<td>3. East Recreation – Bo Pelham Park</td>
<td>Pavilion, Lighting, Fencing, Water Fountains</td>
<td>-----</td>
<td>$50,000 / $50,000 FRDAP</td>
<td>$50,000 / $50,000 FRDAP</td>
<td>$50,000 / $50,000 FRDAP</td>
<td>$50,000 / $50,000 FRDAP</td>
<td>$200,000 / $200,000 FRDAP</td>
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<tr>
<td>4.</td>
<td>4. Hendry-LaBelle Recreation Pioneer Plantation Community Center</td>
<td>Improvements to Recreation Facility</td>
<td>-----</td>
<td>$50,000 / $50,000 FRDAP</td>
<td>$50,000 / $50,000 FRDAP</td>
<td>$50,000 / $50,000 FRDAP</td>
<td>$50,000 / $50,000 FRDAP</td>
<td>$200,000 / $200,000 FRDAP</td>
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<tr>
<td>5.</td>
<td>5. East Recreation – Harlem Gym</td>
<td>Facility rehab/upgrade: 1) locker room – roof and floor 2) gym – roof, windows, and floor</td>
<td>$80,000 / $80,000 UF</td>
<td>$17,000 / $17,000 UF</td>
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<td>------</td>
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<td>$97,000 / $97,000 UF</td>
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<td>6.</td>
<td>East Recreation Sports Complex</td>
<td>East Recreation Sports Complex</td>
<td>Rehabilitation: Exterior Paint Shop, Gym &amp; Pool Facility</td>
<td>$5,000 / $5,000 UF</td>
<td>$5,000 / $5,000 UF</td>
<td>$15,000 / $15,000 UF</td>
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<td>$25,000 / $25,000 UF</td>
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<td>7.</td>
<td>East Recreation Harlem Gym</td>
<td>East Recreation Harlem Gym</td>
<td>Upgrade Restroom Facility, Small Office, Central A/C, Fencing</td>
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<td>$43,000 / $43,000 UF</td>
<td>$50,000 / $50,000 UF</td>
<td>$15,000 / $15,000 UF</td>
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<td>$108,000 / $108,000 UF</td>
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<td>8.</td>
<td>East Recreation Shower Rooms</td>
<td>East Recreation Shower Rooms</td>
<td>Rehab and upgrade shower rooms</td>
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<td></td>
<td></td>
<td>$20,000 / $20,000 UF</td>
<td></td>
<td>$20,000 / $20,000 UF</td>
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<td></td>
<td>ANNUAL TOTALS</td>
<td>$85,000 / $85,000 UF</td>
<td>$265,000 / $200,000 FRDAP $65,000 UF</td>
<td>$265,000 / $200,000 FRDAP $65,000 UF</td>
<td>$235,000 / $200,000 FRDAP $35,000 UF</td>
<td>$200,000 / $800,000 FRDAP $250,000 UF</td>
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**Notes:** Projects & Expenditures per adopted Ordinance 2016-19

**Abbreviations:**
- UF – Unfunded
- FRDAP – Florida Recreation Development Assistance Program
- MSBU - Municipal Service Benefit Unit
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<tbody>
<tr>
<td>1.</td>
<td>Ft. Denaud Cemetery</td>
<td>Stormwater Management System (Perimeter Berm)</td>
<td>$250,000 / $250,000 UF</td>
<td>$250,000 / $250,000 UF</td>
<td>$250,000 / $250,000 UF</td>
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<td>$750,000 / $750,000 UF</td>
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<td>2.</td>
<td>Historic Courthouse</td>
<td>Structural repairs</td>
<td>$1,537,000 / $1,537,000 CNTY</td>
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<td>$500,000 / $500,000 BHP</td>
<td>$500,000 / $500,000 BHP</td>
<td>$500,000 / $500,000 BHP</td>
<td>$3,037,000 / $1,537,000 CNTY / $1,500,000 BHP</td>
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<td>3.</td>
<td>Sheriff’s Office and Jail</td>
<td>New Facility: Construction Expansion &amp; Demolition</td>
<td>$24,654,000 / $24,654,000 UF</td>
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<td>-----</td>
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<td>$24,654,000 / $24,654,000 UF</td>
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<td></td>
<td><strong>ANNUAL TOTALS</strong></td>
<td></td>
<td>$26,441,000 / $26,494,000 UF / $1,537,000 CNTY</td>
<td>$250,000 / $250,000 UF</td>
<td>$750,000 / $500,000 BHP / $250,000 UF</td>
<td>$500,000 / $500,000 BHP</td>
<td>$500,000 / $500,000 BHP</td>
<td>$28,441,000 / $25,494,000 UF / $1,537,000 CNTY / $1,500,000 BHP</td>
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Notes: Projects & Expenditures per adopted Ordinance 2016-19

Abbreviations: UF – Unfunded
BHP – Bureau of Historic Preservation
DACS – Department of Agriculture and Consumer Services
CNTY – Hendry County
Intergovernmental Coordination Element
INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 1: To proactively coordinate planning and development plans and activities with local, state, and regional governmental units, districts, boards, and agencies, when relevant. The County shall coordinate the adopted comprehensive plan with the plans of adjacent municipalities, and adjacent counties.

OBJECTIVE 1.1: COORDINATION OF PLAN INTERACTION

Hendry County will coordinate the implementation of the Comprehensive Plan amendments as it relates to Hendry County with other governmental entities and will direct all points of interaction between and among these entities.

Policy 1.1.1: Hendry County will continue to be an active participant and observer in the feasibility study being conducted by the U.S. Army Corp of Engineers in the Restudy of the Caloosahatchee River to ensure that Hendry County's water use/reuse supply remains adequate for its future population.

Policy 1.1.2: In order to keep other governmental entities informed, copies of amendments to the Comprehensive Plan will be sent to adjacent governmental and jurisdictional entities and other appropriate agencies for their review and comments during the adoption process.

Policy 1.1.3: Hendry County will continue to coordinate with Lee County on the Hendry-Lee County sanitary landfill.

Policy 1.1.4: Hendry County will furnish copies of proposed rezoning of major developments or improvements proposed adjacent to the boundary of the Cities of Clewiston and LaBelle, and adjacent counties.

Policy 1.1.5: Hendry County will coordinate public service delivery with the Cities of LaBelle and Clewiston.

1. Annexation/de-annexation request will include:

   a. Identifying the municipal service area;

   b. Identifying an unincorporated service area;

   c. Identifying the local government responsible for delivery and funding of the following services within the municipal service area and the unincorporated service area:

      i. Public safety

      ii. Fire, and emergency medical;
iii. Water and wastewater utilities;

iv. Road ownership, construction and maintenance;

v. Conservation, parks, and recreation; and

vi. Storm water management and drainage.

d. Addressing the provision of any services and infrastructure not currently provided by an electrical utility or natural gas transmission company;

e. Establishing a process and schedule for annexation of areas within the designated municipal service area consistent with State law;

f. Establishing a process for land use decisions consistent with the requirements of state law including, but not limited to establishing procedures for preparing and adopting comprehensive plan amendments; administering land development regulations and issuing development authorizations; and providing that the County Comprehensive Plan shall control until and unless the City annexes the property and amends it Comprehensive Plan accordingly;

g. Addressing any other issues associated with service delivery including, but not limited to the transfer of services, infrastructure and fiscal compensation between the County and City;

h. Addressing the joint use of facilities and the co-location of services; and

i. Providing for a report to the County of the City’s planned service delivery as provided by statute or the Interlocal Agreement.

2. Within 30 days after annexation or subtraction of territory, the County will apply for any modifications to permits from the South Florida Water Management District or the Florida Department of Environmental Protection which are necessary to reflect changes to the entity that is responsible for managing such permits.

Policy 1.1.6: Coordinate with the South Florida Water Management District concerning wetland mapping, permitting in wetland areas, protection of groundwater aquifer recharge areas and cones of influence, the locations of well-fields for public portable water supplies, water use/reuse, and the water quality of the Caloosahatchee River and Lake Okeechobee.

Policy 1.1.7: Hendry County shall request that the School Board submit for review information on renovations, additions, and proposed expansions to property
owned by the School Board to ensure the availability of public facilities and land use consistency, as the proposal relates to future planned improvements.

**Policy 1.1.8:** Hendry County shall include a representative of the Hendry County School Board as a voting member of the Local Planning Agency, in an effort to advise the School Board of all Plan amendments, rezoning, and proposed developments that may affect the location of new schools and proposed improvements.

**Policy 1.1.9:** During pre-development program planning and site selection activities, the County, as service provider, will coordinate with the Hendry County Public School system to consider all reasonable opportunities to collocate new libraries, parks, and other facilities with public schools, where compatible, and to determine whether the potential exists to create logical focal points for community activity. Early review and coordination activities will be modified as necessary to timely consider these potentials.

**Policy 1.1.10:** The County will maintain, as particular area of attention in its planning program, a systematic review of the aesthetics, physical conditions, financial feasibility, and use of technology between unincorporated areas and adjacent counties and cities in an effort to improve the appearance of these areas and the compatibility and transition between the adjoining communities. Joint planning area agreements will be implemented as appropriate.

**OBJECTIVE 1.2: RESOLUTION OF ISSUES**

The County shall use negotiations to help resolve any conflicts that may arise in intergovernmental coordination.

**Policy 1.2.1:** Hendry resolution process when necessary to mediate the resolution of conflicts with other local governments and regional agencies. The county may use alternative procedures whenever appropriate form the matter of imminent dispute, including agreements authorized by State law, or other non-litigation approaches. County shall use the Southwest Florida Regional Planning Council’s dispute

**OBJECTIVE 1.3:**

The County will use intergovernmental partnerships with municipal and other local jurisdictions in addition to coordinating with agencies and organizations such as Enterprise Florida, Florida Department of Transportation, Florida Freshwater Frontier (FFF), Florida Department of Economic Opportunity (FDEO), Hendry County Tourist Development Council (HCTDC), Southwest Florida Regional Planning Council (SWFRPC) and Workforce Florida, Inc. in order
Policy 1.3.1: When it is advantageous, the County will join other governmental entities, in securing grant assistance for economic development.

OBJECTIVE 1.4: INTERLOCAL AGREEMENTS/COORDINATION

To further the planning process and discourage intergovernmental conflicts, the County has established interlocal agreements and/or coordination policies between the School Board, municipalities, and adjacent jurisdictions.

Policy 1.4.1: Interlocal Agreements and/or coordination policies with the School Board and the cities of LaBelle and Clewiston, as well as adjacent counties or special districts, as applicable, shall be established by the County to ensure joint collaboration and coordination for the planning of high quality public school facilities that meet the needs of the County’s and cities’ existing and future population.

Policy 1.4.2: The Interlocal Agreement and/or coordination policies shall include the provisions that are designed to advise the School Board, adjacent counties, special taxing districts and municipalities of proposed developments that could impact their jurisdiction.

Policy 1.4.3: Through informal meetings, Hendry County shall notify adjacent local governments of land use changes that may have a regional impact. Furthermore, the County shall request the assistance of the Southwest Florida Regional Planning Council to disseminate proposed land use changes that will affect more than one local government.

Policy 1.4.4: The County, although not currently impacted, shall coordinate with the State of Florida University System or the Hendry County School Board regarding campus master plans.

OBJECTIVE 1.5:

The County, the cities, and the School Board shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

Policy 1.5.1: On an ongoing basis, the County and cities shall establish new and review existing coordination mechanisms that will evaluate and address comprehensive plans and programs and their effects on the comprehensive plans developed for the adjacent local governments, School Board, and other units of local government providing services but not having regulatory authority over use of land and the State, by an annual county-wide forum, joint meetings or other types of forums with other agencies. Assistance for...
this effort shall be requested from regional and state agencies, as needed.

Policy 1.5.2: On an annual basis, after the update of the Five-Year Work Program, the School Board shall provide information from their five-year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the County and the cities, each year, a general education facilities report. The educational facilities report shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board’s Capital Improvement Plan, including planned facilities with funding representing the district’s unmet needs.

Policy 1.5.3: In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within Hendry County, the Board of County Commissioners, the City of LaBelle, the City of Clewiston and the School Board shall meet jointly to develop mechanisms for coordination as provided in the Interlocal Agreement. Such efforts may include:

1. Coordinated submittal and review of the annual capital improvements program of the County, the annual capital improvements program of each City, and the School Board’s Annual Five-Year Work Program update, any annual educational facilities report, and the Five-Year School Plant Survey when updated or modified;

2. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure;

3. Coordinated review of residential planned developments or mixed-use planned developments involving residential developments;

4. Use of a unified data base including population (forecasts of student population), land use and facilities;

5. Use of the planning staff from the County, the cities and the School Board, to review coordinated siting of schools with parks for multifunctional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

Policy 1.5.4: The County shall include a representative of the school district, appointed by the School Board, as a voting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

Policy 1.5.5: The County shall coordinate with the School Board regarding annual review of school enrollment projections, and procedures for annual update and
Policy 1.5.6: Hendry County will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the County Comprehensive Plan, pursuant to the Interlocal Agreement.

Policy 1.5.7: Hendry County shall allow schools in the Agriculture, Public, Low Density Residential, Medium Density Residential, High Density Residential, and Special Density land use categories, consistent with the following criteria.

1. Schools shall be located in a coordinated manner ensuring that the planning, construction, and opening of educational facilities are coordinated in timing and location, concurrent with both need and necessary services and infrastructure, and to ensure compatibility with the Comprehensive Plan.

2. The proposed location is compatible with present and projected uses of adjacent property.

3. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.

4. The proposed location is not within a velocity flood zone or floodway.

5. Proposed school sites should be located away from industrial uses, railroads, airports, and similar land uses to avoid noise, odor, dust, and traffic impacts and hazards.

6. Disrupting influences caused by school yard noises and traffic shall be buffered to ensure sufficient distances from hospitals, adult communities, and nursing homes.

7. In the planning, siting, land acquisition and development of the facility, evaluation shall include consideration of the student population density of the area and public safety.

8. There are no significant environmental constraints that would preclude development of a public educational facility on the site.

9. Hendry County shall advise the School Board of all Plan amendments that may affect the location of new schools and proposed improvements.

Policy 1.5.8: The County will coordinate with the Heartland Transportation Planning Organization (TPO) Long Range Transportation Plans to ensure funding for safe access to schools including: development of sidewalk inventories and list of priority projects coordinated with the School Board.

Policy 1.5.9: The County, cities, as applicable, and School Board will jointly determine the need for and timing of on-site and off-site improvements including...
water, sewer, roads, drainage, sidewalks, bus stops, signalization, bike paths and other infrastructure necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

**Policy 1.5.10:** The County, cities, and School Board will work to find opportunities to collaborate on transit and bus routes to better serve citizens and students.

**Policy 1.5.11:** The County will coordinate with the School Board to continue to permit the shared-use and co-location of school sites with County and or city facilities with similar facility needs, according to the Interlocal Agreement, as it may be amended. The County will coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

**Policy 1.5.12:** The County will continue to work with the School Board to coordinate efforts to build new school facilities, and facility rehabilitation and expansions, to be designed to serve as and provide emergency shelters as required by Section 163.3177, Florida Statutes. The County will coordinate with the School Board to fulfill the requirements of Section 1013.372, Florida Statutes, such that as appropriate new educational facilities will serve as public shelters for emergency management purposes and shall coordinate with the School Board regarding emergency preparedness issues and plans.

**Policy 1.5.13:** The County will coordinate anticipated students growth based on future land use map projections of housing units with the School Board’s long range facilities needs over the 5-year, 10-year and 20-year periods.

**Policy 1.5.14:** The County and the School Board will coordinate during updates or amendments to the Comprehensive Plan and updates or amendments to long-range plans for School Board facilities.
Economic Development Element
ECONOMIC DEVELOPMENT ELEMENT

GOAL 1: Hendry County will strive to achieve and maintain a diversified and stable economy by providing a positive business climate that assures maximum employment opportunities while maintaining a high quality of life.

OBJECTIVE 1.1:

Hendry County will promote the conservation and enhancement of natural, cultural, and social resources that represent the County’s agriculture, retirement, recreation, and tourist-oriented economy.

Policy 1.1.1: Hendry County will encourage the development of diverse cultural facilities through public, private or public/private partnerships that meet the needs of the residents and visitors of the county.

Policy 1.1.2: Hendry County will cooperate with state and regional entities and other social service providers to encourage the implementation of programs and facilities that assist the elderly population of the County.

Policy 1.1.3: Hendry County will encourage the preservation of sensitive natural resources, including wetlands, estuaries, clean air and water, historic resources, scenic vistas, and other unique natural resources.

Policy 1.1.4: Hendry County will continue to support locating viable industry to the existing industrial areas surrounding the airport in LaBelle and Airglades in Clewiston.

OBJECTIVE 1.2:

Hendry County will support programs that are designed to expand and enhance the tourism industry.

Policy 1.2.1: Hendry County will continue to support the local tourism industry and work with the cities of LaBelle and Clewiston, the Economic Development Council, and the Chamber of Commerce, and the Tourist Development Council.

Policy 1.2.2: Hendry County will support the research efforts of appropriate entities to accurately measure the economic impact of tourism.

Policy 1.2.3: Hendry County will support the development of ecotourism in the County.
OBJECTIVE 1.3:

Hendry County will support public and private programs, and initiatives which are designed to promote and encourage the recruitment of new industry and job creation as well as the expansion of retention of existing industries in order to diversify the County’s economic base.

Policy 1.3.1: Hendry County will continue to support efforts of the Economic Development Council in promoting the expansion and diversification of the county’s economic base.

Policy 1.3.2: Hendry County, in coordination with appropriate entities, will continue programs that encourage and assist in the location of new companies that build on the traditional economic base.

Policy 1.3.3: Hendry County will encourage agriculture industry programs to maintain or improve its economic viability, provide necessary support, and promote Hendry County produce.

Policy 1.3.4: Hendry County will continue to implement the Enterprise Zone Program and survey interests of business owners to continue the program past December 31, 2005 every five years, will assess the program’s effectiveness through the annual report to the Governor’s Office of Trade, Tourism and Economic Development (OTTED).

Policy 1.3.5: Hendry County will support the economic development initiatives of regional, county, and local nonprofit organizations.

OBJECTIVE 1.4:

Hendry County will encourage the expansion and development of educational facilities and programs that complement economic development and diversification.

Policy 1.4.1: Hendry County will continue to coordinate with and assist the Hendry County School Board in the orderly and rational expansion of educational facilities that enhance economic growth and a desired quality of life.

Policy 1.4.2: Hendry County will encourage and promote the development of higher education programs and facilities including, but not limited to, business and commerce, health services, technologies, and education curriculums.

Policy 1.4.3: Hendry County will encourage institutions of higher learning to develop cooperative and integrated curriculums that enhance and increase the productivity of the local work force and attract industries and skilled workers.
DEFINITIONS

The following definitions were taken verbatim from either the Florida Statutes (F.S.) 163.3164 or the Code of Federal Regulations (CFR), and should be applied as appropriate to the implementation, administration and enforcement of this Comprehensive Plan.

*Adjusted for family size* means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility otherwise determined, based upon a formula as established by the United States Department of Housing and Urban Development.

*Adjusted gross income* means all wages, regular cash or non-cash contributions from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.

*Affordable housing* means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30% of the amount which represents the percentage of the median adjusted gross annual income for households or persons.

*Agricultural uses* means activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.

*Amendment* means any action of the Board of County Commissioners which has the effect of amending, adding, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adopting ordinance, but shall not mean legislative act which only codifies ordinances or make corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in ss 163.3177(3)(b), F.S., and corrections, updates, or modifications of current costs in other elements, as provided in ss 163.3187(2), F.S.

*Arterial road* means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed.

*Bicycle and pedestrian ways* means any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

*Capital improvements* means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvements is generally nonrecurring and may require multi-year financing. For the purpose of this definition, physical assets shall be identified as projects costing $25,000 or more, and is identified in the capital improvements element.

*Clustering* means the grouping together of structures and infrastructure on a portion of a development site.
Collector road means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

Commercial uses means activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

Community park means a park located near major roadways, and designed to serve the needs or more than one neighborhood.

Compatibility means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Comprehensive Plan (F.S. 163.3164) means a plan that meets the requirements of ss.163.3177 and 163.3178

Concurrency means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

Concurrency Management System means the procedures and/or process that the County uses to assure that final permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

Cone of influence means an area around one or more major waterwells, the boundary of which is determined by the County having specific authority to make such a determination, based on groundwater travel or drawdown depth.

Conservation uses means activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.

Density means an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.

Detailed Specific Area Plan (DSAP) is a planned unit development zoning district that implements a Sector Plan pursuant to Section 163.3245(3)(b), F.S.

Developer (F.S. 163.3164) means any person, including a governmental agency, undertaking any development.

Drainage basin or stormwater basin means the area defined by topographic boundaries which contributes stormwater to a watershed, drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

Educational uses means activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department
of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

*Environmentally sensitive lands* means areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems. Nothing in this definition shall be construed to prohibit silvicultural operations which employ the Florida Department of Agriculture and Consumer Affairs Best Management Practices as revised in 1993.

*Evaluation and appraisal report* means an evaluation and appraisal report as adopted by the County Commission in accordance with the requirements of Chapter 163.3191, F.S.

*Floor Area Ratio (FAR)* means a measurement of the intensity of buildings developed on the site. A floor area ratio is the relationship between the gross floor area on a site and the gross land area. The FAR is calculated by adding together the gross floor areas (square footage) of all buildings on the site and dividing that figure by the gross land area.

*Final Permit* means a permit for land development activity which actually authorizes commencement of construction or development activity, specifically including: building permits, final subdivision plat approval, site development plan approval and site improvement plan approval.

*Floodprone area* means areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

*Foster care facility* means a facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

*Goal* means the long-term toward which programs or activities are ultimately directed.

*Group home* means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregated Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

*Hazardous waste* means solid waste, or a combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in morality or an increase in serious potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

*High recharge area or prime recharge area* means an area so designated by the South Florida Water Management District governing board. High recharge and prime recharge areas shall receive a level of protection commensurate with their significance to natural system or their status as current or future sources of potable water.
**Historic resources** means all areas, districts or sites containing properties listed on the Florida Master Site File, the Natural Register of Historic Places, or designated by the County Commissions as historically, architecturally, or archaeologically significant.

**Industrial uses** means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

**Infrastructure** means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water system; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

**Institution** includes educational facilities (public or private), preschool and day care facilities, churches, cemeteries without funeral homes, community centers, fraternal lodges, hospitals, religious retreats, assisted living facilities, and all other similar uses.

**Interagency hazard mitigation report** means the recommendations of a team of federal, state, regional, or local officials which address measures to reduce the potential for future flood losses and which is prepared in response to a Presidential Disaster Declaration.

**Land** (F.S. 163.3164) means the earth, water, and air, above, below, or on the surface includes any improvements or structures customarily regarded as land.

**Land development regulations** (F.S. 163.3164) means ordinances enacted by the County Commissioners for the regulations of any aspect of development and includes any zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.

**Land use** (F.S. 163.3164) means the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.

**Level of service** means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

**Local road** means a roadway providing service of which is relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

**Low income household** means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80% of the median annual adjusted gross income for households within the state, or 80% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the County in which the person or family resides, whichever is greater.
**Manufacture home** means a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act.

**Mineral** means all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy mineral, and any rare earth, which are contained in the soils or waters of the state.

**Mobile home** means a structure, transportable in one or more sections, which is eight body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. For tax purposes, the length of a mobile home is the distance from the exterior of the wall nearest to the drawbar and coupling mechanism to the exterior of the wall at the opposite end of the home where such walls enclose living or other interior space. Such distance includes expandable rooms, but excludes bay windows, porches, drawbars, couplings, hitches, wall and roof extensions, or other attachments that do not enclose interior space. In the event that the mobile home owner has no proof of the length of the drawbar, coupling, or hitch, then the tax collector may in his or her discretion either inspect the home to determine the actual length or may assume four feet to be the length of the drawbar, coupling, or hitch.

**Moderate income household** means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120% of the median annual adjusted gross income for households within the state, or 120% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the County in which the person or family resides, whichever is greater.

**Natural drainage features** means the naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

**Natural groundwater aquifer recharge areas or natural groundwater recharge areas or groundwater recharge areas** means areas contributing to or providing volumes of water which make a contribution to the storage or regional flow of an aquifer.

**Neighborhood park** means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

**Non-point source pollution** means any source of water pollution that is not a point source.

**Objective** means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

**Open spaces** mean undeveloped lands suitable for passive recreation or conservation uses.

**Parcel of land** (F.S. 163.3164) means any quantity of land capable of being described with such definiteness that its locations and boundaries may be established, which is designated by its owner or developer as land to be used, or developed as, a unit or which has been used or developed as a
Park means a neighborhood, community, or regional park.

Person (F.S. 163.3164) means an individual, corporation, governmental agency, business trust, estate, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

Point source pollution means any source of water pollution that constitutes a discernable, confined, and discrete conveyance, including, but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concreted animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include returns from irrigated agriculture.

Policy means the way in which programs and activities are conducted to achieve an identified goal.

Pollution is the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alterations of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonable interfere with the enjoyment of life or property.

Potable water facilities means a system of structures designed to collect, treat, or distribute potable water, and include water wells, treatment plants, reservoirs, and distribution mains.

Potable water wellfield means the site of one or more water wells which supply potable water for human consumption to a water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

Private recreation sites means sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use.

Public access means the ability of the public to physically reach, enter or use recreation sites including beaches and shores.

Public facilities means major capital improvements, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreation, health systems and facilities, spoil disposal sites, lands that are owned, leased, or operated by a government entity, such as civic and community centers, libraries, police stations, fire stations, and government administration buildings.

Public recreation sites means sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

Public transit facilities include transit stations and terminals; transit station parking; park-and-ride lots; intermodal public transit connection or transfer facilities; fixed bus, guideway, and rail stations; and airport passenger terminals and concourses, air cargo facilities, and hangars for the assembly, manufacture, maintenance, or storage of aircraft. The terms “terminals” and “transit
facilities” do not include seaports or commercial or residential development constructed in conjunction with a public transit facility.

*Recreation* means the pursuit of leisure time activities occurring in an indoor or outdoor setting.

*Regional park* means a park which is designed to serve two or more communities.

*Resident population* means inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

*Residential uses* means activities within land areas used predominantly for housing.

*Roadway functional classification* means the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be sub-categorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

*Rural areas* means low density areas characterized by social, economic and institutional activities which may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved, or low density property.

*Rural sprawl* means a piecemeal conversion of lands into small, marginally productive parcels of an awkward and inefficient pattern, featuring narrow frontage, deep irregular shaped parcels without consideration of natural system functions and without consideration of needs for small tract agricultural production or for residential development. Indictors:

1. Allows land use patterns or timing that disproportionatley increase the cost in time, money, and energy of providing rural services such as stormwater management and fire and emergency response.

2. Constraints consistently sufficient setbacks between wellheads and septic systems on the same or adjacent parcels for permanently safe on-site water supply and sewage disposal

3. Promotes, allows or designates frontage access that creates dangerous and unnecessary turning movements on main public roads.

4. Promotes, allows or designates unnecessarily wasteful areas devoted to long substandard access to private roads or driveways.

5. Requires unnecessary use of main public roads for short neighborhood trips which minimum subdivision standards would route on internal local access streets.

6. Promotes, allows or designates ribbon patterns of substandard rural parcels along public roads.
7. Fails to adequately protect and conserve natural resources, such as wetlands, flood plains, native vegetation, environmentally sensitive areas, natural groundwater recharge areas, lakes, rivers, shorelines, and other significant natural systems.

8. Functionally constrains raising livestock or crops for small tract agriculture.

**Sanitary sewer facilities** means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

**Seasonal population** means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short term and long-term visitors.

**Sector Plan** is a Comprehensive Plan future land use category approved pursuant to Section 163.3245, F.S., which encourages long term planning for a large defined area. A Sector Plan provides a framework for opportunities for economic development, agriculture and conservation on a landscape scale.

**Solid waste** means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

**Solid waste facilities** means structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

**Stormwater** means the flow of water which results form a rainfall event.

**Stormwater facilities** means manmade structures that are part of stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities.

**Stormwater management system** has the meaning described in Rule 62, F.A.C. (1992).

**Transit-oriented development** means a project or projects, in areas identified in a local government comprehensive plan, that is or will be served by existing or planned transit service. These designated areas shall be compact, moderate to high density developments, of mixed-use character, interconnected with other land uses, bicycle and pedestrian friendly, and designed to support frequent transit service operating through, collectively or separately, rail, fixed guideway, streetcar, or bus systems on dedicated facilities or available roadway connections.

**Transportation disadvantaged** means those individuals who because of physical or mental disability, income status, or age are unable to transport themselves to or purchase transportation and are, therefore dependent upon others to obtain access to health care, employment, educations,
shopping, social activities, or other life-sustaining activities.

*Urban area* means an area of or for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution, or provision of goods and services in a setting which typically includes residential and nonresidential development uses other than those which are characteristic of rural areas.

*Urban infill* (F.S. 163.3164) means the development or vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant, developable land does not constitute more than 10% of the area.

*Urban sprawl* means urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions:

a. The premature or poorly planned conversion of rural land to other uses;

b. The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent areas; or

c. The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided.

Urban sprawl is typically manifested in one or more of the following land use or development patterns:

a. Leapfrog or scattered development;

b. Ribbon or strip commercial or other development; or,

c. Large expanses of predominantly low-intensity, low-density, or single-use development.

*Very-low income family* means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides, or whichever is greater.

*Very-low income household* means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50% of the median annual adjusted gross income for households within the state, or 50% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides, or whichever is greater.

*Wellhead protection area* means an area designated by the County Commission to provide land use protection for the groundwater source for a potable water wellfield, as defined in this chapter,
including the surface and subsurface area surrounding the wellfield. Differing levels of protections may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zones of contribution described in existing data.

*Wetlands* means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or posses characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas.

Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. The delineation of actual wetland boundaries may be made by any professionally accepted methodology consistent with the type of wetlands being delineated but shall be consistent with any unified statewide methodology for the delineation of the extent of wetlands ratified by the Legislature.
Future Land Use Map

Appendix ii
Hendry County Comprehensive Plan
West Hendry Planning Overlay Map
Rodina Sector Plan Map
Felda Overlay Map
Western Oxbow Mixed Use District Map
Southwest Hendry County Sector Plan
Map
FEMA Flood Prone Map Relocated from Conservation Element
Land Cover Map
Land Surface Elements Map
Oil Well Fields & Cones of Influence Map
Extractive Use Map
Panther Zones Map
Historic & Archaeological Sites Map
Regionally Significant Natural Resources Map
Top of Lower Tamiami Aquifer Map 3a
Top of Sandstone Aquifer Map 3c
Bottom of Sandstone Aquifer Map 3d
Monitoring Wells Map 3e Relocated from Infrastructure Element
Hendry County Surface Water Master Plan
Map
Southwest Hendry Sector Plan Water & Sewer Utilities Map
Hendry County Traffic Circulation Plan – 2040 Map
Hendry County Long Range Transportation Needs Plan 2040
Alternative 1 Map
Hendry County Long Range Transportation Needs Plan 2040
Alternative 2 Map
West Hendry Planning Overlay Transportation Needs Plan Map
Rodina Sector Plan Transportation Network Map
Southwest Hendry Sector Plan Long Term Transportation Plan Map