

## **REVISED FRIDAY FEBRUARY 1, 2019**

### **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

- 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.
  - Clustered developments.
  - Multi-use developments.
  - Planned Unit Developments.

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

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

#### Purpose

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

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

#### Description/Uses

Uses permitted within Wheeler Estates shall consist of single-family residential dwellings, accessory

structures, and small-scale agricultural uses that are accessory to permitted residential uses. Mobile homes, RVs as living quarters, and shipping containers are expressly prohibited. Limited, neighborhood-scale non-residential uses, institutional uses, and recreational uses are permitted subject to the provisions contained herein, and as set forth in the Land Development Code.

### Location Standards

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

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

### Residential Density and Uses

- Single family residential uses - one (1) unit per 1.10 acres.
- Mobile home units, RVs and shipping containers are not permitted.

### Non-Residential Intensity and Uses

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

### Agricultural Uses

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

Infrastructure/Roads

- Public and private roads.

Water

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

Wastewater/Septic Tanks

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

Open Space

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

Form of Development

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

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