

1 **FUTURE LAND USE ELEMENT**

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3 **GOAL 1:**

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

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

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

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

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28 Purpose

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

32  
33 Description/Uses

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

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

51  
52 Location Standards

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

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

73 Non-Residential Intensity  
74

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

77 Infrastructure/Roads  
78

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

82 Water  
83

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

89 Wastewater/Septic Tanks  
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- 91 ● Individual septic system for rural residential.
- 92 ● Central system for farm worker housing.

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

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96 Open Space

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98 No minimum open space requirement.

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100 Form of Development

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

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

108  
109 **Policy 1.1.1a: Agriculture**  
110 Residential density and commercial intensity may be increased for properties  
111 located within and developed pursuant the West Hendry Planning Overlay, in  
112 accordance with Objective 2.2.

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

115  
116 Purpose  
117 The purpose of the Agriculture/Conservation Future Land Use Category is to designate those areas  
118 within Hendry County that will continue in a rural and/or agricultural state through the planning  
119 horizon of 2040 and may contain jurisdictional wetlands.

120  
121 Description/Uses

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

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

130  
131 Location Standards

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

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138 Residential Density

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

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143 Non Residential Intensity

144

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

146

147 Infrastructure/Roads

148

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

150

151 Water

152

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

155

156 Wastewater/Septic Tanks

157

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

160

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162 Open Space

163

164 No minimum open space requirement.

165

166 Form of Development

167

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

169

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

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

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177 Purpose

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

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Description/Uses

Lands classified as Residential - Low Density are primarily lands within the rural areas of Hendry County that have been or may be 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. Institutions 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

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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.

275  
276 Minimum acreage for Development: 160 acres

277  
278 Non Residential Intensity

- 279  
280
  - FAR – 0.00.

281  
282 Infrastructure/Roads

- 283  
284
  - Existing Public system or private roads.
  - Meet current LOS standards.

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286  
287 Water

- 288  
289
  - Private wells or central systems.

290  
291 Wastewater/Septic Tanks

- 292  
293
  - Individual septic tanks or central systems.

294  
295 Open Space

- 296  
297
  - None

298  
299 Form of Development

- 300  
301
  - Individual large lots.
  - Clustered developments.
  - Planned Unit Developments.

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

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

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

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

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316 Purpose

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318 The purpose of the Residential - Medium Density Future Land Use Category is to identify those  
319 areas within Hendry County that currently are or should be encouraged to become the primary

320 location of residential development offering a mixture of residential products at suburban/urban-  
321 style density through the planning horizon 2040.

322  
323 Description/Uses

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

344  
345 Location Standards

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

352  
353 Residential Density

- 354  
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  - Residential - Two (2) units per gross acre.

356  
357 Non Residential Intensity

- 358  
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  - FAR - 0.10 calculated upon the acreage of the commercial site only.

360  
361 Infrastructure/Roads

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



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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:
  - Individual lots.
  - Clustered developments.
  - Mixed-use developments.
  - Planned Unit Developments.
- For parcels larger than 10 acres:
  - Mixed-use developments.
  - Planned Unit Developments.
- Development restrictions:
  - No more than 50% of the area designated Residential – Medium Density shall be developed during the planning horizon 2020, nor more than 75% developed by the year 2040.

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

Purpose

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

Description/Uses

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

412 and amenities thereto when built as part of the residential community. Mixed-use developments,  
413 including residential uses and commercial uses, may be permitted in this category if developed and  
414 approved as a Planned Unit Development. Up to 15% of the land area within a Planned Unit  
415 Development may be developed as commercial uses.

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

427  
428 **Location Standards**

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

434  
435 **Residential Density**

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

442  
443 **Non Residential Intensity**

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

446  
447 **Infrastructure/Roads**

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

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456 **Water**

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458 • Central water system, either public or private.

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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.

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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%.

550 Form of Development  
551

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

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

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559 Purpose

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

564  
565 Description/Uses

566  
567 Lands in this category are areas that were established prior to the adoption of Hendry County’s  
568 Future Land Use Categories. These pre-existing developments constitute over 2.5% of the county’s  
569 land area. This category reflects the existence of large-scale lot developments and other rural sub-  
570 divided parcels. Uses permitted within the Residential – Pre-existing Rural Estates are a  
571 combination of residential and, in certain situations, non-residential uses, institution and recreation  
572 uses.

573  
574 Location Standards

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

579  
580  
581 Density and Intensity

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

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

600  
601 Infrastructure/Roads

- 602
- 603 ● Public arterial or collector system and private roads.
  - 604 ● Meet current LOS standards.

605  
606 Water

- 607
- 608 ● Private wells.

609  
610 Wastewater/Septic Tanks

- 611
- 612 ● Individual septic tanks.

613  
614 Open Space

- 615
- 616 ● Residential – 50%.
  - 617 ● Non-residential/non-agricultural – 15%.

618  
619 Form of Development

- 620
- 621 ● Individual lots.

622  
623 **Policy 1.1.8: Felda Community Overlay**

624  
625 Purpose

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

630  
631 Description/Uses

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

637  
638 Location Standards

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

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Residential Density

- Felda Estates Residential areas
  - One (1) unit per two (2) acres.
  
- Agriculture areas
  - Residential – One (1) unit per five (5) acres.
  - Farm worker housing-
    - Six (6) units per acre for single family attached and detached home/mobile homes/duplexes if central potable water and central sewer collection systems are provided.
    - 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

- 688 • Individual large lots.
- 689 • Planned Unit Development.

690  
691 Special Considerations

- 693 • A Corridor Access Management Plan (CAMP) will be created limiting access to State Road  
694 29 and providing interconnectivity between and among non-residential land uses. The  
695 interconnectivity will be achieved by having the non-residential uses utilize a common  
696 roadway or frontage road for access. This roadway can be located adjacent to State Road 29  
697 right-of-way or at the rear of the non-residential uses. The required frontage road will not  
698 occupy the 500-feet dedicated to non-residential uses along SR 29.  
699
- 700 • In all other portions of the Sections designated in this land use category, commercial uses  
701 are not allowed. Agriculture uses are permissible in this land use category and clustering of  
702 residential units is not allowed. All residential parcels must contain a minimum of two  
703 acres.  
704
- 705 • Existing parcels within the Felda Community Overlay that are less than the minimum two  
706 (2) acre lot size for Felda Estates or less than the minimum five (5) acre lot size for the  
707 Agriculture category are considered “vested” for residential and non-residential uses as of  
708 October 26, 2010. The lots must meet the other provisions of the Land Development Code.  
709

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

711 Purpose

712 The purpose of the Commercial Future Land Use Category is to identify those areas that currently  
713 are or logically should become the commercial centers for the urbanized area of Hendry County  
714 through the Planning Horizon of 2040.  
715

716 Description/Uses

717 Lands classified as Commercial are those areas of the county intended to provide commercial  
718 opportunities for the urbanizing areas of Hendry County and should be located to take advantage  
719 and benefit from the current infrastructure, including roads, centralized public water and centralized  
720 public sewer, or be so located as to provide shopping needs for rural residential areas, thereby  
721 reducing the need for significant travel for basic services. Uses permitted within this category  
722 include the sale, rental, and distribution of products or performance of services, including retail,  
723 shopping, office, financial, medical, civic, governmental, and other related business uses.  
724 Residential uses may be permitted if ancillary to the commercial uses and built in a mixed-use  
725 format. Institution and Recreation uses are allowed in this category.  
726

727 Location Standards

728 The areas designated as Commercial should be areas with direct access to collector and/or arterial  
729 roads or be designed within a mixed-use development so as to reduce the overall need for external  
730 trip generation and maximize internal trip capture. Rural commercial areas should also be  
731



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

737

738 Residential Density

739

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

741

742 Non Residential Intensity

743

- 744 • Retail commercial – 0.25 FAR.

- 745 • Office – 0.50 FAR.

- 746 • 0.50 FAR for mixed-use building with a maximum of 25% retail and a minimum of 75%  
747 office.

- 748 • 0.30 FAR for mixed-use development with commercial on the first floor and residential on  
749 stories above the first floor.

750

751 Infrastructure/Roads

752

- 753 • Public arterial or collector system and private roads.

- 754 • Meet current LOS standards.

755

756 Water

757

- 758 • Private wells for rural commercial.

- 759 • Central water, either public or private, for commercial development within the  
760 urban/suburban area.

761

762 Wastewater/Septic Tanks

763

- 764 • Individual septic tanks for rural commercial.

- 765 • Centralized public sewer, either public or private, for commercial within the urban/suburban  
766 area.

767

768 Open Space

769

- 770 • Residential development – 25%.

- 771 • Non-residential development – 15%.

772

773 Form of Development

774

- 775 • Rural areas – individual lots.

- 776 • Urban/suburban

- 777 ○ Clustered developments.

- 778 ○ Mixed-use developments.

779           ○ Planned Unit Developments.

780

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

782

783 Purpose

784

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

788

789 Description/Uses

790

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

807

808 Location Standards

809

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

815

816 Residential/Density

817

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

819

820 Non Residential Intensity

821

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

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

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

829  
830 Infrastructure/Roads

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

835  
836 Water

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

839  
840 Wastewater/Septic Tanks

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

843  
844 Open Space

- 845  
846       • Minimum open space – 15%.

847  
848 Form of Development

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

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

854  
855 **Policy 1.1.11:       Public Future Land Use Category**

856  
857 Purpose

858  
859 The purpose of the Public Future Land Use Category is to establish regulations relative to use and  
860 location of publicly-owned lands, semi-public lands, and private lands authorized for public  
861 purposes that currently exist or which may become public through the planning horizon of 2040.

862  
863 Description/Uses

864  
865 Lands in this category are areas designated for public and semi-public uses, including governmental  
866 buildings, schools, churches and worship centers, utilities, solid waste handling and disposal  
867 facilities, airports, logistic centers when operated on public property, recycling facilities, and similar  
868 public and semi-public uses. This category may also include publicly-owned parks and other

869 public/semi-public recreational facilities.

870

871 Location Standards

872

873 Specific location standards are as follows:

874

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

880

881 Residential Density

882

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

885

886 Non Residential Intensity

887

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

893

894 Infrastructure/Roads

895

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

898

899 Water

900

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

905

906 Wastewater/Septic Tanks

907

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

910

911

912

913

914 Open Space

- 915
- 916 ● Governmental buildings – 30%.
- 917 ● Schools – 30%.
- 918 ● Churches – 30%.
- 919 ● Utilities – 30%.
- 920 ● Solid waste handling and disposal facilities – 15%.
- 921 ● Airports – 50%.
- 922 ● Logistic centers – 15%.
- 923 ● All other uses as determined by the Board of County Commissioners.
- 924

925 Form of Development

- 926
- 927 ● Individual lots/parcels.
- 928 ● Part of mixed-use developments.
- 929 ● Part of Planned Unit Developments.
- 930

931 **Policy 1.1.12: Multi-Use Development Future Land Use Category**

932 Purpose

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

935 Description/Uses

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

940 Location Standards

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

943 Residential Density

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

- 945 ● Agricultural uses – One (1) unit per 5 acres.
- 946 ● Residential/urban uses – Four (4) units per acre when rezoned to a Planned Unit  
947 Development.
- 948
- 949
- 950
- 951
- 952
- 953
- 954
- 955
- 956
- 957
- 958

959 Non Residential Intensity

960

- 961 • Retail commercial – 0.25 FAR.
- 962 • Office – 0.50 FAR.
- 963 • Industrial – 0.75 FAR
- 964 • 0.50 FAR for mixed-use buildings with a maximum of 25% retail and a minimum of 75% office.
- 965
- 966 • 0.30 FAR for mixed-use buildings with commercial on the first floor and residential on stories above and first floor.
- 967
- 968

969 Infrastructure/Roads

970

- 971 • Public arterial, collector, or local roads, and private roads.
- 972

973 Water and Sewer

974

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

977

978 Open Space

979

- 980 • Residential development – 30%.
- 981 • Non-residential development – 15%.
- 982

983 Form of Development

984

- 985 • Agricultural individual lots – minimum five (5) acres.
- 986 • Urban/suburban.
  - 987 ○ Clustered developments.
  - 988 ○ Multi-use developments.
  - 989 ○ Planned Unit Developments.
- 990

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

993

994 **Policy 1.1.13: Leisure/Recreation Future Land Use Category**

995

996 Purpose

997

998 The purpose of the Leisure/Recreation Future Land Use Category is to define those areas within  
999 Hendry County that are used or may become used for free standing/independent leisure/recreation  
1000 activities through the planning horizon of 2040. This land use category includes various uses that,  
1001 because of their nature, are intended to provide for the leisure and recreation activities of the  
1002 residents and visitors of Hendry County and to encourage and promote recreation and or tourism in  
1003 the County. Lands and uses in this category would not normally be part of a mixed-use community

1004 nor be accessory uses for other principal uses.

1005

1006 Description/Uses

1007

1008 Leisure/Recreation areas are sites that are currently developed for leisure/recreation facilities or  
1009 undeveloped sites that are designated for development as leisure/recreation facilities. This land use  
1010 category includes various uses which, because of their nature, are intended to provide for the leisure  
1011 and recreation activities of the residents of Hendry County and to encourage and promote recreation  
1012 and/or tourism in the County. Uses allowed within this category shall be limited to sports facilities  
1013 whether individually developed or in sports complexes, active and/or passive parks, recreation  
1014 vehicle parks, campgrounds (whether primitive or improved), marinas, golf courses, equestrian  
1015 centers and riding areas, sporting clay facilities, eco-tourism activities, and similar leisure and  
1016 recreation facilities and ancillary uses.

1017

1018 Location Standards

1019

1020 Sites designated Leisure/Recreation may be within the urban/suburban area of the community or  
1021 within the rural/agricultural areas of the county. The determination of adequacy/appropriateness of  
1022 location will be by the Board of County Commissioners utilizing the following guidelines:

1023

- 1024 ● The impact the proposed use will have on the transportation system of the County.
- 1025 ● Proximity to recreational attractions or environmental features that would support the  
1026 proposed development to include but not be limited to water bodies, governmental  
1027 recreational facilities, natural amenities, ecosystems, or other tourist attractions.
- 1028 ● Appropriateness of location versus availability to provide- public services, including water,  
1029 wastewater treatment, police service, fire service, and EMS service.
- 1030 ● Relationship of proposed site to adjacent land uses to determine compatibility based upon  
1031 hours of operation, noise, light, dust, traffic impact, impact on residential areas, and impact  
1032 on natural areas.

1033

1034 Residential/Density

1035

- 1036 ● RV parks – Five (5) units per acre.
- 1037 ● All others – Zero (0), except caretaker units.

1038

1039 Non Residential Intensity

1040

- 1041 ● FAR for ancillary facilities – 0.20.
- 1042 ● FAR for all primary uses determined by Board of County Commissioners based upon  
1043 requested use.

1044

1045 Minimum Site Size

1046

- 1047 ● The minimum site size shall be determined at the time of rezoning.

1048

1049 Infrastructure/Roads

1050

- 1051 • Public arterials, collectors or local roadways or private roads.

1052

1053 Water

1054

- 1055 • Private wells for golf courses, equestrian centers, ecotourism facilities, sporting clay facilities, marinas, and similar rural-style uses.

1056

- 1057 • Centralized public water system for all recreation vehicle parks and improved campgrounds.

1058

1059 Wastewater/Septic Tanks

1060

- 1061 • Individual septic tanks for golf courses, equestrian centers, ecotourism facilities, sporting clay facilities, marinas, and similar rural-style uses.

1062

- 1063 • Centralized public sewer system for all recreation vehicle parks and improved campgrounds.

1064

1065 Open Space

1066

- 1067 • Recreation vehicle parks – 25%.

1068

- 1068 • All others – 50%.

1069

1070 Form of Development

1071

- 1072 • Planned Unit Developments.

1073

1074 Special Development Requirement for RV Parks

1075

- 1076 • Density shall be computed using all dwelling units, whether campsites or hard surface RV parking stalls.

1077

- 1078 • No year-round occupancy will be allowed except for that required by the operational staff.

1079

- 1079 • Maximum stay in the RV Park shall be 180 days at any one time.

1080

- 1080 • 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.

1081

1082

1083

1084

1085 Special Regulations for Marinas

1086

- 1087 • Marinas shall comply with the Regional Marina Site Plan and shall not be constructed until all applicable state and federal permits are obtained.

1088

1089

1090

1091

1092



1093 **Policy 1.1.14: Electrical Generating Facility Land Use Category**

1094  
1095 Purpose

1096  
1097 The purpose of the Electrical Generating Facility (EGF) Future Land Use Category is to provide  
1098 guidelines for future designation of areas within Hendry County that can be utilized for electrical  
1099 generating facilities and to establish guidelines and standards for the intensity and location of  
1100 electrical generating facilities and associated ancillary uses.

1101  
1102 Description/Uses

1103  
1104 Lands in this category include properties that are designated or appropriate for either: 1)  
1105 electrical generating facilities that obtain approval through the Power Plant Siting Act (PPSA),  
1106 ss. 403.501-518, Florida Statutes; or 2) electrical generating facilities not subject to approval  
1107 through the PPSA. Uses may include all forms of electric generating facilities, including, but not  
1108 limited to, electric power plants, combustion turbines, combined cycle units, thermal or  
1109 photovoltaic solar fields and related facilities. Related facilities include uses directly related to the  
1110 production of electricity, including but not limited to substations, collector yards, switchyards,  
1111 fuel and by-product storage facilities, waste disposal areas, processing facilities, administrative  
1112 offices, water storage, cooling towers, warehousing, educational and visitor centers, raw material  
1113 storage and other ancillary uses related to the electrical generating facility. Agricultural uses  
1114 including cropland, pastureland, orchards, groves and forestry are permitted uses within this  
1115 category.

1116  
1117 Location Standards

1118  
1119 Lands classified as Electrical Generating Facility shall be located in rural areas of the county,  
1120 where large amounts of undeveloped acreage exist. The adequacy/appropriateness of EGF project  
1121 locations will be determined by the Hendry County Board of County Commissioners utilizing the  
1122 following guidelines:

- 1123
- 1124 ● The site is near other existing or planned utility uses including transmission lines, or is  
1125 accessible to/by existing or planned fuel transportation facilities.
  - 1126 ● Adequate separation or buffering from power plant production units can be provided to  
1127 adjacent properties.
  - 1128 ● The site has direct access to existing or planned arterial or collector roads of sufficient  
1129 capacity to ensure that, during plant operations, there will be no degradation to the level  
1130 of service below the adopted standard; an EGF restricted to solar power generation only may  
1131 or may not have direct access from a public road, but must have permanent legal access to  
1132 the property.
  - 1133 ● No nuclear, coal or gas powered electrical generating plant shall be located within two (2)  
1134 miles of the Big Cypress Indian Reservation, and more specifically described within the  
1135 following areas: Sections 25, 26, 35 and 36, Township 47, Range 32; Sections 25, 26, 27,  
1136 28, 29, 30, 31, 32, 33, 34, 35, and 36, Township 47, Range 33; Sections 29, 30, 31, 32, 33,  
1137 34, 35 and 36, Township 47, Range 34; Sections 1, 2, 9, 10, 11, 12, 13, 14, 15, 16, 21, 22,  
1138 27, 28, 33, and 34, Township 48, Range 32; Sections 5 and 9, Township 48, Range 33;

1139 and Sections 1, 2, 3, 4, 5, 6, 8, 9, 10 and 11, Township 48, Range 34.

1140

1141 Residential/Density

1142

- 1143 ● Residential – Not permitted. (Caretaker unit permitted).

1144 Non-Residential Intensity

- 1145 ● The power plant units and directly related facilities shall occupy no more than seventy  
1146 percent (70%) of the entire site and shall be subject to a maximum impervious surface ratio  
1147 of 0.70.

- 1148 ● A minimum of thirty percent (30%) of the entire site shall be open space. Open space  
1149 may include areas with native vegetation and/or landscaped areas. Crossings in open space  
1150 areas by facilities and structures such as roads, rail, transmission lines, natural gas pipelines,  
1151 water and sewer pipelines and communications lines, necessary for the operation of the  
1152 power plant units and related uses, may be allowed, subject to applicable permitting. These  
1153 facilities will be co-located wherever practicable to mitigate impacts to environmentally  
1154 sensitive areas. Open space may also include wetlands, conservation and storm water areas.  
1155

1156 Form of Development Approval

- 1157 ● Approval of a Future Land Use Map amendment designating the location of the EGF.
- 1158 ● A comprehensive plan text amendment outlining a specific subarea policy applicable to  
1159 the EGF, including, but not limited to, fuel source and estimated power generating capacity.
- 1160 ● A Planned Unit Development (PUD) zoning district shall be required for any development  
1161 proposed within the EGF future land use category.  
1162

1163 Special Development Requirements for Electrical Generating Facilities

1164

1165 The following performance standards shall be applied to a site designated as Electrical Generating  
1166 Facility (EGF). The electrical generating facilities, directly associated facilities and related uses:  
1167

- 1168 ● Shall be located where the effects of noise can be mitigated through a combination of  
1169 maintaining existing vegetation, adequate setback from property boundaries, or through  
1170 physical plant design. For the purpose of permitted levels of noise or sound emission, this  
1171 land use category shall be subject to Hendry County’s Noise Ordinance, in effect at the  
1172 time of approval.

- 1173 ● Shall be located where visual impacts can be mitigated through existing topography, existing  
1174 or planted vegetation, facility design and/or distance from property boundaries.

- 1175 ● Shall be set back and/or buffered from existing adjacent residential areas or designated  
1176 residential future land use categories. Specific requirements shall be defined within the  
1177 subarea policy.

- 1178 ● Shall utilize the best available control technology for protecting air quality consistent  
1179 with state and federal standards.

- 1180 ● Shall include liners and leachate controls consistent with state and federal standards and  
1181 guidelines for fuel and by-product storage facilities and waste disposal areas.

- 1182 ● Shall avoid, minimize or mitigate any impacts to environmentally sensitive areas, as  
1183 determined by the appropriate State and Federal agencies.
- 1184 ● Shall provide compensatory storage for development in the 100-year floodplain consistent  
1185 with local and state standards.
- 1186 ● Shall connect to a central sanitary sewer system, if available, or provide onsite treatment for  
1187 domestic wastewater. Septic tanks shall be permitted in accordance with applicable  
1188 provisions of local and state codes, guidelines and ordinances, including the Hendry County  
1189 Comprehensive Plan. No industrial wastewater will be treated in the sanitary sewer septic  
1190 system. Potential discharges of treated wastewater will be through underground injection  
1191 control wells. If any discharges to the groundwater or underground occur, the same will be  
1192 identified, reviewed and permitted through the PPSA and/or federal processes.
- 1193 ● Shall connect to a central potable water system, if available, or provide potable onsite  
1194 well(s). Onsite wells shall be permitted in accordance with applicable provisions of local  
1195 and state codes, guidelines and ordinances, including the Hendry County Comprehensive  
1196 Plan.

1197  
1198 **Compliance**

- 1199 ● For facilities subject to the PPSA, compliance with federal, state and local regulations  
1200 shall be addressed through both the Florida Electrical Power Plant Siting Act (PPSA) and  
1201 other required federal permitting processes, notwithstanding any of the Goals, Objectives  
1202 and Policies of the Hendry County Comprehensive Plan.
- 1203 ● For facilities that are not subject to the PPSA, compliance with federal, state and local  
1204 regulations shall be required, including the Goals, Objectives and Policies of the Hendry  
1205 County Comprehensive Plan.
- 1206 ● All facilities shall be subject to the specific requirements of a PUD zoning.
- 1207 ● In the event of a conflict in the language of this land use category and other provisions  
1208 within this or other Elements of the Hendry County Comprehensive Plan, this land use  
1209 category and its guidelines shall control.

1211 **Policy 1.1.14.1:** The development of an electrical generating facility (“Hendry Solar Energy  
1212 Center”) and related uses will be allowed on approximately 3.127 acres  
1213 (“Subject Site”), as defined by the legal description included in Comprehensive  
1214 Plan Amendment No. 15-0003. The electrical generating facility on the  
1215 Subject Site will be limited to a 325 megawatt (MW) solar power facility. The  
1216 facility will not be powered by nuclear, coal or gas sources. Solar panel fields  
1217 will be permitted on the site.

1219 Pursuant to the EGF future land use category description and development  
1220 standards, the electrical generating facility shall occupy no more than seventy  
1221 percent (70%) of the Subject Site and a minimum of thirty percent (30%) of the  
1222 Subject Site shall be open space. Open space shall be provided in the form of  
1223 wetlands and wildlife conservation areas, wetland buffers, landscaped  
1224 buffers located along the Subject Site’s perimeter, storm water management  
1225 areas and other open, pervious, grassed or landscaped areas on the Subject Site.

1227

1228 The following requirements shall also apply to the Subject Site:  
1229

- 1230 ● The minimum setbacks for the development of major improvements on the Subject Site  
1231 shall be measured from the property boundaries as follows: fifty feet (50') for solar panels  
1232 and appurtenant structures/equipment along the northern and western property boundaries;  
1233 and one- hundred feet (100') for solar panels and appurtenant structures/equipment along  
1234 the southern and eastern property boundaries.
- 1235 ● The maximum height for the solar panels on the Subject Site shall not exceed twenty-feet  
1236 (20').

1237 The facility shall not include any waste disposal areas, fuel and byproducts storage, or storage of raw  
1238 materials.

1239  
1240 **Policy 1.1.14.2:** The development of an electrical generating facility (“Hendry Clean Energy  
1241 Center”) and related uses will be allowed on approximately 4,692.51 acres  
1242 (“Subject Site”), as defined by the legal description included in Comprehensive  
1243 Plan Amendment No. 16-0003. The electrical generating facility on the  
1244 Subject Site will be limited to a 2,675 Megawatt (MW) of electrical generation.  
1245 Up to 2,200 MW of electricity may be generated by combined cycle and/or  
1246 simple cycle electrical generation facilities. Alternatively, up to 2,675 MW of  
1247 electricity may be generated by solar photovoltaic facilities. The facilities will  
1248 not be powered by nuclear or coal sources. All electrical generation facilities  
1249 will be located within a development area not to exceed 2,426.8 acres.

1250  
1251 Pursuant to the EGF future land use category description and development  
1252 standards, the electrical generating facility shall occupy no more than seventy  
1253 percent (70%) of the Subject Site and a minimum of thirty percent (30%) of the  
1254 Subject Site shall be open space. Open space shall be provided in the form of  
1255 wetlands and wildlife conservation areas, wetland buffers, landscaped  
1256 buffers located along the Subject Site’s perimeter, storm water management  
1257 areas and other open, pervious, grassed or landscaped areas on the Subject Site.  
1258

1259 The following requirements shall also apply to the Subject Site:  
1260

- 1261 ● The minimum setbacks for the development of major improvements on the Subject Site  
1262 shall be measured from the property boundaries as follows: one hundred feet (1000') for  
1263 solar panels and appurtenant structures/equipment; and one thousand feet (1000') for the  
1264 combined cycle and/or simple cycle generating facilities.
- 1265 ● The maximum height for the solar panels on the Subject Site shall not exceed twenty feet  
1266 (20'). The maximum height for the natural gas electrical generating facilities on the Subject  
1267 Site shall not exceed one-hundred and fifty feet (150').
- 1268 ● The applicant for the natural gas electrical generating facilities will limit its request to the  
1269 South Florida Water Management District for the Plant to a maximum withdrawal from the  
1270 Lower Tamiami Aquifer of an average of 13 million gallons per day (MGD) not to exceed a  
1271 maximum annual withdrawal of 4,758 million gallons per year (MGY).
- 1272 ● Lighting guidelines will be followed to the maximum extent practicable, while meeting the  
1273 safety and security requirements of the Occupational Safety and Health Administration  
1274 (OSHA), the Federal Energy Regulatory Commission (FERC) and all other applicable law.

1275 Prior to commencement of initial ground disturbing activities for the electrical generating  
1276 facilities, FPL will conduct a lighting analysis of the proposed facilities and will apply  
1277 lighting principles to minimize lighting impacts.

- 1278 • Four cultural resources sites identified as 8HN148, 8HN149, 8HN150, and 8HN151 will be  
1279 preserved within conservation areas. A minimum of 50 foot buffer will be provided around  
1280 these protected sites. Site 8HN721 is located within the 330-ft. electrical transmission  
1281 corridor and also within a conservation area. This site will be conserved to the greatest  
1282 extent possible.

1283  
1284 **Policy 1.1.14.3:** The development of an electrical generating facility (“Hammock Solar Energy  
1285 Center”) and related uses will be allowed on approximately 957 +/- acres  
1286 (“Subject Site”), as defined by the legal description included in Comprehensive  
1287 Plan Amendment No. 16-0006. The electrical generating facility on the Subject  
1288 Site will be limited to a total of 74.5 Megawatts (MW) of electricity generated  
1289 by solar photovoltaic facilities.

1290  
1291 **Policy 1.1.14.4:** The development of an electrical generating facility (“FPL Blue Heron Solar  
1292 Energy Center”) and related uses will be allowed on approximately 623± acres  
1293 (“Subject Site”), as defined by the legal description included in Comprehensive  
1294 Plan Amendment No. 18-0007. The electrical generating facility on the Subject  
1295 Site will be limited to a total of 74.5 Megawatts (Mw) of electricity generated  
1296 by solar photovoltaic facilities.

1297  
1298 **Policy 1.1.15: Wheeler Estates Future Land Use Category**

1299  
1300 Purpose

1301  
1302 The purpose of the Wheeler Estates Future Land Use Category is to maintain the rural and  
1303 predominantly residential character of the area known as Wheeler Estates, as established through a  
1304 community planning process, and to guide the future development in a matter that is consistent with  
1305 the community vision.

1306  
1307 For the purpose of this category, “rural character” is defined as those characteristics which convey a  
1308 sense of rural lifestyle, including but not limited to, large lots, significant open space and  
1309 undisturbed native vegetation, limited public infrastructure, and small-scale agricultural uses that  
1310 are accessory to permitted residential uses. Non-residential uses are limited to those activities  
1311 intended to provide daily goods and services to the immediate community.

1312  
1313 Description/Uses

1314  
1315 Uses permitted within Wheeler Estates shall consist of single-family residential dwellings,  
1316 accessory structures, and small-scale agricultural uses that are accessory to permitted residential  
1317 uses. Mobile homes, RVs as living quarters, and shipping containers are expressly prohibited.  
1318 Limited neighborhood-scale non-residential uses, institutional uses, and recreational uses are  
1319 permitted subject to the provisions contained herein, and as set forth in the Land Development  
1320 Code.

1321

1322 Location Standards

1323

1324 Wheeler Estates encompasses 1,933 +/- acres of land in the far western portion of Hendry County  
1325 adjacent to Lee County, and approximately 1.5 miles south of State Road 80. The Wheeler Estates  
1326 Future Land Use Category is limited to those areas designated as such on the Future Land Use Map.

1327

1328 Lands in this category are not within the urban area but are immediately adjacent to the future urban  
1329 areas in Hendry County. Wheeler Estates is intended to operate without significant intensification of  
1330 public facilities into water, sewer, transportation, or general support services through the planning  
1331 horizon of 2040. However, additional public facilities may become available to the community via  
1332 development in the adjacent future urban areas within the Rodina and Southwest Hendry County  
1333 Sector Plan Areas.

1334

1335 Residential Density and Uses

1336

1337 • Single family residential uses- one (1) unit per 1.10 acres

1338 • Mobile home units and RVs are not permitted

1339

1340 Non-Residential Intensity and Uses

1341

1342 • FAR- 0.10 calculated on the commercial side only.

1343 • Non-residential uses that serve and support the rural community are allowable by Planned  
1344 Unit Development rezoning approval only, and subject to locational criteria and minimum  
1345 design standards established in the Land Development Code. General commercial and  
1346 industrial uses are allowed only on parcels on which such uses exist as of May 28, 2019.  
1347 Industrial and general commercial uses on additional parcels are prohibited.

1348 • Public works projects that include drainage improvements.

1349

1350 Agricultural Uses

1351

1352 • Non-commercial, small-scale agricultural uses that are accessory to residential uses,  
1353 including but not limited to, the keeping of domestic farm animals for household use only,  
1354 greenhouses, and gardens as set forth in Section 1-53-3.7.1(d) of the Land Development  
1355 Code.

1356 • Agricultural uses consisting predominately of the cultivation of crops and livestock  
1357 including cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture,  
1358 groves, confined feeding operations, and specialty farms are permitted by right or allowed  
1359 by special exception on existing agriculturally-zoned lands only.

1360

1361 Infrastructure/Roads

1362

1363 • Public and private roads

1364

1365 Water

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1367 • Private wells for rural residential uses.

1368 • Private wells or central water system for non-residential uses.

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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.

**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 2.2: 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.

1417 The WHPO creates incentives through increased densities and intensities of residential and  
1418 nonresidential uses to implement smart growth techniques, environmental preservation and  
1419 restoration, and recreation through improved connectivity and access to natural features.

1420  
1421 All future development seeking an increase in density and intensity shall be required to obtain a  
1422 Planned Unit Development rezone and shall be consistent with one of three categories including  
1423 Rural Town Center, River Medium Density, and River Low Density. The Rural Town Center and  
1424 River Medium Density categories allow for and encourage a mixture of residential and commercial  
1425 uses, the difference being in the size and scale of the mixed-use areas projected for each category.

1426  
1427 The landowner has the option of not developing pursuant to the West Hendry Planning Overlay and  
1428 opting to develop in accordance with the underlying existing future land use category.

1429  
1430 **Policy 2.2.1: Rural Town Center**  
1431 The Rural Town Center properties shall be located at the intersection of two  
1432 public roads that can accommodate the traffic and access for the proposed  
1433 development while meeting concurrency requirements. The intent of this  
1434 category is to create a mixed-use area where higher density development will  
1435 enhance the viability of neighborhood levels of commercial development and  
1436 efficiency in the provision of services.

1437  
1438 Residential, commercial, quasi-public, public and recreational uses are allowed  
1439 in this category, and may be integrated vertically or horizontally. The Rural  
1440 Town Center category is intended to provide for a mix of residential unit types  
1441 and housing options including, but not limited to, multi-family and single-  
1442 family units.

1443  
1444 **Policy 2.2.1.a:** Properties within this land-use category are allowed a maximum of five (5)  
1445 dwelling units per gross acre, and must develop at a minimum density of two-  
1446 and-one-half (2.5) dwelling units per gross acre.

1447  
1448 **Policy 2.2.1.b:** Properties within the commercial node, should, to the extent feasible, contain a  
1449 mix of uses including but not limited to residential, neighborhood-scale retail,  
1450 office, recreation, civic, school, day care, places of assembly, and medical uses.  
1451 A commercial node should be designed to include an interconnected street and  
1452 pedestrian access network. Single-use, single-tenant, retail buildings are limited  
1453 in size to a maximum of 40,000 square feet of floor area. Development must be  
1454 designed to be pedestrian-oriented. Commercial development must be part of a  
1455 mixed-use plan of development where residential uses are located in close  
1456 proximity to the commercial areas and designed to facilitate pedestrian  
1457 movement.

1458  
1459 **Policy 2.2.1.c:** Development within the Rural Town Center category must provide for a  
1460 minimum of 30% common open space. Water management areas may count  
1461 toward 25% of the required common open space when designed as passive park  
1462 or pathway. Common open space may also include more structured community  
1463 gathering spaces such as plazas, squares or courtyards.



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**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 2.2.2a:**

The development of a Recreational Vehicle Park and related uses will be allowed within the Banana Branch Development as defined in the legal description as follows:  
A tract or parcel of land lying in Section 22 and 27, Township 43 South, Range 28 East, Hendry County, Florida, said tract or parcel of land being more particularly described as follows:  
Beginning at the Southeast corner of said Section 22 run S00°35'53"E along the East line of the Southeast Quarter (SE 1/4) of said Section 27 for 601.75 feet to an intersection with the Northwesterly right of way line of State Road 80 (F.D.O.T. right of way Section No. 07010-2527), being 208 feet Northwesterly as measured perpendicular to the survey base line thereof; thence run along said Northwesterly and Northerly right of way line of State Road 80 the following nine (9) courses: S50°19'00"W parallel with said survey base line for 1,523.19 feet; S39°41'00"E for 19.00 feet to a point being 189 feet Northwesterly as measured perpendicular to said survey base line; S50°19'00"W parallel with said survey base line for 377.96 feet to a point of curvature; Southwesterly along an arc of a curve to the right of radius 2,754.87 feet (delta 34°20'18") (chord bearing S67°29'09"W) (chord 1,626.44 feet) for 1,651.04 feet; N05°20'42"W along a radial line for 19.00 feet to a point on a radial curve; Westerly along an arc of a curve to the right of radius 2,735.87 feet (delta 04°07'29") (chord bearing S86°43'02"W) (chord 196.91 feet) for 196.95 feet to a point of tangency being 208 feet Northerly as measured perpendicular to the survey base line thereof; S88°46'47"W parallel with said survey base line for 93.78 feet; NO 10 13'13"W for 11.00 feet to a point being 219 feet Northerly as measured perpendicular to said survey base line and S88°46'47"W parallel with said survey base line for 114.60 feet; thence run N14°07'26"W for 217.38 feet; thence run N61°35'26"W for 447.90 feet; thence run N53°52'26"W for 642.00 feet; thence run N54°42'26"W for 440.80 feet; thence run N79°47'26"W for 561.76 feet to an intersection with the East right of way line of County Road 78A (F.D.O.T. right of way Section No. 07590-2150)(S-78-A)(100' wide right of way), also being the East line of the West 50 feet of the Northwest Quarter (NW 1/4) of said Section 27; thence run N00°21'44"W along said East right of way line for 702.19 feet to an intersection with the Northerly line of lands described in a deed recorded in Official Records Book 680, at Page 1833, Hendry County Records; thence run

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

1537  
1538 Containing 426.69 acres, more or less.

1539  
1540 Bearing herein above mentioned are State Plane for the Florida East  
1541 (1983/NSRS 2007) and are based on the East line of the Southeast Quarter (SE  
1542 1/4) of Section 22 to bear S00°46'14"E.

1543  
1544 The Recreational Vehicle Park must be part of a River Medium Density mixed  
1545 use development that includes at a minimum residential and commercial uses  
1546 and may accommodate up to five (5) recreational vehicle units per gross area.

1547  
1548 **Policy 2.2.2.b: Village Center**  
1549 Village Centers are intended for nonresidential uses in the River Medium  
1550 Density category. Uses are limited to low intensity uses that provide for the  
1551 daily needs of nearby residents or provide waterfront destination points along  
1552 the Caloosahatchee River. Uses may include but are not limited to personal  
1553 services, tackle shops, convenience stores, restaurants, coffee shops or bakeries  
1554 are appropriate in this category. These small commercial centers shall be  
1555 designed to encourage access from surrounding residential areas through street,  
1556 pathway or waterway connections and promote the use of pedestrian, bicycle  
1557 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.

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**Policy 2.2.2.c:** 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

1605 drainage, flood control, water conservation, erosion control or fish and wildlife  
1606 habitat conservation and preservation.

1607  
1608 **Form of Development**

1609  
1610 **Policy 2.2.5:** The road system within the WHPO shall be designed as an interconnected  
1611 network aimed at promoting connectivity between individual developments and  
1612 communities, with streets and pathways designed to encourage walking and  
1613 bicycling thereby reducing the number and length of automobile trips.

1614  
1615 **Policy 2.2.5.a:** In order to create an interconnected and integrated community within the  
1616 WHPO, all new development within a River Town Center and River Medium  
1617 Density must provide separate bicycle paths and pedestrian trails from within  
1618 the development to external bicycle paths and/or trails. The intent is to create  
1619 an interconnected bicycle and pedestrian pathway system in the West Hendry  
1620 Planning Overlay that links each new community to destination areas such as  
1621 public greenways, parks, conservation lands, schools, and commercial areas,  
1622 and to create a sense of greater community integration.

1623  
1624 **Policy 2.2.5.b:** Internal interconnections between complementary uses shall be required,  
1625 including access and circulation among parking lots and pedestrian paths.

1626  
1627 **Policy 2.2.5.c:** The following design standards shall be promoted through the Planned Unit  
1628 Development zoning process:

- 1629  
1630  
1631 1. The ability to mix uses within individual buildings and sites (e.g. residential  
1632 above retail or office space).  
1633 2. The provision of civic spaces, such as green spaces, community centers or  
1634 central plaza features within mixed-use areas.  
1635 3. A design framework for mixed-use areas to create a pedestrian friendly,  
1636 human scale environment, through objective, measurable criteria including  
1637 size, scale, proportion, and materials. Flexibility in design will allow for  
1638 choice and variety in architectural style.  
1639 4. All outdoor lighting shall comply with the International Dark Sky  
1640 Association/Illuminating Engineering Society outdoor lighting guidelines.  
1641 5. Commercial and common area landscaping shall comply with the Crime  
1642 Prevention through Environmental Design (CPTED) guidelines.

1643 **Infrastructure**

1644  
1645 **Policy 2.2.6:** To ensure that adequate funding sources are available for the provision of  
1646 infrastructure, improvements will be funded through a variety of mechanisms  
1647 that may include, but not limited to, the private sector, governmental and/or  
1648 quasi-governmental entities, Community Development Districts (CDDs),  
1649 Municipal Services Taxing Units (MSTU's), Municipal Services Benefit Units  
1650 (MSBUs), rebate agreements, grants, and impact fees.

1651

- 1652 **Policy 2.2.6.a:** The Hendry County Capital Improvements Schedule and Element shall be  
1653 amended, as needed, to reflect the party responsible, and the improvements  
1654 necessary for providing centralized public water, irrigation, wastewater,  
1655 associated distribution/transmission lines and reuse facilities to serve  
1656 development within the West Hendry Planning Overlay area. Package  
1657 wastewater treatment plants and package water supply plants may be utilized if  
1658 built to accommodate future connections to a central system or to allow  
1659 expansion to accommodate additional development.  
1660
- 1661 **Policy 2.2.7:** The construction of water transmission mains and sanitary sewer mains along  
1662 State Road 80 and County Road 78 will be funded by the private sector,  
1663 governmental, and/or quasi-governmental entities in accordance with Policy  
1664 2.2.6. Rebatable agreements may be used to facilitate utility extensions.  
1665
- 1666 **Policy 2.2.8:** Rezoning of property consistent with the West Hendry Planning Overlay shall  
1667 not be granted until the provision of utility service can be demonstrated. The  
1668 Hendry County concurrency management program will ensure the provision of  
1669 acceptable levels of utilities, however, if there are water conservation  
1670 techniques that would result in a lower demand, these may be considered  
1671 provided an analysis is conducted and the results show a lower demand can be  
1672 supported.  
1673
- 1674 **Policy 2.2.9:** Future water supplies will be consistent with the current SFWMD Lower West  
1675 Coast Water Supply Plan.  
1676
- 1677 **Policy 2.2.9.a:** WHPO Potable Water Supply. Groundwater from the upper Floridan aquifer  
1678 or other sources of groundwater, provided they meet permitting criteria through  
1679 the SFWMD, will be used as a source of raw water.  
1680
- 1681 **Policy 2.2.9.b:** WHPO Irrigation Water Supply: Irrigation water for development utilizing the  
1682 increased density permitted by the Overlay will consist of a blend of treated  
1683 wastewater and groundwater from the upper Floridan aquifer once adequate  
1684 quantities of reuse water become available. Traditional fresh groundwater  
1685 sources may also be considered for irrigation water supply, provided use of  
1686 such will meet SFWMD consumptive use permitting criteria.  
1687
- 1688 **Policy 2.2.10:** Development in accordance with the WHPO, with the exception of River Low  
1689 Density developments, will be required to accept reuse water when a supply of  
1690 reuse water is available that will meet all or a significant portion of the  
1691 irrigation needs of the proposed development.  
1692
- 1693 **Policy 2.2.11:** Development in the West Hendry Planning Overlay is limited to a total of  
1694 7,539 residential units and 200,000 square feet of commercial floor area  
1695 without further amending the Comprehensive Plan. All development must meet  
1696 Hendry County concurrency requirements at the time of final permit approval,  
1697 in accordance with the Hendry County Concurrency requirements.  
1698

1699 **General Development Guidelines**

1700

1701 **Policy 2.2.12:** Wetland areas will be determined through the South Florida Water  
1702 Management District jurisdictional determination process. All regionally  
1703 significant wetland areas must be preserved.

1704

1705 **Policy 2.2.13:** All development must preserve indigenous native vegetation at a minimum of  
1706 20%, if it exists.

1707

1708 **Policy 2.2.14:** Development shall be in accordance with any design requirements for both the  
1709 Caloosahatchee River and the County Road 78 Corridor as may be established  
1710 by Hendry County Land Development Code.

1711

1712 **Policy 2.2.15:** The West Hendry Planning Overlay shall not include any lands owned by the  
1713 South Florida Water Management District. The Objectives and Policies of the  
1714 West Hendry Planning Overlay shall not interfere or be inconsistent with the  
1715 restoration efforts of the District operations in this area.

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1717 **OBJECTIVE 2.3:**

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1719 **Policy 2.3.1: Rodina Sector Plan**

1720 The Rodina Sector Plan (Rodina) meets the requirements of Section 163.3245,  
1721 F.S., and has been approved as a Sector Plan pursuant to an agreement entered  
1722 into on January 25, 2012, with the Department of Economic Opportunity  
1723 (DEO) and Hendry County as authorized in Section 163.3245 (10), F.S. Rodina  
1724 provides a long-term plan for approximately 25,826 acres of Hendry County.  
1725 The property is currently agricultural and is located in west Hendry County  
1726 lying west of State Road 29, south of State Road 80, and generally adjacent to  
1727 Wheeler Estates. The Rodina Sector Plan is composed of the Long-Term  
1728 Buildout Plan (Exhibit 1), the Long-Term Transportation Network (Exhibit 2)  
1729 and the Rodina Sector Plan Policies.

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1731 **Policy 2.3.2: Rodina Mixed-Use Community Requirements**

1732 Rodina is designed as a mixed-use community that will provide the following:

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- 1734 a) Realistic large-scale planning utilizing smart growth principles;
- 1735 b) A variety of land uses to support residents of diverse ages, incomes, and
- 1736 family sizes;
- 1737 c) Preservation of important environmental features, connections and
- 1738 functions on site;
- 1739 d) Economic viability of agriculture;
- 1740 e) Co-existence of agriculture and urban development with proper safeguards;
- 1741 f) Sufficient land to accommodate anticipated growth;
- 1742 g) Compact, pedestrian friendly, mixed-use urban community land use forms;
- 1743 h) A focus for the County's economic development and industrial job
- 1744 creation;
- 1745 i) An enhanced transportation network in Western Hendry County;

- 1746 j) Increased transportation internal capture and reduced external traffic;
- 1747 k) Efficient delivery of public facilities and services;
- 1748 l) Compact, mid to high density development separating the developed
- 1749 portions from the agricultural and natural resource areas;
- 1750 m) Employment and economic opportunities to Western Hendry County due to
- 1751 its unique location;
- 1752 n) Key linkages for the creation of a road network between Lee County and
- 1753 Hendry County and between SR 80 and SR 82;
- 1754 o) Connection to centralized public water and sewer systems;
- 1755 p) Mixed-use development;
- 1756 q) Mixture of housing types and values;
- 1757 r) An interconnected street system;
- 1758 s) Delineated urban growth area;
- 1759 t) A greenbelt with an average dimension of 300 feet and a minimum
- 1760 dimension of 100 feet;
- 1761 u) Civic spaces;
- 1762 v) Neighborhoods designed for walkability, with the one-half mile walk
- 1763 concept
- 1764 w) Attainable workforce housing (minimum 10%);
- 1765 x) Architectural guidelines for each residential community and commercial
- 1766 development;
- 1767 y) Demonstration of fiscal neutrality;
- 1768 z) Audubon Cooperative Sanctuary Program for Golf or an equivalent state
- 1769 program, if golf course is included;
- 1770 aa) Recreational facilities and sites to meet County LOS Standards;
- 1771 bb) Dark skies regulations;
- 1772 cc) Primary spine road system, including arterials and collectors, with no gates;
- 1773 dd) Multi-modal transportation facilities, including multi-use paths on arterials
- 1774 and collectors;
- 1775 ee) Community facility sites for schools, fire, EMS, library, and other
- 1776 governmental activities;
- 1777 ff) Compliance with town and village development standards, as established
- 1778 within the Rodina District requirements;
- 1779 gg) Preparation of an emergency management plan;
- 1780 hh) Preparation of environmental education programs for all residents;
- 1781 ii) Use of indigenous landscape material for a minimum of 50% of the
- 1782 landscape palette;
- 1783 jj) Establishment of re-use water;
- 1784 kk) Xeric Landscaping; and
- 1785 ll) A Town Center, Village Center, Villages, Heritage Estates, and
- 1786 Employment Center with a mixture of uses to create self-sufficient,
- 1787 walkable communities and designed to implement traditional neighborhood
- 1788 design concepts. These communities will be specifically designed to
- 1789 ensure the establishment of a permanent boundary between the
- 1790 development areas of Rodina and the agricultural/natural resource areas of
- 1791 Rodina.
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**Policy 2.3.3:**

**Policy 2.3.4:**

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

a) Development area to be located at the intersection of two major roads, either existing or proposed within the Rodina Sector Plan.

b) Central water and sewer service shall be provided.

c) Urban development shall be within the Development Area as designated on Exhibit 1.

d) Development shall include sites for public schools, and may include sites for private schools.

e) Sites shall be made available for emergency services, including sheriff, fire, and EMS.

f) Medical facility sites shall be identified, where appropriate, in the DSAP.

**Land Uses, Intensities, Densities and Maximum Capacity Allowed In Rodina**  
Land uses allowed within the Rodina Sector Plan are of two types:

- Type 1 - Land uses allowed without DSAP approval are all land uses and activities allowable under the Agriculture Land Use Category within the Hendry County Comprehensive Plan. However, residential units shall be specifically limited to farmworker/agricultural housing related to the ongoing agricultural activities of the property. The maximum density in the Hendry County Agriculture future land use category is 1 unit/5 acres. Type 1 uses are permitted in the Long-Term Agricultural Area. Type 1 uses are permitted as an interim use in the Development Area until a DSAP is approved and vertical construction occurs on site. This is consistent with Section 163.3245(9), F.S. Properties surrounding the development site may continue to permit interim uses within Rodina as long as those uses are consistent with the Hendry County Land Development Code. Interim uses are defined as all uses permitted in the Agricultural Future Land Use Category of the Hendry County Comprehensive Plan with the exception of residential development, other than farmworker housing related to the ongoing agricultural activities of the property. After a DSAP is approved within the Development Area, all property in the DSAP retains the permitted interim uses as long as vertical construction has not commenced on a site.
- Type 2 - Land uses that require DSAP approval are as provided for in Policy 2.3.4.a These are the non-agricultural uses that include residential, retail, office/civic/industrial and hotel/motel. Type 2 uses are permitted only in the Development Area as identified on Exhibit 1.

The Rodina Long-Term Build-out Plan and the Rodina Sector Plan Policies



1840 create the framework for the project along with the approved maximum land  
1841 uses, intensities and densities for Rodina.  
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1843 **Policy 2.3.4.a: Rodina Maximum Density and Intensity for Type 2 Development**

1844 The maximum overall density for Type 2 development in the Rodina Sector  
1845 Plan is one (1) unit per acre for the total land area of Rodina up to a maximum  
1846 of 21,000 units. This does not include farm worker housing to serve  
1847 agricultural activities in Rodina which is Type 1 development. Within Rodina,  
1848 higher densities are permitted in each DSAP as long as the total entitlements do  
1849 not exceed the maximum development entitlements established in this Policy.  
1850 These sector plan policies ensure the protection of natural resources and  
1851 agricultural lands on a long-term basis with required long-term management  
1852 programs. The Rodina Sector Plan requires that the density be clustered in  
1853 conceptual prototypical forms (Town Center - Policy 2.3.10 and Figure 4-1,  
1854 Village - Policy 2.3.8, Village Center - Policy 2.3.9 and Figure 4-2, Heritage  
1855 Estates - Policy 2.3.12, Employment Center - Policy 2.3.11) and commit to  
1856 provide and maintain the Long-Term Agricultural Area and Long-Term  
1857 Natural Resource Area acreage, as identified on Exhibit 1, equal to the size of  
1858 the development under review (Policies 2.3.8.12 and 2.3.14.a-b).  
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1860 **The maximum development entitlements for Type 2 development in**  
1861 **Rodina are as follows:**  
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- 1863
- **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.**
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1868 The maximum intensity standards for Type 2 development in Rodina are  
1869 identified below and will not result in more development than the Type 2  
1870 development entitlements for the project:  
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<u>Non-Residential Uses</u>	<u>Floor Area Ratio (FAR)</u>
Town Center	3.0
Village Center	1.0
Employment Center	1.0
Village	1.0
Heritage Estates	1.0
Recreation	0.5

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1880 **Policy 2.3.4.b: Specific Rodina Sector Plan Densities**

1881 Specific density and intensity levels are established for the Town Center(s),  
1882 Villages, Village Centers, Employment Center(s) and Heritage Estates (Policies  
1883 2.3.8 through 2.3.13).  
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1885 **Policy 2.3.5: Rodina Sector Plan Review and Approval Process**

1886 The Rodina Sector Plan requires two types of approval. Type 1 is the Long-

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Term Buildout Plan for the entire 25,826 acres. Rodina has already received Type 1 approval and the Long-Term Buildout Plan (Exhibit 1), the Long-Term Transportation Network (Exhibit 2) and the Rodina Sector Plan policies have been incorporated into the Hendry County Future Land Use Map. Type 2 will be the approval of Detailed Specific Area Plans (DSAPs) that implement the Long-Term Buildout Plan. DSAPs will be adopted by local development order and will not require a comprehensive plan amendment pursuant to Section 163.3245(3)(b), F.S. Each DSAP must be consistent with the Rodina Long-Term Buildout Plan (Exhibit 1), the Long-Term Transportation Network (Exhibit 2), the Rodina Sector Plan Policies, the Hendry County Comprehensive Plan and Section 163.3245, F.S.

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

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

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

1. A boundary map clearly identifying the area to be covered and its relationship to the Long-Term Build-out Plan.
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

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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.

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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

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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 (4<sup>th</sup>) DSAP. As required in Policy 2.3.14.a, perpetual easements will be placed on all property designated as Long-Term Agricultural Areas included in the DSAP boundary. Under this phasing plan, all Long-Term Agricultural Areas will be under perpetual easements by the last DSAP.
- e) Exhibit indicating the location of all uses within the DSAP and the related Long-Term Agricultural Area and Long-Term Natural Resource Area acreage (where applicable) and a table indicating the acreage of the proposed DSAP and the equivalent Long-Term Agricultural Area and Long-Term Natural Resource Area acreage.
- f) Comments from the public informational workshop held to present the proposed development and how it relates to the adopted Rodina Sector Plan Policies.

**Policy 2.3.5.b:**

**Standards for Review**

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

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

<i>Required Phased Land Use Mix</i>	
<b>Upon the Completion of:</b>	<b>Minimum Square Feet of Non-Residential Uses to be provided:</b>
1,000 Residential Units	30,000 Square Feet
5,000 Residential Units	225,000 Square Feet
10,000 Residential Units	650,000 Square Feet
15,000 Residential Units	975,000 Square Feet
21,000 Residential Units	2.1 million Square Feet

- 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;

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- 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.

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**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

2165 2.3.5 requires that a transportation analysis for the entire sector plan area be  
2166 completed at the time of the first DSAP. Exhibit 2 may be amended based on  
2167 the results of this analysis.  
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2169 **Policy 2.3.6.c: Street Network**  
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- 2171 • Village development shall include an interconnected network of streets that  
2172 encourages walking, reduces the number and length of automobile trips,  
2173 and conserves energy. On-street parking will be included where appropriate  
2174 to support adjacent land uses. The level of this network is directly related to  
2175 the intensity of development.
- 2176 • Streets that connect rural areas to urban areas must provide transitions from  
2177 higher design speeds in rural areas to lower design speeds for Village  
2178 development and other developed areas. Lower design speeds can be  
2179 achieved by reducing the widths of travel lanes, clear zones, and medians.  
2180 Lower design speeds can also be achieved by adding curbs, regularly  
2181 spaced street trees, and on-street parking.
- 2182 • Streets that cross the Long-Term Natural Resource and Long-Term  
2183 Agricultural Areas, as identified on Exhibit 1, must be constructed  
2184 consistent with Policy 2.3.15.b.  
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2186 **Policy 2.3.6.d: Interconnected Village Multi-Modal Network**

2187 Village development shall create an interconnected multi-modal network of  
2188 pedestrian-friendly streets, Greenways/Blueways and trails, including the  
2189 appropriate transition and connections to external trails, Employment Center(s)  
2190 and Heritage Estates.  
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2192 **Policy 2.3.6.e: Streetscape**

2193 Landscape/streetscape materials, street lighting, and bicycle racks within  
2194 Village, Village Center, Town Center and Employment Center(s) shall be  
2195 included as part of urban infrastructure.  
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2197 **Policy 2.3.6.f: Parks, Recreation, and Open Space**

2198 Rodina will meet the Hendry County Level of Service requirements for parks,  
2199 recreation, and open space.  
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2201 **Policy 2.3.6.g: Surface Water Management**

2202 Conceptual surface water management designs will be provided as part of each  
2203 DSAP.

- 2204 • Surface water management plans will incorporate functions of the natural  
2205 onsite systems, including seasonal hydroperiods, continuity of conveyances  
2206 and flood attenuation.
- 2207 • Surface water management systems will be designed in accordance with the  
2208 applicable state and federal regulations relative to flood control, water  
2209 quality treatment and water conservation. Artificial lakes, ponds and/or  
2210 drainage features will be designed and located so as to maintain water



- 2211 levels, water quality and hydroperiods for native aquatic vegetation and
- 2212 wildlife, to the extent practicable.
- 2213 • Stormwater treatment ponds will be shaped to reflect natural lakes and will
- 2214 have planted littoral areas.
- 2215 • Surface water management systems will incorporate applicable design and
- 2216 management practices (BMPs) in effect at the time of DSAP submittals.
- 2217 • Surface water management systems will be designed to be consistent with
- 2218 state water quality and quantity initiatives, rules and statutes, including
- 2219 requirements relative to the Caloosahatchee River and/or Northern
- 2220 Everglades.
- 2221

2222 **Policy 2.3.7: Development Framework**  
 2223 Within the Development Areas shown on Exhibit 1, development shall be in  
 2224 the form of Villages, most of which will include a Village Center, the Town  
 2225 Center, Employment Center and Heritage Estates.

2226  
 2227 **Policy 2.3.8: Villages**  
 2228 Villages are urban residential communities with a diversity of housing types  
 2229 including both single and multi-family units, as well as town house, duplex and  
 2230 any other similar unit types as appropriate to the scale and character of the  
 2231 particular Village. Uses in the Villages include public or private recreational  
 2232 facilities and civic uses like schools, libraries, etc. Limited neighborhood  
 2233 commercial and office uses including live-work units that are compatible with  
 2234 the Village, may be allowed. A majority of the homes will be focused in a  
 2235 “walkable community” concept, typically defined as being within a ½ mile  
 2236 radius of the Village Center.

2237  
 2238 All Villages that exceed 1,000 acres in size (or when the total acreage of  
 2239 smaller Villages total 1,000 acres,) will be required to have a Village Center  
 2240 with a minimum size of 40 acres and a minimum non-residential square footage  
 2241 of 50,000 gross leasable square feet.

2242  
 2243 Each Village must designate the housing types proposed and the percent  
 2244 thereof. At a minimum, each Village must contain 50% single-family and 10%  
 2245 multi-family.

2246  
 2247 Required minimum of non-residential square footage - 15 square feet per  
 2248 residential unit.

2249  
 2250 Required recreation uses - LOS standard for neighborhood parks/community  
 2251 parks for Hendry County.

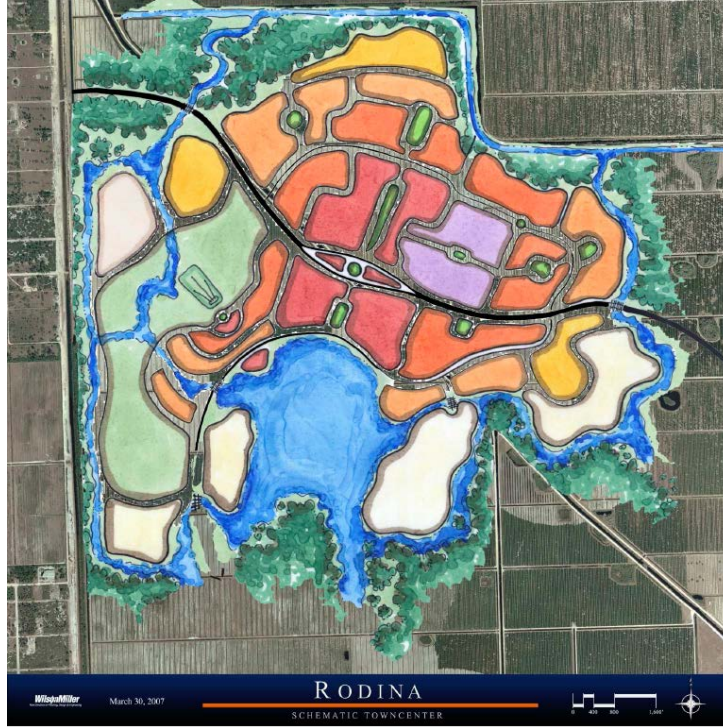
2252  
 2253 For Figures 4-1 and 4-2 the following color key is provided:

2254	Red	Mixed use commercial/office/residential
2255	Purple	Governmental/civic/institutional
2256	Orange	Residential 6 to 10 units per net acre
2257		

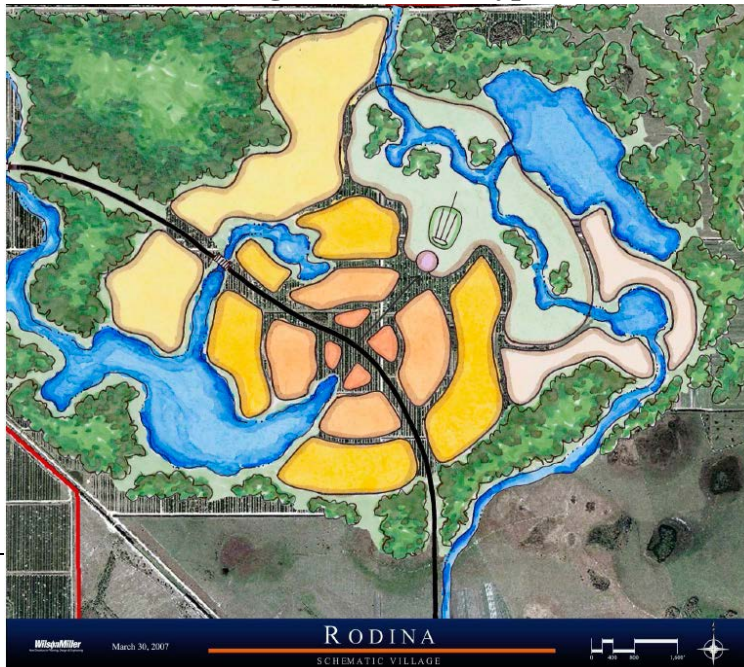
2258	Peach	Residential 4 to 6 units per net acre
2259	Yellow	Residential 2 to 4 units per net acre
2260	Light Green	Recreation/Parks/Open space
2261	Dark Green	Buffer/greenbelt
2262	Blue	Water
2263	White	Residential 0 to 2 units per net acre

**Town Center Prototype**

Figure 4-2



**Village Center Prototype**



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

**Policy 2.3.9: Village Centers**

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

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

**Policy 2.3.10: Town Center**

Rodina will contain one Town Center. Any Town Center is anticipated to have

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2 Internal open space is that open space within the boundary of the Village.  
 3 Maximum density is the gross density within a Village  
 4 The required Greenbelt and Agriculture/Natural Resource acreage are not included in the calculation of residential density.

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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.

<b>Town Center – Development Criteria</b>		
Acreage	Maximum Size	6,000 acres
Open Space	Minimum Internal Open Space <sup>5</sup>	20%
Density <sup>6,7</sup>	Minimum Residential Density	5 units/acre
	Maximum Residential Density	14 units/acre
Nonresidential Commercial/Retail	Maximum Size	2,000,000 gross leasable square feet
	Minimum Size at Build-out	750,000 gross leasable square feet
Office//Industrial	Maximum Size	1,240,000 gross leasable square feet
	Minimum Size at Build-out	750,000 gross leasable square feet
Required Greenbelt	See Policy 2.3.13	
Required Agriculture/ Natural Resource Acreage	Acreage Equal to Town Center Development Submitted for Review (See Policy 2.3.15)	
<b>Town Center – Land Use Mix</b>		
<b>Land Use</b>	<b>Developed Land Minimum</b>	<b>Maximum Land Area</b>
Residential	25% <sup>8</sup>	65%
Commercial/Retail Mixed Use Office/Industrial Public/ Public Parks	Combined 35%	50%
A maximum of 400 hotel/motel units will be permitted		

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**Policy 2.3.11: Employment Center**

The Employment Center is identified on Exhibit 1 and is located along State

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

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

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

<sup>8</sup> The minimum and maximum densities apply to the overall Town Center.

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

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

Employment Center Development Criteria		
Minimum Internal Open Spaces		25%
Industrial & Related Facilities	Maximum Size	425,000 gross leasable sq. ft.
	Minimum Size	150,000 gross leasable sq. ft.
Required Greenbelt		See Policy 2.1.28
Required Agriculture/ Natural Resource Acreage		Acreage Equal to Employment Center
Retail/Office/	Maximum Size	200,000 gross leasable sq. ft.
	Minimum Size	25,000 gross leasable sq. ft.
A maximum of 1 employment center may be developed.		
Residential Development	Maximum Size	6 units per gross acre/240 units
Residential Acreage	Maximum Size	40 acres of 10% of the employment center, whichever is less

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**Policy 2.3.12:**

**Heritage Estates**

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

Heritage Estates Development Criteria	
Preferred Cluster Size	50 to 150 dwelling units
Maximum Cluster Size	400 dwelling units
Maximum Total Heritage Estates	1,000 units
Maximum Density	1 units/2.5 acres
Maximum Intensity	1.0 Floor Area Ratio (FAR)

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<sup>9</sup> Internal Open space is that open space within the boundary of the Employment Center.

Required Greenbelt	See Policy 2.3.13
Required Agriculture/ Natural Resource Acreage	Acreage Equal to Village Center Development Submitted for Review
Maximum Acreage for Commercial//Recreation	10 Acres

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**Policy 2.3.13: Greenbelt/Bluebelt**

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

**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-foot 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.

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**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.

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**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 areas of the Rodina Sector Plan, as well as from the acreage required to establish the Greenway/Blueway minimum width requirements. The acreage of the Greenway/Blueway shall be calculated towards this equivalency requirement regardless of whether the Greenway/Blueway is within the development pod or within the natural resource component of the Rodina Sector Plan.
- c) Specific restoration and enhancement programs for the Long-Term Agriculture and Long-Term Natural Resource acreage are encouraged and will be phased, where used, with that information included with each development application.
- d) Uses within the Long-Term Natural Resource Area shall be as determined by Policy 2.3.13.a. Uses permitted in the Long-Term Agricultural Area shall be all of those uses and activities allowed by the Agriculture Future Land Use category of the Hendry County Comprehensive Plan with the exception that residential development other than farmworker housing is specifically prohibited in the Long-Term Agricultural Area.



- 2506 e) Perpetual easements will be placed upon all property designated as Long-  
2507 Term Agriculture Areas as identified on Exhibit 1. These perpetual  
2508 easements shall permit all uses allowable in the Agriculture Land Use  
2509 Category within the Hendry County Future Land Use Element with the  
2510 exception of non-agricultural housing consistent with Policy 2.3.4, and  
2511 shall include a land management plan and shall be recorded in the public  
2512 records of Hendry County. The easement shall be enforceable and held by  
2513 an appropriate public entity. Appropriate public entities may include  
2514 governmental entities such as special districts and Community  
2515 Development Districts (CDD). The perpetual easements shall be effective  
2516 before or concurrent with the effective date of the applicable DSAP and all  
2517 lands designated as Long-Term Agriculture Area must be in a perpetual  
2518 easement before or concurrent with the effective date of the final DSAP.  
2519

2520 **Policy 2.3.15.b: Roadway Crossings**

- 2521
- 2522 a) Crossings of the Long-Term Agricultural Area and Long-Term Natural  
2523 Resources Area by roads other than those shown on Exhibit 2 and  
2524 referenced in Policies 2.3.2 and 2.3.5 are prohibited with the following  
2525 exceptions:
- 2526 1. Existing rural roads within the Long-Term Natural Resource Area may  
2527 be maintained and may only be expanded to serve a conservation goal;
  - 2528 2. Rural roads in the Long-Term Agricultural Area may be maintained as  
2529 well as new rural agricultural roads added to be used specifically for all  
2530 uses and activities as allowed by the Hendry County Comprehensive  
2531 Plan Agriculture Land Use Category; and
  - 2532 3. North-South and East-West connecting roadways between SR 80 and  
2533 82 and SR 29 to Lee County consistent with Policy 2.3.5. The  
2534 alignment will be determined at a future date.
- 2535 b) Where new roads identified on Exhibit 2 cross the Long-Term Agricultural  
2536 Area and Long-Term Natural Resources area, they shall be designed as  
2537 follows:
- 2538 1. Limited access facilities that include multi-use trails and prohibit non-  
2539 emergency stopping; and
  - 2540 2. Roadways and multi-purpose corridors shall be designed to minimize  
2541 adverse impacts on the environment and shall include provisions for  
2542 wildlife crossings based upon acceptable industry standards.
- 2543 c) Roadways associated with the agricultural activities and/or the management  
2544 activities of the Long-Term Agricultural Area and Long Term Natural  
2545 Resources Area are exceptions to these design requirements and shall not  
2546 be governed by this Policy.  
2547

2548 **Policy 2.3.15.c: Maintenance**

2549 The Long-Term Agricultural Area and Long Term Natural Resources Area  
2550 acreage within Rodina shall be protected through an independent special  
2551 district or other entity acceptable to Hendry County. A Management and  
2552 Maintenance Plan for the related Long-Term Agricultural Area and Long Term

2553 Natural Resources Area acreage shall be submitted as a part of each DSAP.  
2554 Maintenance responsibility shall be established during the review process and  
2555 shall be assigned to a party acceptable to the County. It is intended that the  
2556 County will not be responsible for funding the cost of maintenance.  
2557

2558 **Policy 2.3.16:**

**Golf Course Standards**

2559 All golf courses within Rodina shall be designed, constructed, and managed in  
2560 accordance with principles for sustainable resource management. A Natural  
2561 Resource Management Plan, a comprehensive guidance document for the  
2562 development and long-term management of the golf course(s), shall be  
2563 submitted to Hendry County for review and approval and any other agencies as  
2564 required by the Hendry County Land Development Code and shall include an  
2565 assessment of and plans for:  
2566

- 2567 a) Wildlife conservation and habitat enhancement;
- 2568 b) Waste reduction and management;
- 2569 c) Energy efficiency;
- 2570 d) Water conservation;
- 2571 e) Water quality management and monitoring; and
- 2572 f) Integrated pest management.  
2573

2574 **Policy 2.3.17:**

**Agriculture**

- 2576 a) Nothing in the Rodina Sector Plan or other implementing regulations may  
2577 be construed to supersede or interfere with agricultural rights protected  
2578 under Florida's Right to Farm Act.
- 2579 b) Agricultural uses within the designated Long-Term Agriculture Area as  
2580 identified on Exhibit 1 will remain permitted uses and may continue and  
2581 expand. Agricultural uses are defined as all of the land uses and activities  
2582 allowable in the Hendry County Agricultural Future Land Use Category.  
2583 However, residential units shall be specifically limited to farm  
2584 worker/agricultural housing related to the ongoing agricultural activities of  
2585 the property.
- 2586 c) Agricultural uses in the Long-Term Natural Resource Area as identified on  
2587 Exhibit 1 are only permitted if consistent with the requirements in Policy  
2588 2.3.14.a.
- 2589 d) Agricultural uses in the Development Area as identified on Exhibit 1 are  
2590 permitted and may continue and expand within Rodina as an interim use  
2591 until a DSAP is adopted and vertical construction begins consistent with  
2592 this policy. The conversion of agricultural uses should occur in a logical  
2593 and planned fashion.
- 2594 e) Agricultural uses in the Panther Protection Area are only permitted if  
2595 consistent with Policy 2.3.14.c.
- 2596 f) Development within Rodina must consider adjacent agricultural operations.  
2597 Adequate buffers must be provided to permit development and agriculture  
2598 to co-exist in a harmonious manner.  
2599

2600 **Policy 2.3.18: Mining**  
2601 Mining or earth removal activity and associated uses are permitted within the  
2602 Rodina Sector Plan provided that:

- 2603  
2604 a) Mining within Rodina is subject to the Hendry County standards for mining  
2605 PUDs.  
2606 b) Where mining activities occur within Rodina, redevelopment of the  
2607 shoreline is permitted subject to the Rodina Sector Plan Policies.  
2608 c) Where mining activities and/or processing occurs within Rodina, they must  
2609 be located a minimum of 1,320 feet from existing or permitted residential  
2610 uses outside of Rodina.  
2611 d) The limit of active mining and/or excavation of surface water management  
2612 lakes exceeding 20' in depth is a minimum of 2,640' from the limits of the  
2613 SFWMD ownership boundary for the C-43 Reservoir Project.  
2614 e) Mining is prohibited in the Panther Protection Area and Long-Term Natural  
2615 Resources Area as identified on Exhibit 1.  
2616

2617 **OBJECTIVE 2.4 WESTERN OXBOW MIXED USE DISTRICT**  
2618

2619 The Western Oxbow Mixed Use District (District) generally includes 146± acres located between  
2620 the Caloosahatchee River and SR 80 in Sections 2 and 3, Township 43 South, Range 29 East,  
2621 Hendry County. This particular property is uniquely situated for its location along the River, access  
2622 to SR 80, location next to the limits of the City of LaBelle, and it also has the potential future ability  
2623 to tie in to public utilities. Therefore, development of the property at a base density of six (6) units  
2624 to the acre is authorized. The Objective of the District is to create a mixed-use form of development  
2625 that allows residential uses and non-residential uses in appropriate locations.  
2626

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2629 **Policy 2.4.1: Western Oxbow Mixed Use District Land Uses, Densities, and Intensities**  
2630

2631 Land Uses:

- 2632  
2633 a) Residential: single-family and multi-family, docking facilities; covered  
2634 docks and boathouses;  
2635 b) Non-residential: retail, service commercial, governmental and support  
2636 services, hotels/motels, office facilities, medical facilities, public or private  
2637 marinas, and similar recreational and commercial uses as permitted uses,  
2638 consistent with the Hendry County LDC. Docking facilities, covered  
2639 docks, and boathouses are also permitted land uses. Commercial  
2640 development may not be designed utilizing a strip commercial approach,  
2641 but must be clustered at appropriate locations to the overall development;  
2642 • Other: A public pedestrian pathway may be provided along the frontage of  
2643 the Caloosahatchee River. This pathway may be provided on property  
2644 owned (or under easement) by the U.S. Army Corps of Engineers, other  
2645 governmental agencies, or on property owned by the Western Oxbow

2646 property owners. Public access to this potential pathway will be  
2647 encouraged and promoted; and  
2648 c) Supportive accessory structures for residential and non-residential land uses  
2649 are also permitted. Development is encouraged to provide water-related  
2650 development such as marinas, canoe and kayak launches and storage areas,  
2651 docking facilities, ships' stores and other accessory uses. Tennis courts and  
2652 other recreational facilities are permitted.  
2653

2654 Residential Densities:

- 2655
- 2656 a) Base density - Six (6) units per gross acre; and
  - 2657 b) Bonus density - One (1) additional unit per gross acre if a  
2658 Greenway/Bluebelt is provided along the Caloosahatchee River on any  
2659 property owned by any of the Western Oxbow property owners.
- 2660

2661 Non-Residential Densities:

2662

2663 Floor area ratio - 0.25 and a maximum of 15% of the property can be used for  
2664 non-residential/commercial uses. As an example, if the entire site is approved  
2665 in a Planned Unit Development (PUD) rezone, then a maximum of 21.9 acres  
2666 (238,491 square feet) can be used for non-residential/commercial uses.  
2667

2668 **Policy 2.4.2: Form of Development**

- 2669
- 2670 a) Mixed-use developments that include clustering and vertical integration of  
2671 uses;
  - 2672 b) A maximum of 15% of the property can be used for non-  
2673 residential/commercial uses.
- 2674

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2677 **Policy 2.4.3: Infrastructure**

2678 Roads:

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- 2680
  - 2681 a) Public arterial or collector and/or private roads.
  - 2682 b) Meet adopted LOS standards.
- 2683

2684 Water and Sewer:

- 2685
- 2686 a) Private wells and septic tanks for single-family residential development  
2687 meeting the criteria of Chapter 64E-6, Florida Administrative Code;
  - 2688 b) Centralized public water and sewer for all other development;
  - 2689 c) Property owners will coordinate with PLUS and/or the City of LaBelle for  
2690 future water and sewer service; and
  - 2691 d) Total average potable water demand for maximum buildout is projected to  
2692 be 0.33 mgd (million gallons per day). This figure has been estimated for  
2693 analysis purposes only and will serve to facilitate deliberation regarding the

2694 proposed land use element; however, it does not represent actual  
2695 development proposals at this time.

2696 Schools:

2697

- 2698 • Property owners will coordinate with Hendry County School District for school concurrency  
2699 during any Planned Unit Development (PUD) rezone request and through any PUD permitting  
2700 process standards.

2701

2702 **Policy 2.4.4: Development Guidelines**

2703 In order to achieve the density described in Policy 2.4.1, Planned Unit  
2704 Development rezoning is required for any portion of the property.

2705

2706 Open Space

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- 2708 a) Residential development – 25%.
- 2709 b) Non-residential development – 15%.

2710

2711 Maximum Height

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- 2713 a) Residential development – Seven (7) stories.
- 2714 b) Non-residential development – Three (3) stories.

2715

2716 Any multi-story buildings must ensure the Fire Department has adequate  
2717 equipment for fire protection.

2718

2719 In order to protect the water quality of the River, all residential lot lines and/or residential parcel  
2720 boundaries must be set back a minimum of 50 feet from the Mean High Water Level (MHWL) of  
2721 the River. Low impact development techniques will be incorporated into the required surface and  
2722 storm water management facilities. These facilities will be designed to provide open space or a  
2723 planted visual amenity that resembles natural areas. Enhanced Best Management Practices for  
2724 surface water management for clustered development must include one or more of the following:  
2725 treatment trains, created flow ways, reduced impervious area, and other low impact development  
2726 design techniques.

2727

2728 **OBJECTIVE 2.5 SOUTHWEST HENDRY COUNTY SECTOR PLAN**

2729

2730 The goal of the Southwest Hendry County Sector Plan (SWHSP) is to provide the framework for  
2731 near-term and long-term development of the planning area that honors and maintains the historical  
2732 rights to Agricultural uses on the property, while implementing a process that will allow designated  
2733 portions of the Sector Plan Area to transition to Residential, Commercial, and Industrial uses at the  
2734 appropriate time. The Sector Plan provides incentives to encourage efficient use of infrastructure,  
2735 long-term accommodation of agriculture, protection and/or enhancement of regionally significant  
2736 natural resources, job creation, and urban scale development within Hendry County.

2737

2738 The SWHSP provides comprehensive planning for an area of approximately 23,600 acres in Hendry  
 2739 County. The Sector Plan Area is comprised of two separate planning areas: the West Planning Area  
 2740 and the East Planning Area.

2741

2742 **Policy 2.5.1: Total Development Program**

2743 The maximum Development Program for the SWHSP shall not exceed the  
 2744 Development Program provided in Table 2.5.1 or the densities and intensities  
 2745 provided for each Development District in Policies 2.7.2, 2.7.3, 2.7.4, 2.7.5,  
 2746 and 2.7.6 Tables 2.5.2 and 2.5.3 illustrate the distribution of the Development  
 2747 Program between the West Planning Area and the East Planning Area.

2748

**Table 2.5.1**

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

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2750

2751

2752 **Policy 2.5.2: West Planning Area**

2753 The West Planning Area consists of approximately 19,675± acres in the  
 2754 southwest corner of Hendry County. The property is bounded by Collier  
 2755 County to the south and Lee County to the west. The northern boundary is  
 2756 adjacent to the Lee/Hendry County Landfill and Rodina Sector Plan, and the  
 2757 eastern boundary is generally consistent with the western boundary of the Felda  
 2758 Community Planning Area. The West Planning Area is the site of all future  
 2759 Industrial, Commercial, and Neighborhood Uses approved in the **SWHSP**. The  
 2760 following table provides the maximum Development Program proposed for the  
 2761 West Planning area of the SWHSP.

2762

2763

**Table 2.5.2**

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

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**Policy 2.5.3: East Planning Area**

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

**Table 2.5.3**

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

2776  
2777

**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.

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**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



2830 planning area today, and provide documentation of how they may be continued in the future. The  
2831 West Planning Area of the SWHSP contains all six Districts; the East Planning Area contains only  
2832 Agriculture and Natural Resources Districts. A description of the Land Uses within each LTMP  
2833 Development District is set forth below. The boundaries of the Development Districts generally  
2834 follow the boundaries depicted on the LTMP. However, the districts' boundaries are intended to be  
2835 flexible within the planning envelopes identified on Map J-1, Long-Term Master Plan. Policy 2.7.8  
2836 provides specific definitions for certain uses allowed in the LTMP Districts.  
2837

2838 The LTMP of the SWHSP contains six (6) Districts:

- 2839
- 2840 a) Employment District
- 2841 b) Village District
- 2842 c) Neighborhood District
- 2843 d) Rural District
- 2844 e) Agriculture District
- 2845 f) Natural Resources District

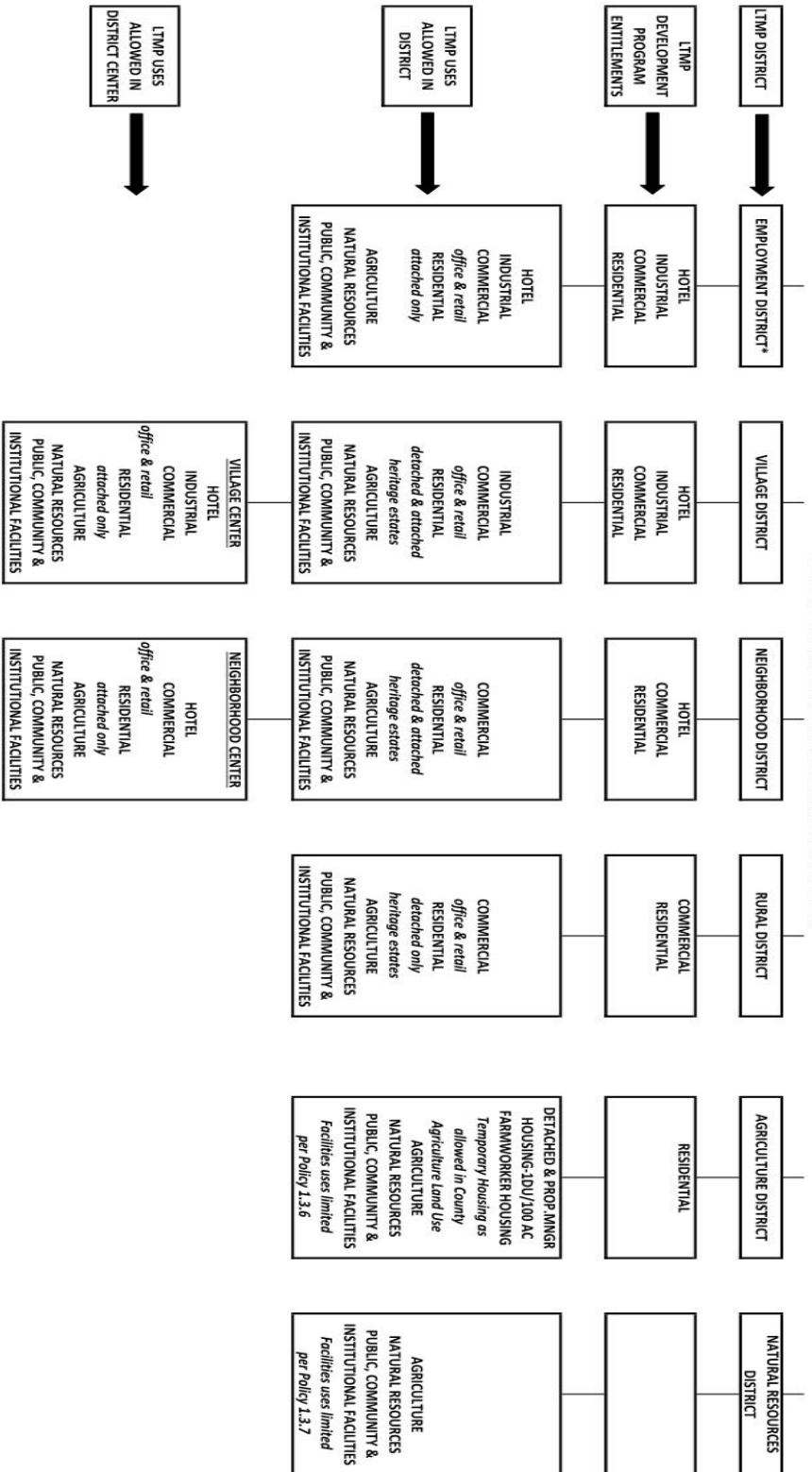
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2847 Table 2.7 illustrates the organization of the Development Districts by uses allowed in each District.

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Table 2.7

LONG-TERM MASTER PLAN DISTRICTS



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

Revised 4.25.14

2851 **Policy 2.7.1: Employment District**  
2852 There are four (4) Employment Development Districts in the SWHSP, as  
2853 depicted on Map J-1. The Employment Districts are intended to be the most  
2854 intensive development areas within the SWHSP, with a goal of providing  
2855 significant Industrial and Office uses in Southwest Hendry County in a manner  
2856 that is consistent with the adopted Enterprise Zone boundary. Depending on its  
2857 location, an Employment District area shall have direct or indirect access to SR  
2858 82, or a future north-south Collector or Arterial roadway.  
2859

2860 **Policy 2.7.1.1: SR 82 MUD Employment District**  
2861 The SR 82 MUD Employment District is coincident with the SR 82 Mixed-Use  
2862 District (MUD) adopted by the Hendry County Board of County  
2863 Commissioners as Comprehensive Plan Amendment CPA 07-0001, and hereby  
2864 replaced by the following policies governing development in this District. The  
2865 District is a unique sub-area within the SWHSP Employment District intended  
2866 for a complete range of land uses in the form of a master-planned mixed-use  
2867 community.  
2868

2869 **Policy 2.7.1.1.1: SR 82 MUD Maximum Development Program**  
2870 The SR 82 Mixed Use District includes nearly all of Section 32 (Township 45  
2871 South, Range 28 East) totaling approximately 624 acres. The District is  
2872 bordered by Church Road to the East and SR 82 to the South. The purpose of  
2873 the District is to support a mix of uses, including: light industrial, , and office  
2874 type uses that will strengthen and diversify the County’s economic base; a  
2875 variety of housing types to accommodate the county’s workforce; and,  
2876 neighborhood commercial uses that reduce automobile trips within a master  
2877 planned community.  
2878

2879 The SR 82 Mixed Use District: The District will be governed by the following  
2880 criteria:  
2881

- 2882 a) The DSAP process must be utilized for any zoning request to ensure  
2883 compatibility with adjacent uses, both internal and external to a project  
2884 development site. Compatibility will include consideration of impacts such  
2885 as noise, vibration, odor, lighting or visual impacts. The DSAP for a project  
2886 shall list specifically all permitted uses and site design criteria.
- 2887 b) Except for ancillary uses associated with agriculture or mining activity,  
2888 new development must connect to centralized public water and sewer.
- 2889 c) **Commercial Land Uses.** Commercial land uses, and intensities are  
2890 permitted in accordance with the Employment District category as set forth  
2891 in Policy 2.9.1.



- 2935 development areas and 5% of the non-residential development areas will be  
2936 open space.
- 2937 h) The existing agricultural land uses and the following uses may continue  
2938 under this land use designation:
- 2939 • Excavation and any other ancillary use that may be necessary to support  
2940 the excavation operation;
  - 2941 • Recreational uses;
  - 2942 • Preserves; and
  - 2943 • Lakes.
- 2944 i) The associated raw water demand of future development of the S.R. 82  
2945 Mixed-Use District shall not exceed 0.92 mgd, the maximum raw water demand  
2946 projected at build-out for the project. This limitation applies to off-site  
2947 groundwater used as a potable water source. Existing land uses will be modified  
2948 to accommodate the demands of new development.
- 2949 j) Potable (finished) water supply and wastewater will be provided to the  
2950 proposed development by Florida Governmental Utilities Authority  
2951 (FGUA) or its successor or other appropriately-certificated utility.
- 2952 1. For potable water demand between 0-99,999 gallons per day (gpd)  
2953 individual on-site wells will be used
  - 2954 2. For potable water demand between 100,000-200,000 gpd an on-site  
2955 water treatment facility, or connection with an off-site, certificated  
2956 utility, will be required. Connection to the treatment facility will be  
2957 required for existing and future on-site development.
  - 2958 3. For potable water demand over 200,000 gpd connection to FGUA, or its  
2959 successor or other appropriately-certificated utility, will be required.  
2960 All infrastructure associated with the on-site water treatment facility  
2961 under (b) above will be accepted as FGUA, or its successor or other  
2962 appropriately certificated utility, facilities.
- 2963 k) The necessary water supply will be identified, committed, and authorized,  
2964 including public water supply consumptive use permit(s) as necessary, to  
2965 serve the District prior to issuance of a building permit or development  
2966 order in accordance with the provisions of Paragraph (j).
- 2967 l) Any development in the District, excluding agricultural or mining-related  
2968 activities, will require installation of reuse water lines, to be reviewed and  
2969 approved as part of the building permit or development order process.
- 2970 m) Any project within the SR 82 Mixed-Use District will comply with the  
2971 adopted permitting programs and standards regarding water quality,  
2972 stormwater management, floodplain protection and the preservation,  
2973 restoration or protection of natural systems.
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**Policy 2.7.2: Future Employment Districts**

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

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

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**\*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.

<b>Village District Land Uses</b>	<b>Density/Intensity*</b>	<b>Special Requirements</b>
District Size	500 Acre Min –2,500 Ac Max	Must have at least one (1) Village Center. Each Village District may be comprised of more than one development area, so long as the aggregate acreage of the development area(s) meets the minimum and maximum acreage requirements of the District.
Commercial	0.4 FAR Max	Commercial development is limited to 10 acres per site.
Residential		
-Detached-	1 DU/Ac Min –7 DU/Ac Max	N/A
-Attached-	2 DU/Ac Min –10 DU/Ac Max	Minimum of 20% of the Residential units in the Village District area within the DSAP shall be Attached unit types.
-Heritage Estates-	Max 1 DU/2 Ac Min Lot Size 10,000 SF	See Policy 2.7.8 for the definition and requirements for Heritage Estates.
Agriculture	No Min or Max Intensity prior to DSAP	Agriculture uses are permitted prior to DSAP as provided in Policy 2.8.2 DSAP agriculture uses will be defined in the DSAP application.
Open Space	Min of 50% of the DSAP Acreage	50% acreage requirement may be reduced by use of the Open Space Value Table.
Public, Community, and Institutional Facilities	1.0 FAR Max	Facilities to be determined at DSAP.
<b>Village Center Land Uses</b>	<b>Density/Intensity*</b>	<b>Special Requirements</b>
Center Size	50 Ac Min –100 Ac Max	N/A
Hotel	60 Rooms/Ac	N/A
Industrial	0.25 FAR Min – 2.0 FAR Max	N/A
Commercial	0.2 FAR Min - 1.0 FAR Max	N/A
Residential Attached Only	3 DU/Ac Min –10 DU/Ac Max	

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

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**\*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.

Neighborhood District Land Uses	Density/Intensity*	Special Requirements
District Size	Min 200 Ac – Max 1,000 Ac	Must have at least one (1) Neighborhood Center. Each Neighborhood District may be comprised of more than one development area, so long as the aggregate acreage of the development area(s) meets the minimum and maximum acreage requirements of the District.
Commercial	0.1 Min- 0.3 FAR Max	N/A
Residential -Detached-	1.0 DU/Ac Min - 3 DU/Ac Max	N/A



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

3016 \*Densities are calculated on gross acreage.

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3020 **Policy 2.7.5: Rural District**

3021 The Rural Districts are not distinct in boundaries as they meander around the  
 3022 Districts designed for more intense development, and in some cases serve as  
 3023 “in-fill” areas between other Districts and the Sector Plan boundary. The Rural  
 3024 District provides for low density residential development with commercial uses  
 3025 limited to a neighborhood scale.

3026  
 3027 The table below identifies the uses and minimum/maximum  
 3028 densities/intensities allowed in Rural Districts. The DSAP will more  
 3029 specifically define the permitted uses within each Rural District Land Use, and  
 3030 the quantity and location of the Rural District land uses.  
 3031

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

3032 **\*Densities are calculated on gross acreage.**

3033  
 3034 **Policy 2.7.6: Agriculture District**

3035 The Agriculture District provides for the areas intended for long-term  
 3036 Agriculture Use. The Agriculture District includes all activities defined as a

3037 farm, farm operation or farm product in Section 823.14 F.S., all activity  
 3038 defined as agriculture, agriculture products or agriculture businesses in Section  
 3039 570.02, F.S. (with the exception of those uses identified as Level Two uses in  
 3040 the Agriculture Future Land Use Element of the Hendry County  
 3041 Comprehensive Plan), agriculture and silviculture, processing and storage  
 3042 facilities directly related to surrounding agricultural uses, property manager  
 3043 housing, farm worker housing and preservation, and management of natural  
 3044 resources. No uses that are incompatible with long-term agriculture are  
 3045 permitted in the Agriculture District. Public, Community and Institutional  
 3046 Facilities are limited to those uses consistent with the intent of the Agriculture  
 3047 District and allowed by Policy 2.7.8.2.(4).  
 3048

3049 The table below identifies the uses and minimum/maximum  
 3050 densities/intensities allowed in Agriculture Districts. The DSAP will more  
 3051 specifically define the permitted uses within each Agriculture District Land  
 3052 Use, and the quantity and location of the Agriculture District land uses.  
 3053

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

3054 \*Densities are calculated on gross acreage.  
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3056 **Policy 2.7.7: Natural Resources District**

3057 The Natural Resources District is intended to be the location of reasonably  
 3058 contiguous land that when considered as a whole will provide connectivity to  
 3059 designated regionally significant natural lands in adjacent areas, specifically the  
 3060 Rural Land Stewardship Area and CREW lands in Collier County, and the  
 3061 Okaloachoochee Slough/Spirit of the Wild Wildlife Management Area on the  
 3062 west side of Hendry County. Natural Resources District land in the eastern  
 3063 portion of the SWHSP abuts the Dinner Island Ranch Wildlife Management  
 3064 Area, and is a critical link in the “Panther Glades Florida Forever Project.” The

3065 intent is to ultimately provide for a regionally scaled open space link across the  
3066 SWHSP area with minimal interference from urban resources.

3067  
3068 The Natural Resources District will also provide open space connectivity  
3069 between restored natural lands, wetlands, and agricultural uses within the  
3070 SWHSP. Passive recreational uses are allowed in the Natural Resources  
3071 District so long as the passive recreational use does not physically impede  
3072 wildlife movement. The goal of the Natural Resources District is to focus on  
3073 open space and restoration activities to create the most meaningful open space  
3074 linkages. Within that open space network, water management activities,  
3075 recreational facilities, cultural activities, and wildlife habitat will be provided.  
3076 Public, Community and Institutional Facilities are limited to those uses  
3077 consistent with the intent of the Natural Resources District and allowed by  
3078 Policy 2.7.8.2.(4).

3079  
3080 The LTMP includes a framework map that identifies the transportation  
3081 network. The LTMP includes roads that bisect the Natural Resources District.  
3082 Roads that bisect natural resource areas will be designed to avoid wetlands and  
3083 estuarine areas, the roadways shall include appropriate design considerations  
3084 for wildlife, such as culverts, fencing, bridges or other design modifications for  
3085 wildlife, and scenic overlooks where appropriate.

3086  
3087 **Policy 2.7.8: Land Use Definitions**

3088 This Policy provides specific definitions for certain uses allowed in the LTMP  
3089 Districts.

3090  
3091 **Policy 2.7.8.1: Residential Uses**

3092 a. Attached Residential Unit. A residential unit sharing one (1) or more  
3093 common walls with another residential unit. During the DSAP process,  
3094 attached Residential Unit entitlements may be assigned at a ratio of less  
3095 than 1 du entitlement per approved unit for uses such as assisted and  
3096 independent living facilities, and accessory dwelling units such as garage  
3097 apartments, “granny flats”, and housing for on-site employees (e.g.,  
3098 property managers and domestic employees). The designation of such units  
3099 at a lower ratio must be established at DSAP approval.

3100  
3101 b) Detached Residential Unit. A residential unit that does not share a common  
3102 wall with another residential unit.

3103  
3104 c) Heritage Estates. Heritage Estates are clusters of low density homes and  
3105 lots that may include small scale neighborhood commercial or civic

3106 buildings, recreation facilities or amenities, and agricultural structures.  
3107 Heritage Estates may include farmworker housing. Areas designated on the  
3108 DSAP as Heritage Estates shall be a minimum of 20 acres and a maximum  
3109 of 250 acres. Development designated Heritage Estates shall have a unified  
3110 development plan on property that is contiguous. The requirement that the  
3111 property be contiguous does not exclude roadways, natural features, or  
3112 public facilities from bifurcating the planning area. Within a Heritage  
3113 Estates area.

3114  
3115 Neighborhood Commercial uses are limited to a maximum of five (5) acres  
3116 in total. Examples of commercial operations that may occur on Heritage  
3117 Estates include, but are not limited to, equestrian centers, hunting lodges,  
3118 shooting and archery ranges, eco-tourism facilities, and water-oriented  
3119 recreational uses.

3120  
3121 d) Clustered Residential. Clustered residential units shall meet the definition  
3122 and requirements of the Hendry County Comprehensive Plan and Code of  
3123 Ordinances, in addition to the following development criteria:

- 3124
- 3125 1. The maximum gross density permitted for clustered residential shall  
3126 be one (1) unit/five (5) acres in the Rural District, and one (1)  
3127 unit/100 acres in the Agriculture District.
  - 3128 2. Any single development submittal that seeks to cluster more than 25  
3129 homes in the Rural District, or five (5) homes in the Agriculture  
3130 District, shall require the submittal of a DSAP.
  - 3131 3. Connection to centralized public water and sewer by clustered  
3132 residential units is not automatically required. The determination as  
3133 to whether connection to centralized public water and sewer is  
3134 required shall be made based on compliance with the State of Florida  
3135 Health Department requirements, and review by Hendry County of  
3136 the site-specific conditions associated with the proposed clustered  
3137 development plan.
  - 3138 4. Because clustered residential developments minimize the residential  
3139 development envelope and maximize the amount of open space and  
3140 agricultural uses, there shall be no minimum open space requirement  
3141 for a clustered development plan.

3142  
3143 e) Farmworker Housing. Housing provided on agricultural land for use by  
3144 employees who work on the land. Farmworker housing is temporary  
3145 housing for employee use only and shall not be counted against the  
3146 residential entitlements in the SWHSP.

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**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

3188 private facilities. This is not intended to be a comprehensive list of all  
3189 possible Institutional Facilities that may be developed within the SWHSP.  
3190 Appropriate types of Institutional Facilities for each development area will  
3191 be determined at the DSAP phase.  
3192

3193 d) PCIF uses that provide educational, interpretive or passive recreational  
3194 benefits to the Sector Plan area, or support research or training in  
3195 agricultural or natural resource management, may be permitted in the  
3196 Agriculture and Natural Resources Districts, subject to the following  
3197 criteria:  
3198

- 3199 1. The proposed PCIF use must be consistent with a recorded  
3200 agricultural or conservation easement, where applicable.
- 3201 2. The proposed use is within the permitted minimum/maximum FAR.
- 3202 3. Individual structures shall not exceed 3,000 square feet under roof,  
3203 and must be designed to minimize noise, night time illumination of  
3204 surrounding areas, or daily/regular use by delivery vehicles or heavy  
3205 equipment.
- 3206 4. Shall utilize design strategies that consider building orientation, site  
3207 appropriate materials, minimization of outdoor impervious areas and  
3208 native landscaping/buffering.
- 3209 5. Uses that implement natural/passive techniques to store or treat water  
3210 resources (even if operated by a utility or association); or to mitigate  
3211 off-site impacts to wetlands or wildlife (mitigation banks).
- 3212 6. The PCIF use shall be deemed to be compatible with the intent of the  
3213 District. For the purposes of this section, the following uses are  
3214 illustrative of compatible activities: appropriately designed and  
3215 located power lines or underground utility lines; nature trails and  
3216 board walks; pavilions and gazebos; IFAS/FWC research facilities;  
3217 nature centers, interpretive kiosks, sidewalks and open gathering  
3218 areas; passive recreational uses (kayaks launches, bicycle trails/racks,  
3219 restroom facilities, bird watching, open play fields); demonstration  
3220 areas/structures; wildlife rehabilitation facilities; community or  
3221 educational classroom(s); green building demonstration area;  
3222 permitted water management areas, agricultural reservoirs, hunting,  
3223 agricultural and land management support areas.
- 3224 7. PCIF uses that are illustrative of uses that are not compatible include:  
3225 public libraries, schools, stadiums, public administrative buildings,  
3226 water/sewer treatment facilities (not permitted in Natural Resources).  
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3229 **Objective 2.8: Detailed Specific Area Plans**

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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 bi-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.

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**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.

3314 **Policy 2.8.3.5: Contributions to Public Infrastructure**  
3315 Development within the Rural District DSAP shall only be subject to the fiscal  
3316 mitigation required by local ordinance. For example: impact fees, special  
3317 assessments or connection fees. The provision of public facilities and the  
3318 impact on public facilities will be evaluated during the DSAP review in  
3319 accordance with applicable local ordinances.  
3320

3321 **Policy 2.8.3.6: Additional Requirements**  
3322 Individual development requests within a Rural DSAP shall still be subject to  
3323 applicable review and permitting requirements including, but not limited to,  
3324 plats, site development plans, development orders, building permits and  
3325 environmental resource permits (ERPs).  
3326

3327 **Policy 2.8.3.7: Residential/Non-Residential Ratio**  
3328 A Rural District DSAP does not have to meet the Residential/Non-Residential  
3329 Ratio Requirement that is required for DSAPs under Policy 2.10.1.  
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3331 **Policy 2.8.4: Previously-Approved PUDs DSAP Requirements**  
3332 The uses approved by Planned Unit Development (PUD) Zoning identified in  
3333 the Policies below approve natural resource extraction, which does not require  
3334 a DSAP. The development of any PUD use other than mining, recreation,  
3335 and/or agriculture will require a DSAP in accordance with the LTMP.  
3336 Development within these PUDs may vary from what was approved as long as  
3337 they can demonstrate that the development program is consistent with the  
3338 LTMP and Subsection 163.3245(9) F.S. If the properties are included in a  
3339 DSAP, the DSAP will address whether or not the mining, recreation and  
3340 agricultural uses will remain, or whether they will be interim uses.  
3341

3342 Policy 2.8.4 is consistent with, and supports the intent of Subsection  
3343 163.3245(9) F.S.:  
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3345 “The adoption of a long-term master plan or a detailed specific area plan  
3346 pursuant to this section does not limit the right to continue existing agricultural  
3347 or silvicultural uses or other natural resource-based operations or to establish  
3348 similar new uses that are consistent with the plans approved pursuant to the  
3349 section.”  
3350

3351 Following is a list of PUDs within the sector plan boundary that were approved  
3352 prior to the adoption of the SWHSP and which are subject to the requirements  
3353 of this Policy.  
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3356 **Policy 2.8.4.1: Youngquist Bros-Richard Friday PUD/DSAP**  
 3357 The Youngquist Bros-Richard Friday PUD, Hendry County Ordinance No.  
 3358 2006-26, was adopted by the Hendry County Commission on May 20, 2006.  
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3360 **Policy 2.8.4.2: PDJW, LLC Tri-County Mine PUD/DSAP**  
 3361 The PDJW, LLC Tri-County Mine PUD, Hendry County Ordinance 2010-10,  
 3362 was adopted by the Hendry County Commission on March 30, 2010.  
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3364 **Policy 2.8.4.3: Delta Aggregate LLC PUD/DSAP**  
 3365 The Delta Aggregate LLC PUD, Hendry County Ordinance 2012-14, was  
 3366 adopted by the Hendry County Commission on June 26, 2012.  
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**OBJECTIVE 2.9: DSAP REQUIREMENTS FOR SR 82 MIXED-USE DISTRICT**

3370 Under the requirements of the previously-approved PUD and Mixed-Use Districts, approval for  
 3371 additional development would have required a PUD amendment. Therefore, the requirements for a  
 3372 DSAP within the SR 82 Mixed-Use District shall not have to meet the DSAP requirements of  
 3373 Section 163.3245, F.S., but shall instead be limited to the following requirements.  
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3377 **Policy 2.9.1: SR 82 MUD Maximum Development Program**  
 3378 The maximum development program of the combined uses within the SR 82  
 3379 Mixed-Use District shall not exceed the following:

<u>SR 82 Land Uses</u>	<u>Density/Intensity</u>	<u>Special Requirements</u>
<u>Industrial</u>	<u>0.25 FAR Min – 2.0 FAR Max</u> <u>Not To Exceed 650,000 SF</u>	<u>Development directly adjacent to SR 82 will comply with the requirements of the Gateway Overlay Corridor</u>
<u>Commercial</u>	<u>0.25 FAR Min – 2.0 FAR Max</u> <u>Not To Exceed 400,000 SF</u>	<u>Development directly adjacent to SR 82 will comply with the requirements of the Gateway Overlay Corridor</u>
<u>Residential</u>	<u>125 DU Min – 1,800 DU Max</u>	<u>N/A</u>
<u>Open Space</u>	<u>Minimum of 25% of the DSAP Acreage</u>	<u>10% of the residential development areas and 5% of the non-</u>

		<u>residential development areas must be open space</u>
<u>Agriculture</u>	<u>No Min or Max Intensity</u>	<u>Agriculture uses will be determined at DSAP</u>
<u>Public, Community, and Institutional Facilities</u>	<u>1.0 FAR Max</u>	<u>Facilities to be determined at DSAP</u>

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3382 **Policy 2.9.2: Density and Intensity.**

3383 The DSAP shall provide detailed identification and analysis of the maximum  
3384 and minimum densities and intensities of use and the distribution, extent, and  
3385 location of future land uses.

3386

3387 **Policy 2.9.3: Urban Design Standards**

3388 The DSAP shall follow the Urban Design Standards for a Sector Plan  
3389 Employment District.

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3391 **Policy 2.9.4: Open Space**

3392 The DSAP shall be required to meet the Open Space requirements of the SR 82  
3393 Mixed-Use District in Policy 2.7.1.1.1(g).

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3395 **Policy 2.9.5: Water and Wastewater**

3396 The DSAP shall be required to meet the water resource, water supply, and  
3397 wastewater requirements of the SR 82 Mixed-Use District in Policy 2.7.1.1.1.

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3399 **Policy 2.9.6: Transportation**

3400 The DSAP shall be required to meet the transportation mitigation requirements  
3401 of the SR 82 Mixed-Use District Comprehensive Plan Amendment.

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3403 **OBJECTIVE 2.10: RESIDENTIAL/NON-RESIDENTIAL DEVELOPMENT RATIO**

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3405 To facilitate compact development and a pedestrian environment within Village and Neighborhood  
3406 Centers, a mix of residential and supporting uses (which include commercial use and Public,  
3407 Community, and Institutional Facilities within the Sector Plan), are required.

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3409 **Policy 2.10.1: Development Ratio Reporting Requirement**

3410 For all development occurring after the issuance of the Building Permit for the  
3411 1,000th Residential Unit within a DSAP, the Developer(s) within the DSAP  
3412 shall submit to Hendry County the initial report of all Residential and Non-

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

<b>Upon the Completion of:</b>	<b>Minimum Square feet of non-residential use:</b>
1,000 units	15,000 SF
5,000 units	75,000 SF
10,000 units	150,000 SF
15,000 units	225,000 SF

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**OBJECTIVE 2.11: OPEN SPACE**

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

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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.

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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.

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**Policy 2.11.1: Open Space Requirements**

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With the exception of DSAPs within the Rural District and the SR 82 MUD, 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 2.11.3**

<b>LTMP Open Space Requirements (Acres)</b>	<b>Open Space Value</b>	<b>Note:</b>
	<b>Per Required Acre</b>	<b>A table demonstrating how each DSAP meets its required open space requirements will be adopted as part of the DSAP approval.</b>
<b>Natural Resource District</b>	<b>1.3</b>	<b>A land owner may voluntarily designate any lands meeting the minimum requirements as “Natural Resource District” during a DSAP submittal.</b>
<b>Upland Preservation</b>	<b>1.25</b>	
<b>Upland Restoration</b>	<b>1.25</b>	
<b>Wetland Restoration</b>	<b>1.2</b>	
<b>Wetland Preservation</b>	<b>1.15</b>	
<b>Citrus Groves</b>	<b>1.1</b>	

<b>Unimproved Pasture</b>	<b>1.1</b>	
<b>Habitat or Wetland Mitigation Area</b>	<b>1</b>	<b>As required by DEP, SFWMD, FWC, ACOE or FWS.</b>
<b>Agriculture – Water Management</b>	<b>1</b>	<b>Permitted Water Management areas used to support on-going agricultural operations</b>
<b>Parks within Village/Neighborhood Center</b>	<b>1</b>	<b>When provided in accordance with Policy 2.7.3 and 2.7.4, open space within a Village Center or Neighborhood Center can meet up to 5% of the total required DSAP Open Space.</b>
<b>Row Crops/Improved Pasture/Fallow Land</b>	<b>0.95</b>	
<b>Parks and Community Gardens: within Village/Neighborhood and Employment District</b>	<b>0.9</b>	<b>Parks and common areas greater than 4 acres, located within the developed envelope of a Village/Neighborhood or Employment Center.</b>
<b>Parks and Community Gardens: within Village/Neighborhood and Employment District</b>	<b>0.8</b>	<b>Parks and common areas less than 4 acres, located within the developed envelope of a Village/Neighborhood or Employment Center.</b>
<b>Required Water Management Areas incorporating LID (Low Impact Design)</b>	<b>0.75</b>	<b>Must meet Low Impact Design criteria, as recognized by SFWMD or FDEP.</b>
<b>Required Water Management for Development &gt; 3 acres</b>	<b>0.6</b>	<b>Must have at least 50% of shoreline designed with littoral shelf and native plantings.</b>
<b>Required Water Management for Development &lt; 3 acres</b>	<b>0.5</b>	<b>Must have at least 50% of shoreline designed with littoral shelf and native plantings.</b>
<b>Required Water Management for Development</b>	<b>0.4</b>	<b>Lakes with hardened shoreline or without required minimum littoral shelf and/or plantings.</b>
<b>Golf Course</b>	<b>0.5</b>	<b>Golf courses may not contribute more than 350 acres of open space per</b>

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**Policy 2.11.4: Open Space Allocation**

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

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

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

**Policy 2.11.5: Open Space Distribution**

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



- 3523 a) Proposed land uses within the open space must be consistent with Policy
- 3524 2.7.7 (Natural Resources District Standards).
- 3525 b) Proposed open space must augment or connect to areas shown on the
- 3526 LTMP as Natural Resources District.
- 3527 c) Must independently, or cumulatively (when combined with the adjacent
- 3528 Natural Resources District) provide a minimum width of 900' or an
- 3529 average width of 1,320'.
- 3530 d) Must ensure long term commitments through conservation/agricultural
- 3531 easements, as described in Policy 2.11.9 and Policy 2.11.10.

3532  
 3533 **Policy 2.11.6.1:** Natural resources located outside of the Natural Resources District will be  
 3534 protected by the policies set forth in the LTMP and will be governed by the  
 3535 data and analysis submitted in support of the LTMP. The applicable natural  
 3536 resource policies set forth in the Conservation Element of the Hendry County  
 3537 Comprehensive Plan will be addressed at the time of DSAP to the extent they  
 3538 are not inconsistent with or already addressed by the Goals, Objectives, and  
 3539 Policies set forth herein.

3540  
 3541 **Policy 2.11.7: Natural Resources District Phasing and Implementation**  
 3542 To further encourage the establishment of large areas of connected open space  
 3543 that transect the Sector Plan from the southern to the northern boundary, the  
 3544 following incentives are established:

- 3545 a) In fulfillment of the requirements of Objective 2.11, and its implementing
- 3546 Policies, a DSAP that identifies and protects the Natural Resources areas in
- 3547 the East Planning Area (either through agricultural or conservation
- 3548 easement in accordance with Policies 2.11.9 and 2.11.10.1) shall be assured
- 3549 of up to 5,000 Residential units in the West Planning Area, provided the
- 3550 DSAP is consistent with the LTMP, the SWHSP Goals, Objectives and
- 3551 Policies, and the Hendry County Comprehensive Plan.
- 3552 b) In fulfillment of the requirements of Objective 2.11, and its implementing
- 3553 Policies, a DSAP that identifies and protects a north-south Natural
- 3554 Resource connection within the West Planning Area (either through
- 3555 agricultural or conservation easements in accordance with Policies 2.11.9
- 3556 and 2.11.10.1) shall be assured of up to 5,000 residential units in the West
- 3557 Planning Area, provided the DSAP is consistent with the LTMP, the
- 3558 SWHSP Goals, Objectives and Policies, and the Hendry County
- 3559 Comprehensive Plan.
- 3560 c) Both linkages may have interruptions from existing or planned roads,
- 3561 provided those roads are identified and/or designed in accordance with the
- 3562 DSAP, and otherwise consistent with the SWHSP Goals, Objectives and
- 3563 Policies.
- 3564

- 3565 d) Provided that approximately four (4) linear miles of the Western linkage is  
3566 established in the DSAP, it may contain a gap up to ½ mile in length, where  
3567 that property is not under common ownership, and where the surrounding  
3568 District is Rural or Agriculture.

3569  
3570 **Policy 2.11.8: DSAP Greenbelts**

3571 At the discretion of the Board of County Commissioners, a greenbelt may be  
3572 requested when the following circumstances are present, and when such  
3573 circumstances are determined to warrant special treatment:

- 3574  
3575 a) Land use intensities at the perimeter of a DSAP are significantly higher  
3576 than those outside the DSAP boundary.  
3577 b) Commercial or high density residential development is within 300' of a  
3578 Natural Resources District, and such uses adversely impact the ecological  
3579 value of the Natural Resources District.  
3580 c) Two Employment, Village or Neighborhood Districts, abut and physical  
3581 separation is necessary to provide visual relief, circulation, buffer or  
3582 transition between dissimilar uses.

3583  
3584 When such conditions are deemed to be met, a greenbelt, meeting the following  
3585 guidelines, may be required:

- 3586  
3587 d) 0' – 300' in width.  
3588 e) Bluebelt forms may include passive recreation, lakes, water bodies, water  
3589 management facilities, parks, gardens, agriculture, conservation, mitigation,  
3590 existing buffers, and utility corridors.  
3591 f) The acreage contained within a Bluebelt shall be credited against  
3592 required open space on a 1:1 ratio.  
3593 g) Golf courses may be located within a Bluebelt, provided that there is no  
3594 more than 10% impervious surface within the greenbelt, and that the  
3595 acreage within the golf course shall be credited with an open space  
3596 multiplier of 0.5, consistent with Table 2.11.3.

3597  
3598 **Policy 2.11.9: Natural Resources Lands Easements**

- 3599 a) Upon the approval of a DSAP, any Natural Resources District lands  
3600 contained within that DSAP shall be subject to a conservation easement.  
3601 The DSAP will identify specific measures as required in the Sector Plan  
3602 Statute to ensure the protection and, as appropriate, the restoration and  
3603 management of lands that will be subject to an easement.  
3604 b) A draft easement consistent with Section 704.06, F.S. will be submitted  
3605 with the DSAP application. Section 704.06, F.S. addresses easements that  
3606 are designed to retain land or water predominantly as working agricultural  
3607 land and/or in its natural, scenic, open, or wooded condition. Walkways,

3608 paths, interpretative centers, educational and directional signage, passive  
3609 recreation uses, hunting/fishing, eco-services and other uses consistent with  
3610 usable open space will be permitted in the easement area. Since the sector  
3611 plan statute refers to the conservation easement statute, the DSAP will  
3612 identify those activities that will occur in the easement area as an exception  
3613 to the strict reading of the conservation easement requirements.  
3614 c) The easement must be recorded within 30 days of the effective date of the  
3615 DSAP development order. The easement shall be enforceable by an  
3616 appropriate public entity.  
3617 d) The easement shall be drafted to permit the easement to be revoked,  
3618 rescinded or released should the DSAP fail due to a legal or administrative  
3619 challenge. The easement shall be drafted to permit the easement to be  
3620 revised should the DSAP be changed due to an appeal or other legal  
3621 challenge.  
3622

3623 **Policy 2.11.10: Long Term Agricultural**

3624 a) The DSAP approval will identify all measures that need to be taken to  
3625 protect those areas set aside for long-term or perpetual agriculture. The  
3626 applicant will solicit input from the Florida Department of Agriculture and  
3627 Consumer Services on appropriate and beneficial protection measures.  
3628 b) The DSAP shall be deemed to put all landowners adjacent to long-term or  
3629 perpetual agriculture on notice of the agricultural nature of the property and  
3630 the fact that the agricultural landowner will be able to take all steps  
3631 necessary to conduct the agricultural operation including but not limited to  
3632 cultivation, harvesting, rotation of crops, irrigation, fumigation,  
3633 fertilization, pest management, dipping of cattle, farmworker housing, farm  
3634 manager housing and other actions customary and necessary for an  
3635 agricultural operation. The DSAP shall also address how the developer or  
3636 management entity shall educate and/or notify adjacent residents regarding  
3637 programmed land management activities.  
3638

3639 **Policy 2.11.10.1: Agricultural Easements**

3640 a) A draft agricultural easement will be submitted with the DSAP application  
3641 when the perpetual or long term agriculture is used to address the open  
3642 space requirements of Objective 2.11 and the implementing policies.  
3643 Pumps, pens, irrigation systems, equipment storage, farmworker housing,  
3644 material storage, and any other non-habitable support facilities that are  
3645 required to conduct the agricultural operation can be located within areas  
3646 subject to an agricultural easement, as can passive recreational uses such as  
3647 sidewalks, pathways, pavilions and hunting.

- 3648 b) The easement must be recorded within 30 days of the effective date of the  
3649 DSAP development order. The easement shall be enforceable by an  
3650 appropriate public entity.
- 3651 c) The easement shall be drafted to permit the easement to be revoked,  
3652 rescinded or released should the DSAP fail due to a legal challenge. The  
3653 easement shall be drafted to permit the easement to be revised should the  
3654 DSAP be changed due to an appeal or other legal or administrative  
3655 challenge.
- 3656 d) Agriculture<sub>2</sub> as defined in Section 570.02<sub>2</sub> F.S. (with the exception of those  
3657 uses identified as Level Two uses in the Agriculture Future Land Use  
3658 Element of the Hendry County Comprehensive Plan) can be conducted in  
3659 areas subject to an agriculture easement.

3660

3661 **Policy 2.11.11: Florida’s Right-to-Farm Act.**

3662 Nothing in the SWHSP or future implementing regulations may be construed to  
3663 supersede or interfere with agricultural rights protected under Florida's Right to  
3664 Farm Act.

3665

3666 Agricultural uses within the SWHSP area will remain acceptable uses and may  
3667 continue and expand unless and until they are limited by an adopted DSAP;  
3668 and even after the adoption of a DSAP, bona fide agricultural uses may  
3669 continue until horizontal development consistent with the new DSAP approved  
3670 use(s) occurs on the property.

3671

3672 **OBJECTIVE 2.12: DESIGN GUIDELINES AND INTENT**

3673

3674 Development in the SWHSP will be designed and constructed to promote connectivity between  
3675 different land uses, provide opportunities for economic development, and offer both the  
3676 continuation of long-term Agriculture uses and incentives for other land use options for property  
3677 owners.

3678

3679 **Policy 2.12.1: Integration of Uses**

3680 The mix of uses within the SWHSP will provide the citizens of Hendry  
3681 County:

- 3682 a) the right to continue their Agricultural businesses and activities;  
3683 b) additional jobs in a variety of skill and income levels;  
3684 c) a broader mix of housing options;  
3685 d) new retail and consumer services; and  
3686 e) adequate public, community, and institutional facilities.

3687

3688 **Policy 2.12.2: Smart Growth Principles**

3689 The SWHSP will achieve the Policy 2.12.1 goals through the design and  
3690 implementation of generally-accepted smart growth principles, including:

- 3691
- 3692 a) providing a variety of land uses and lifestyle opportunities that support
- 3693 residents of diverse ages, incomes and family sizes;
- 3694 b) preserving important environmental features, connections and functions on-
- 3695 site;
- 3696 c) promoting economically-viable agriculture;
- 3697 d) allowing agriculture and development to coexist with proper safeguards;
- 3698 e) ensuring that sufficient land is available to accommodate anticipated, long-
- 3699 term growth;
- 3700 f) guiding development into a variety of Districts, including compact,
- 3701 pedestrian-friendly, and mixed-use community land use forms;
- 3702 g) providing a focus for economic development and industrial job creation in
- 3703 the western portion of the county;
- 3704 h) enhancing the transportation network in western Hendry County;
- 3705 i) providing opportunities for increased internal capture of trips and
- 3706 reduced external traffic;
- 3707 j) providing for the efficient delivery of public facilities and services;
- 3708 k) providing the opportunity for enhanced trade between existing communities
- 3709 and future areas of urban development; and
- 3710 l) enhancing regional linkages to soft and hard infrastructure, including
- 3711 regional conservation areas, agricultural processing and distribution
- 3712 facilities, Southwest Florida International Airport, Airglades International
- 3713 Airport, LaBelle Airport, and State Colleges and Universities.
- 3714

3715 **Policy 2.12.3:**

**District Centers**

3716 Village and Neighborhood District Centers shall be designed as the focal point  
3717 of the Districts. The intent is to create urban employment and commercial uses  
3718 that shall be interconnected and accessible by pedestrians from the integrated  
3719 and/or surrounding residential areas. District Centers can also include a wide  
3720 range of Public, Community, and Institutional Facilities, including, but not  
3721 limited to, schools, religious institutions and non-profit facilities.

3722

3723 **Policy 2.12.4:**

**Main Streets**

3724 Each District Center shall have at least one identifiable Main Street. The Main  
3725 Street shall be located along or intersecting a collector roadway and designed to  
3726 be pedestrian-oriented with consideration of design characteristics such as:

- 3727
- 3728 a) Walkable blocks laid out in an interconnected pattern;
- 3729 b) Sidewalks adjacent to roadways;

- 3730 c) Crosswalks at intersections;
- 3731 d) Pedestrian-oriented public spaces in the form of greens, parks, plazas and
- 3732 other common areas; and
- 3733 e) Pedestrian and bicycle connections to surrounding residential areas.
- 3734

3735 **Policy 2.12.5: Open Space**  
 3736 District Center areas shall not be required to provide Greenbelts between the  
 3737 District Center boundary and the larger District area. However, each District  
 3738 Center shall have at least one Open Space area. The Open Space area(s) shall  
 3739 be a minimum of 5% of the gross acreage of the District Center.  
 3740

3741 **Policy 2.12.6: Public, Community, and Institutional Facilities**  
 3742 To the extent that public, community, and institutional facilities will be located  
 3743 within any District, those facilities are encouraged to be located within the  
 3744 District Centers and integrated within the context of the surrounding uses  
 3745 (planned or existing). Public, Community, and Institutional facilities will not  
 3746 utilize any of the SWHSP Development Program Entitlements.  
 3747  
 3748  
 3749  
 3750

3751 **Policy 2.12.7: Street Network**  
 3752 Urban development districts shall provide an interconnected network of local  
 3753 streets. The local street circulation pattern is intended to maximize access to  
 3754 businesses, homes, and activity centers.  
 3755

3756 **Policy 2.12.8: Shared Parking**  
 3757 Public surface and structured parking in urban development districts should be  
 3758 designed to not disrupt pedestrian circulation. Shared parking programs shall  
 3759 be allowed where it can be demonstrated that the demand for parking of  
 3760 combined uses can be satisfied.  
 3761

3762 **Policy 2.12.9: Surface Water Management**  
 3763 Any development resulting from a DSAP will comply with the South Florida  
 3764 Water Management District’s permitting requirements for storm water  
 3765 management and consumptive uses.  
 3766

3767 **OBJECTIVE 2.13: WATER AND WASTEWATER**  
 3768

3769 The Southwest Hendry County Sector Plan Area shall provide adequate infrastructure in accordance  
 3770 with Level of Service standards contained in the Hendry County Comprehensive Plan and Land  
 3771 Development Code.

3772  
 3773 **Policy 2.13.1: Centralized Public Water and Wastewater**

- 3774 a) Centralized public water and sewer service shall be provided through a  
 3775 private utility certificated through the Public Service Commission,  
 3776 governmental and/or quasi-governmental entities, or any other similar  
 3777 provider of central service.
- 3778 b) All development located within the Sector Plan that has received DSAP  
 3779 approval and is located within the Employment District, Village District,  
 3780 and Neighborhood District must connect to centralized public water and  
 3781 sewer. The DSAP will consider and address whether existing  
 3782 development will be required to connect to centralized public water and  
 3783 sewer and the timing of the connection. The development identified in  
 3784 Policies 2.8.4.1, 2.8.4.2 and 2.8.4.3 do not have to connect to centralized  
 3785 public water and sewer unless otherwise required by county regulations.
- 3786 c) Commercial uses that are less than 50,000 square feet located outside of the  
 3787 Employment District, Village District, and Neighborhood District do not  
 3788 have to connect to centralized public water and sewer unless required by  
 3789 county regulations, FDEP or health department regulations, or centralized  
 3790 public water and sewer is available within ¼ mile of the development.
- 3791 d) Residential development in excess of one unit per 1/2 acre must connect to  
 3792 centralized public water and sewer.
- 3793 e) Heritage Estates development or residential located outside of the  
 3794 Employment District, Village District, and Neighborhood Districts that are  
 3795 located on lands not suitable for well and septic due to location, soil  
 3796 conditions, degree of clustering, proximity to existing centralized public  
 3797 water and sewer, or similar criteria must connect to centralized public water  
 3798 and sewer.
- 3799 f) Should further definition and refinement of the criteria for determining  
 3800 when centralized public water and wastewater services are necessary be  
 3801 required, the criteria will be set forth in either the DSAP or the Hendry  
 3802 County Land Development Code.

3803  
 3804 **Policy 2.13.2: Re-Use Water**  
 3805 Re-use water shall be used for landscape and/or golf course irrigation purposes  
 3806 when available from the utility provider. Re-use water shall not be required  
 3807 for irrigation of agricultural uses.

3808  
 3809 **OBJECTIVE 2.14: TRANSPORTATION**

3810 The SWHSP shall create new, and enhance existing, transportation systems in Hendry County  
 3811 through appropriately interconnected Districts.

3812  
 3813 **Policy 2.14.1: Long Range Transportation Map**  
 3814 All transportation improvements within the Southwest Hendry County Sector  
 3815 Plan will be made in accordance with the Long Range Transportation Map.

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**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), 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



3862 DSAP and prior to construction of any public infrastructure required to support  
3863 the development. The DSAP may include conditions that require a developer  
3864 or a property owner to contribute land for a transportation facility or require the  
3865 construction or expansion of a transportation facility, or require the payment  
3866 for land acquisition or construction or expansion of a transportation facility or a  
3867 portion thereof. The obligation to provide funds, land or roadways must be  
3868 reasonably attributable to the development within the DSAP and the  
3869 contribution must be comparable to the amount of funds, land or transportation  
3870 improvements that the state or local government would reasonably expect to  
3871 expend or provide based on projected costs of comparable projects to mitigate  
3872 the impacts reasonably attributable to the proposed development. Any funds or  
3873 land provided must be used to mitigate the impacts of the DSAP development.  
3874 The required mitigation contributions do not have to be expended within the  
3875 DSAP area; however, they must be used for facilities that are impacted by the  
3876 DSAP. The property owner or developer within the DSAP consistent with  
3877 Subparagraph 163.3180(5)(h)2., F.S. shall not be held responsible for the  
3878 additional cost of reducing or eliminating deficiencies, and the property owner  
3879 or developer cannot be required to pay a proportionate share that exceeds the  
3880 development's proportionate share of the improvements necessary to mitigate  
3881 the development's impacts.

3882 **Policy 2.14.5: Long Range Transportation Needs Assessment Horizon**  
3883 The Hendry County Long-Range Transportation Needs Assessment (LRTNA)  
3884 is based on a development program and transportation system contemplated  
3885 within the 2035 planning horizon. If, at the time of DSAP submittal, the  
3886 LRTNA does not reflect the system needs based on the amount of development  
3887 in the DSAP, the DSAP applicant must submit an updated LRTNA generalized  
3888 transportation analysis for review by the County. The updated analysis shall, at  
3889 a minimum, address projected impacts of the development proposed in the  
3890 DSAP application through the then-current County Planning horizon.

3891  
3892 **OBJECTIVE 2.15: INFRASTRUCTURE NEEDS**

3893  
3894 The application for the DSAP will identify the needed public facilities to serve the development,  
3895 and will identify the financing mechanism for infrastructure improvements if improvements are  
3896 needed. If the development does not require a DSAP, the application shall address the infrastructure  
3897 needs pursuant to the applicable Hendry County Comprehensive Plan GOPs and Land Development  
3898 Code.

3899  
3900 **Policy 2.15.1: Infrastructure Funding Plan**  
3901 A financially feasible funding plan is required for proposed development at the  
3902 DSAP phase, unless otherwise not required in the Sector Plan (see Policy  
3903 2.8.3.5 and Objective 2.9). Each DSAP will assess and analyze the public  
3904 needs associated with the proposed land uses as well as how those identified  
3905 needs will be met, including an evaluation of the financing of infrastructure.  
3906 Public needs include, but are not limited to, fire, police, and emergency

3907 medical; schools; parks; libraries; potable water; drainage; and wastewater  
3908 treatment facilities.

3909  
3910 **Policy 2.15.2: Infrastructure Funding Sources**  
3911 Potential funding sources for infrastructure needs within the SWHSP include,  
3912 but are not limited to:

- 3913  
3914 a) Community Development Districts  
3915 b) County Impact Fees  
3916 c) Developer Contributions  
3917 d) Municipal Service Taxing Unit/Municipal Service Benefit Unit  
3918 e) Available State or Federal Highway or Transit Funds  
3919 f) Tax Increment Financing  
3920 g) Grants

3921  
3922 **Policy 2.15.3: Infrastructure Funding Conditions**  
3923 All infrastructure funding conditions set forth in the DSAP will be consistent  
3924 with the dual rational nexus test. The obligation to provide funds, land, or  
3925 infrastructure will be reasonably attributable to the proposed development and  
3926 the timing of the development and the contribution requested will be  
3927 comparable to the amount of funds, land or public facilities that the state, local  
3928 government, school board or other governmental entity would reasonably  
3929 expect to expend or provide based on the projected costs of comparable  
3930 development to mitigate the impacts reasonably attributable to the proposed  
3931 development.

3932 **Policy 2.15.4: Efficient Uses of Infrastructure**  
3933 As future community infrastructure is developed in support of the planned  
3934 development of the Sector Plan, it may be in the community’s best interest to  
3935 consider authorizing additional density and intensity within existing  
3936 development districts to ensure the protection of natural resources elsewhere,  
3937 and to maximize the efficient use of infrastructure within the Sector Plan. Any  
3938 such increase will be subject to a Comprehensive Plan amendment and based  
3939 on an evaluation of the implementation of the Sector Plan, and shall be  
3940 required to obtain all necessary approvals from Hendry County and the Florida  
3941 Department of Economic Opportunity.

3942  
3943 **Policy 2.15.5:** As stated in Objective 2.11, the Sector Plan provides a unique opportunity to  
3944 establish a well thought-out open space system that serves as a framework to  
3945 support future communities, long-term agriculture, water management,  
3946 recreation, and landscape scale connections that link regionally significant  
3947 natural resources. It is possible that future Comprehensive Plan amendments or  
3948 additions to the Sector Plan may enhance these goals, and concentrate  
3949 additional long-term protection of natural resources in areas of importance,  
3950 thereby incentivizing the concentration of development within areas of the  
3951 Sector Plan where increased densities can be supported by planned

3952 infrastructure. Subject to review and approval by all necessary state and local  
3953 governments, incorporation of such opportunities should certainly be  
3954 considered to the extent they are consistent with the overarching objectives of  
3955 the Sector Plan.  
3956

3957 **OBJECTIVE 2.16: INTERGOVERNMENTAL COORDINATION**  
3958

3959 Hendry County will coordinate with local, state, and regional governments as required by the  
3960 appropriate Goal, Objectives, and Policies of the Hendry County Comprehensive Plan. The Goals,  
3961 Objectives, and Policies will facilitate intergovernmental coordination on the issue of extra-  
3962 jurisdictional impacts.