



HENDRY COUNTY PLANNING & ZONING DEPARTMENT

POST OFFICE BOX 2340 • 165 S. LEE STREET • LABELLE, FLORIDA 33975 • (863) 675-5240 • FAX: (863) 675-5317 • SUNCOM 744-4750

September 10, 2007

RE: ***Hendry County Evaluation and Appraisal Report Scoping Meeting***

Dear community stakeholder:

Hendry County has identified issues of local concern to be included in the Evaluation and Appraisal of the local Comprehensive Plan. The due date for adopting our Evaluation and Appraisal Report (EAR) is April 1, 2008.

To continue the process, Hendry County is hosting a meeting on Tuesday, September 25, 2007 at 10:00 a.m. The meeting will be held at the Dallas Townsend Center, 1085 Pratt Blvd., LaBelle, Florida.

The purpose of the meeting is to ensure that all important issues are identified, to attempt to reach consensus on the local issues as the subject matter of the EAR, and to share information and ideas. A preliminary list of those issues is attached to this letter. This meeting is the "scoping meeting" described in sub-section 163.3191(3), F.S.

It is very important that you or another representative of your agency attend this meeting. Please email Mary Harn in the Hendry County Planning and Zoning Department at mharn@hendryfla.net to confirm that you will attend. If you cannot attend the meeting, we would still appreciate any input you may wish to offer.

I look forward to seeing you on September 25, 2007.

Sincerely,

Vincent A. Cautero, AICP
Planning and Development Director

Enclosure: Issues List

Hendry County Evaluation & Appraisal Report Scoping Meeting ISSUES LIST

Hendry County is seeking input on issues of local importance to be included in the County's Evaluation & Appraisal Report (EAR). The EAR is a thorough review of the local Comprehensive Plan that is required to be submitted to the Florida Department of Community Affairs (DCA) seven years after its initial adoption. The purpose of the EAR is to determine whether the Comprehensive Plan has helped achieve the type of development outlined in the Plan. Based on its findings, the County will initiate an update to the Comprehensive Plan to ensure that the growth is well managed over the next planning period, which is to the year 2030.

State statutes require that the EAR review how the County has developed over the past seven years and compare this actual growth to the anticipated growth outlined in the Comprehensive Plan. This review includes an analysis of population trends, identifying developable lands and the locations of recent development, and the ability of the County to meet the future growth through the provision of suitable roads, utilities, and open space. The EAR is also required to provide a substantial review of each of the existing elements of the Comprehensive Plan to determine if the Goals, Objectives, and Policies are being met or need to be revised. Finally, the EAR is required to review the relevant changes to the Florida Statutes on Growth Management to determine if additional amendments are required in the Comprehensive Plan.

As part of the EAR, the County has the opportunity to analyze additional local issues that are not required by DCA. These local issues can include any area of significant concern that the County will be facing over the next 10-20 years.

The list on the following page includes issues the County has identified. This list outlines the major concerns identified in the Hendry County Visioning Report (2006), issues identified by the Hendry County Commissioners, and the Hendry County Planning and Zoning Department. Please provide a ranking from 1-10 for each issue (1 being used for the issue you feel is most important, 10 least important). If you have other issues you feel should be addressed in the EAR, please include it on the following page or on a separate sheet of paper.

RANK

POTENTIAL LOCAL ISSUE

Future Land Use Designations – topics include: Are changes needed? Are development densities sufficient? Should new districts be established, such as Mixed-Use Districts?

Economic Development: Should the County encourage economic development opportunities, such as proactively zoning areas for commercial and industrial development? How can the County increase employment opportunities?

Preservation of Rural Lands/Open Space Requirements: Should the County consider a Transfer of Development Rights or Transfer of Density Units program to encourage preservation of rural, agricultural and areas of significant environmental concern? Encourage Lot Clustering? Consider a Rural Land Study or Rural Land Stewardship Area?

Environmental Resource Protection/Tree Protection: Are changes needed to assist in environmental protection, primarily with the Caloosahatchee River and Lake Okeechobee? Are additional tree protection provisions needed?

Affordable/Workforce Housing: Are additional provisions needed to the Comprehensive Plan to provide adequate affordable housing or housing for transient workers?

Utilities and Extension Areas/Urban Service Areas: Are the County and Municipalities growing in areas suitable for development based on the provision of public utilities? Do the Urban Service Areas need amended/expanded?

Transportation Issues: Does the Comprehensive Plan establish adequate Level of Service requirements for roadways? Are additional provisions needed for parallel roads, interconnectivity, bike paths, sidewalks, and mass transit?

Enhanced Recreation and Cultural Opportunities: Are the available recreation and cultural opportunities sufficient for the needs of the County? Is the County taking of the advantage of the opportunities afforded by the river and lake?

Cities/County Cooperation/Coordination: Is there adequate cooperation between the County and municipalities? Are additional provisions necessary for the development of Interlocal Agreements for projects that impact incorporated and unincorporated areas? Are annexation and urban service areas well planned and anticipated between the Cities and County?

Emergency Management Planning: Does the County have an adequate Emergency Management Plan? Are there additional evacuation routes that should be pursued?

Additional Issue #1:

Additional Issue #2: