

Rural Land Development as an Economic Engine

Hendry County Commissioner,
Michael Swindle

Hendry
County

NOW

NEXT

REGIONAL
BENEFITS



Hendry County

Strengths

- Centrally located
- Land ready for development
- No impact fees

Weaknesses

- Lack of affordable housing
- High unemployment rate
- Low tax base

Opportunities

- Property investment
- Airglades Airport
- Workforce development

Threats

- Brain drain
- Agricultural decline
- Conservation land

CURRENT
PROJECTS

CURRENT PROJECTS

- Airglades Airport
- LaBelle Municipal Airport Terminal & Hangar Improvements

- Comprehensive plan changes from agricultural to industrial/ commercial
- Lowered permitting fees for development



Projects In the Works

East Florida (Type II) 12.00 ac. area	
Maximum Dwelling Units (residential)	15,000
Maximum commercial (square footage)	1.5 million
Maximum industrial (square footage)	500,000

West Florida (Type I) 24.00 ac. area	
Type I residential use including town center density in Type II	25,000
Retail (square footage)	2,400,000
Office/Center/Industrial (square footage)	1,800,000
Storage	400,000
Hotel/Hotel	400,000

East Florida Priority Center 11.00 ac. area	
Residential	1,000
Commercial (square footage)	300,000

West Florida Priority Center 11.00 ac. area	
East Planning area	770,000 square
Residential	22,000 units
Commercial (square footage)	2,700,000
East Planning area	3,000 square
Residential	21 units (low density, low density & medium density housing is allowed in addition to the 21 units)

West Florida (Type I) 14.00 ac. area	
Residential	8 units per acre (low density development)
Non-residential	Maximum 10% of the 141 acres



Infrastructure

TARGET MARKET

Laying the Foundation

Helms Road Extension Connecting State
Road 80 to State Road 29

Force main Project Connecting Airglades
Airport to City of Clewiston

Expansion of Broadband Infrastructure
Throughout Hendry County



Economic Impact

#1



Increased tax base

#2



Improved infrastructure

#3



Higher demand of products

#4



Improved earning & learning potential