Land Use Study for Montura Ranch Estates

COMMUNITY MEETING #2

SATURDAY, JANUARY 25TH

CENTRAL COUNTY WATER CONTROL DISTRICT MEETING ROOM – CLEWISTON, FLORIDA

Welcome and Introductions

Hendry County Staff

Consultants from Waldrop Engineering

Meeting Agenda

I. Welcome and Introductions
II. Land Use Study Overview
III. Assessment Report Summary
IV. Community Survey Results
V. Questions and Comments
VI. Community Meeting and Input Opportunities Schedule
VII. How to Stay Informed

Purpose of Today's Meeting

- **Review the STUDY AREA, PURPOSE AND GOALS**
  - ✓ Why the study? Why now?
- **Review the PLANNING CONCEPTS that help create a healthy community:**
  - ✓ Future Land Use
  - ✓ Zoning Districts
  - ✓ Compatible Uses / Balance of Uses
  - ✓ Regulations (framework)
- **ASSESSMENT REPORT**
- **SURVEY RESULTS**
- **Time for Questions and Comments**
- **Layout the schedule and ways for you to stay informed**

Purpose of the Land Use Study



Understand the community's needs & vision relating to:

- **LAND USES**
  - Residential, Agricultural, Commercial, Industrial, Civic, Public Services & Infrastructure
- **GROWTH AND DENSITY**
- **COMPATIBILITY**
- **PROTECTIONS THROUGH REGULATIONS**

Generally the goal is to improve public understanding of community planning efforts, both short-term & long-term.

Establish a base level of property protections for the long-term health, safety and welfare of the community.

History

- Montura Ranch Estates was platted in 1970 by the Pan American Land Development Corporation.
- The corporation dedicated the land to the Central County Drainage District on June 22, 1970.
- Pan American Land Development Corporation developed the amenities but went out business not long after.

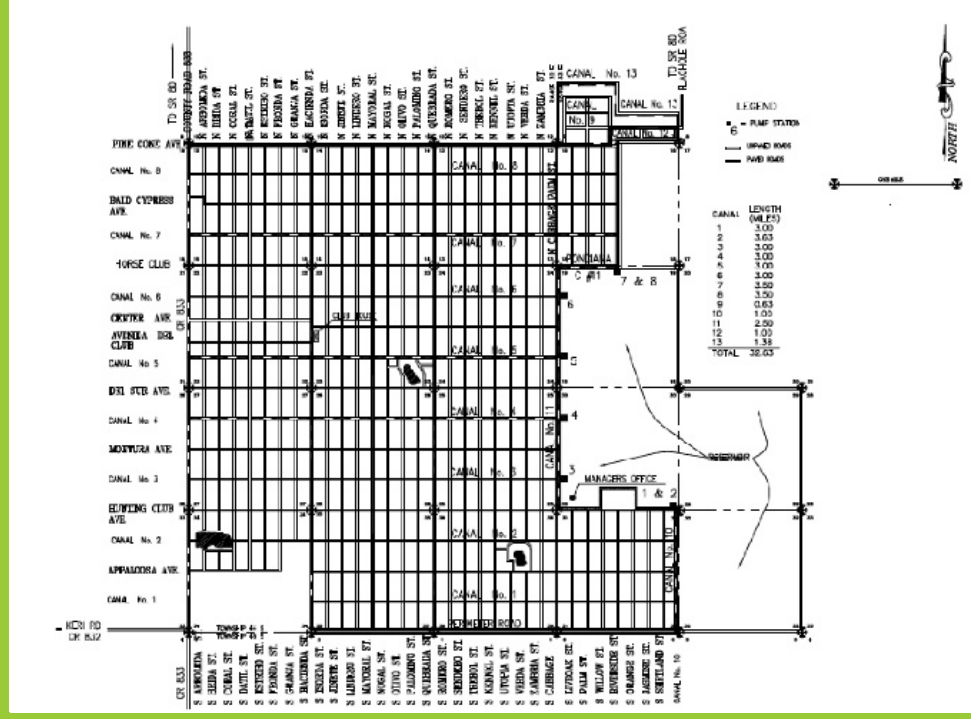


Images provided by the Montura/Central County Talk Facebook page



CCWCD Responsibilities

Formerly established on May 21, 1970 as a Florida water control district authorized to levy installment and maintenance taxes as organized under Chapters 189 and 298 of the Florida Statutes.

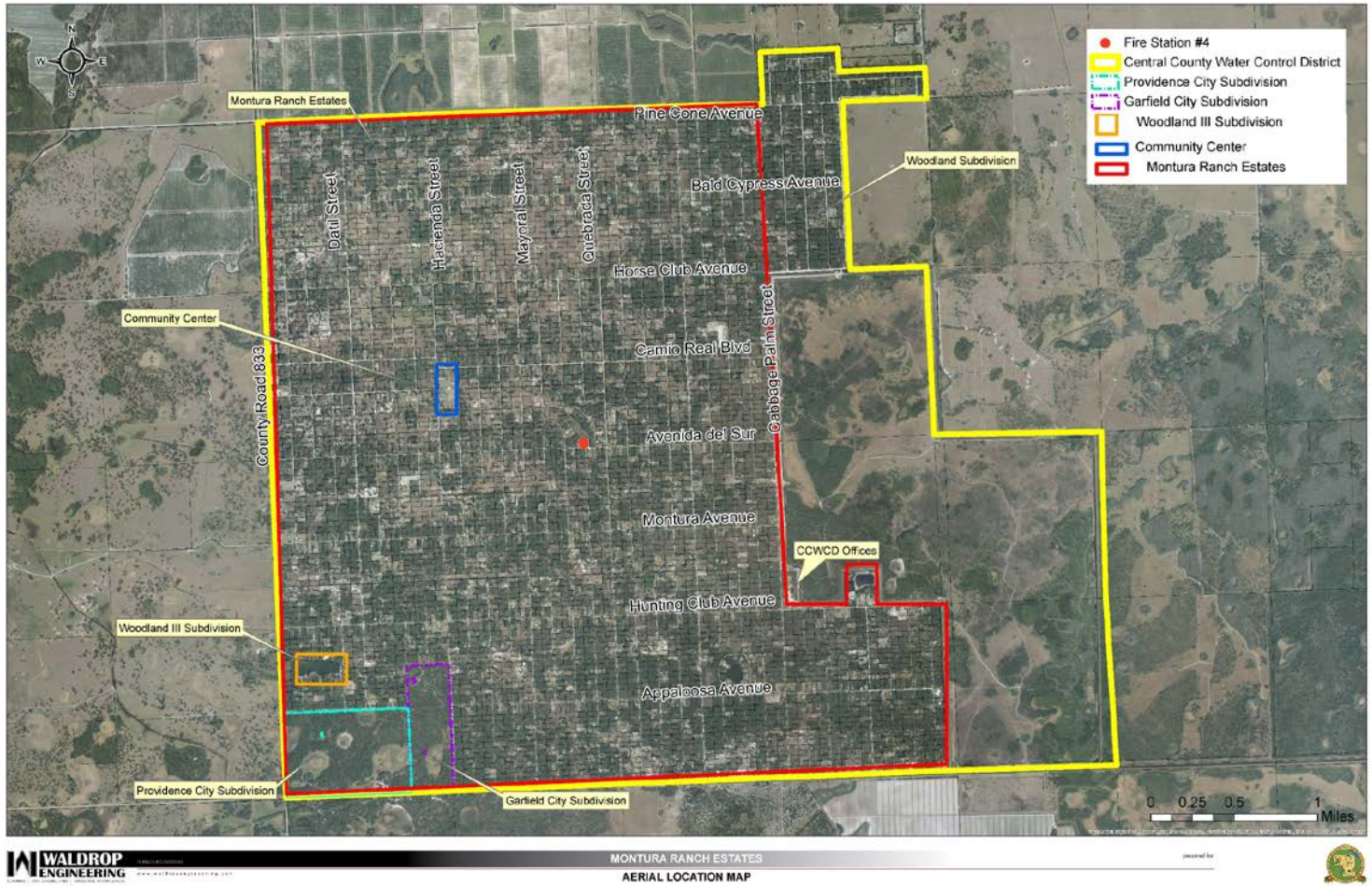


RESPONSIBILITIES:

- to construct, operate, and maintain **canals, ditches, drains, levees**, and other works for drainage purposes;
- to acquire, purchase, operate, and maintain **pumps, plants, and pumping systems** for drainage purposes;
- to construct, operate, and maintain **irrigation** works, machinery, and plants;
- to construct, improve, pave, and maintain **roads**; and
- to construct, acquire by donation, or purchase **recreational facilities** and areas.



Study Area



CCWCD Boundary

- Approximately 10,883 acres (17.1 sq. miles)
- 6,160 parcels

Montura Estates

- Approximately 8,103 acres (12.8 sq. miles)
- 5,823 parcels

Assessment Report - Acreage

Average Parcel Size

- 1.25 acres (72%)
- 93% between 0.9 and 1.5 acres

Occupied Residential – 1,750 acres

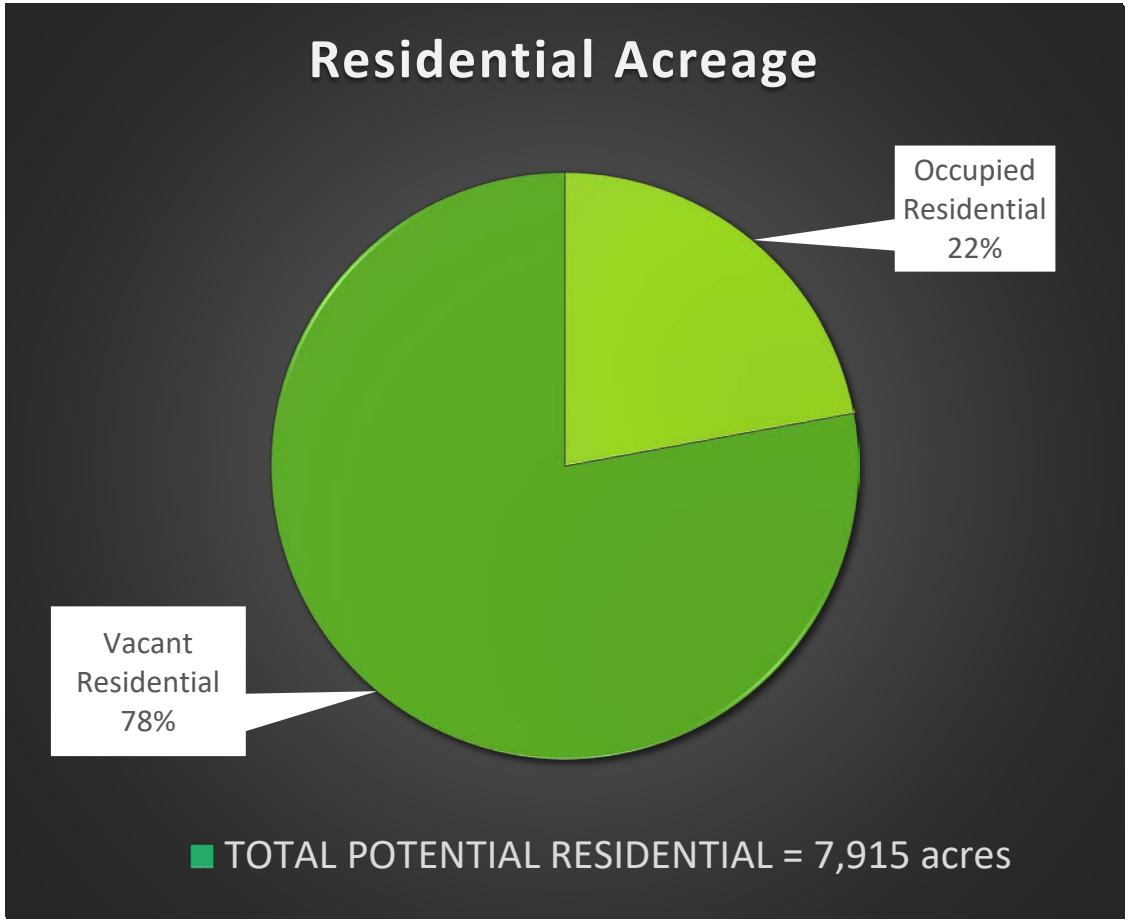
- Mobile Home – 1,392 acres (981 parcels)
- Single-Family – 356 acres (234 parcels)

Vacant Residential

- 6,165 acres (4,869 parcels)

TOTAL POTENTIAL RESIDENTIAL

- 7,915 acres (6,087 parcels)



Assessment Report - Population

Current Population Estimate

- 4,074

Additional Potential Population

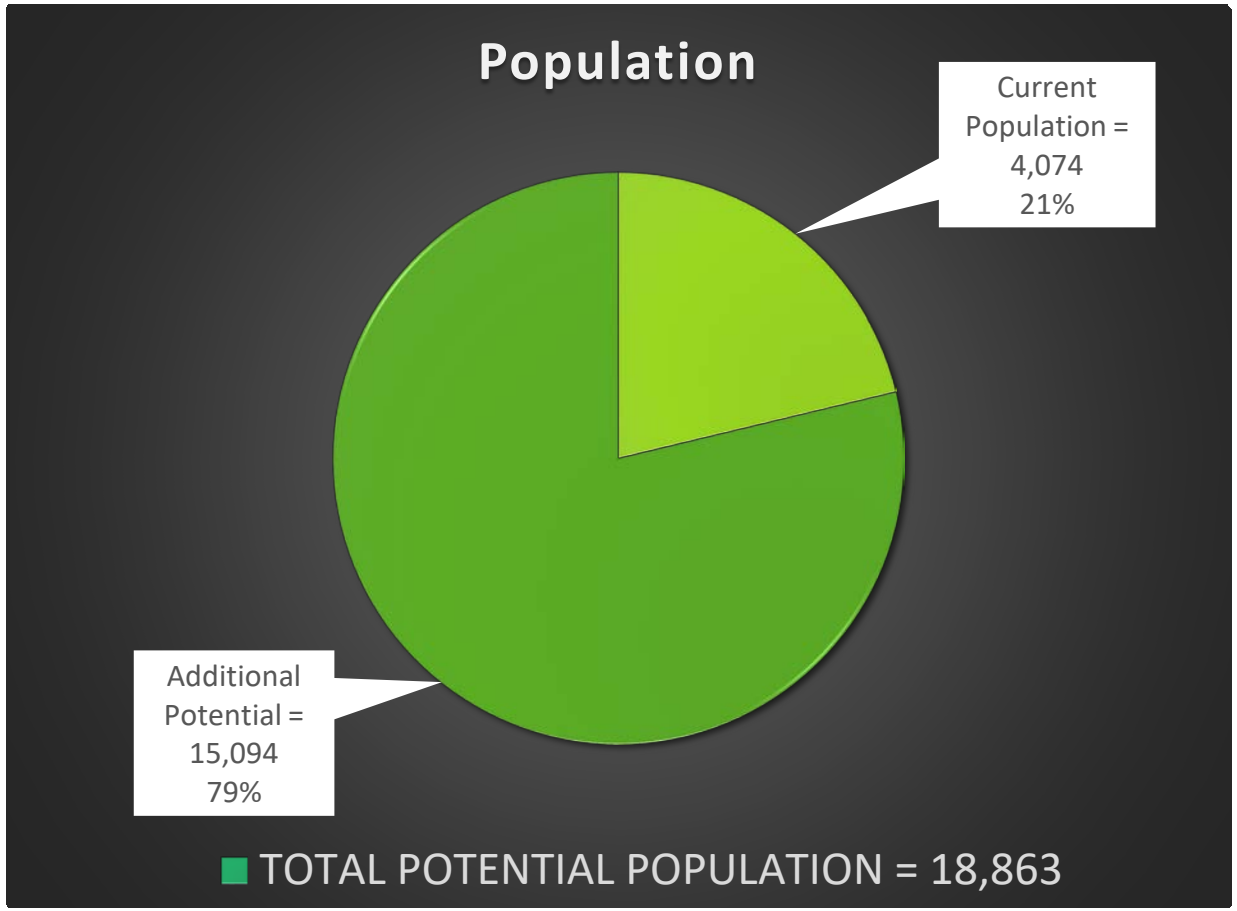
- 15,094

Average Household Size

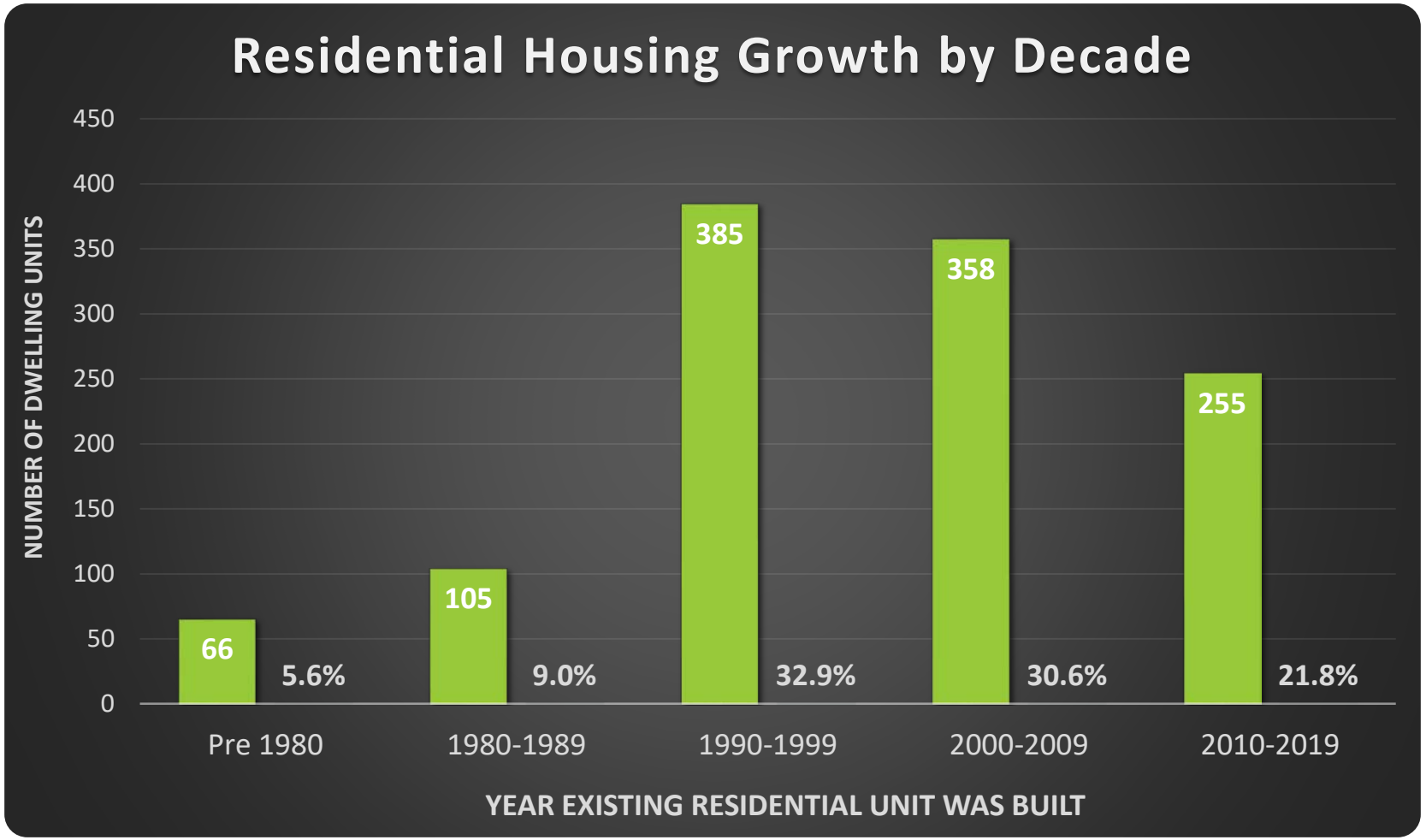
- 3.1 (Florida 2.5, Hendry County 3.0)

TOTAL POPULATION AT BUILDOUT

- 18,863



Assessment Report - Housing



SINCE 2010:

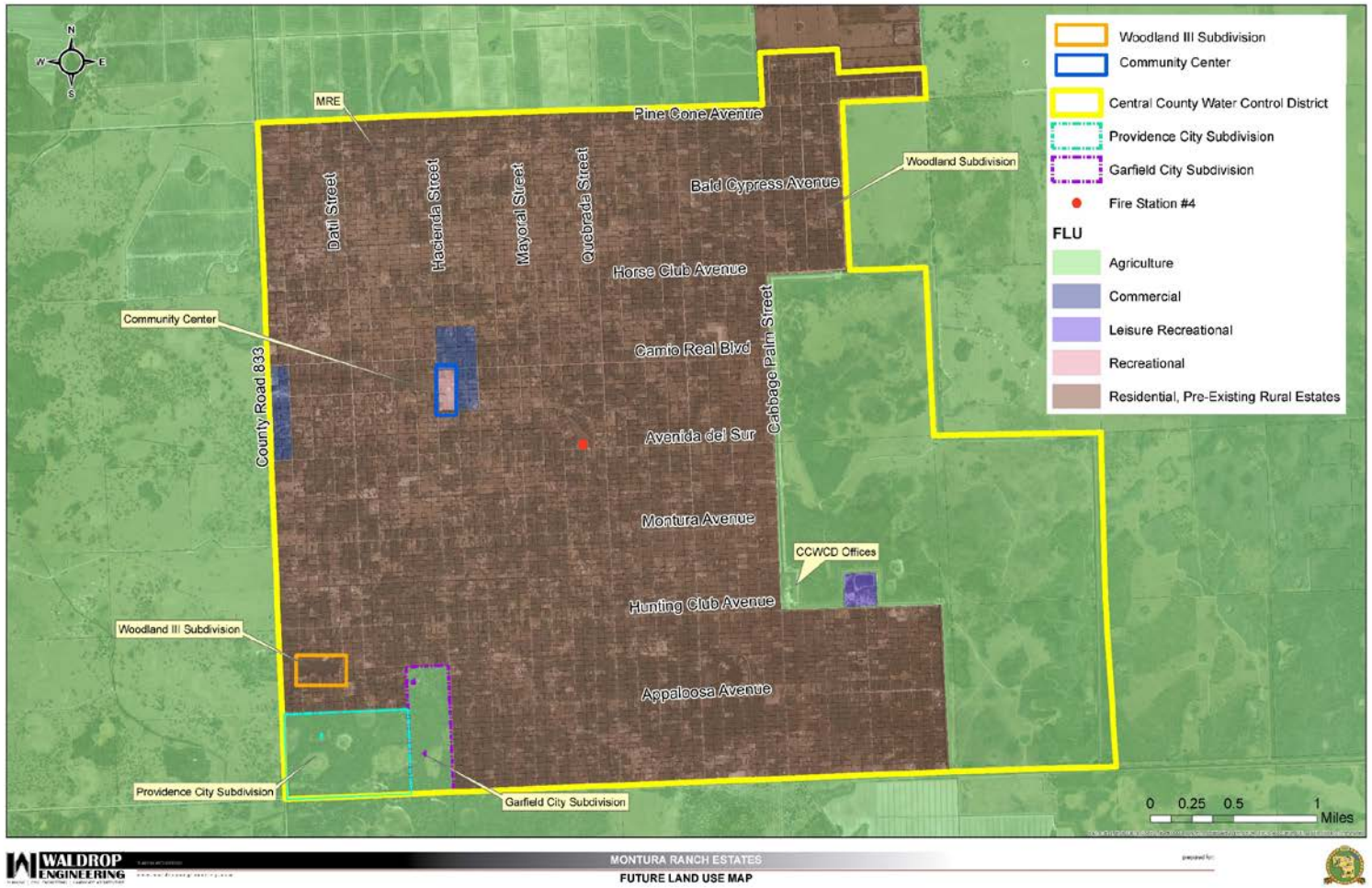
- Housing growth has slowed yet still grew 22% since 2010
- Population is estimated to have grown by 24%
- Another growth spurt like what occurred from 1990-2010 could add nearly 1,000 units and double the population.

Assessment - Need for Balance



- Montura Ranch was developed as a rural paradise but platted to allow suburban density creating long-term health, safety and welfare issues that need to be addressed.
- It is desirable for country-living and agricultural freedoms but developed at single-family lot sizes – compatibility issues
- Original layout maximized lot sales rather than long-term balance – makes compatibility difficult
- The plat did not set aside enough land for non-residential uses and services creating a poor mix of land and an unbalanced community

Assessment Report - Future Land Use



Most Land in Montura Estates is designated <u>Residential – Pre-existing Rural Estates</u>

- Uses permitted in Montura Ranch Estates are: residential and *general an high intensity commercial*, as well as institution and recreation uses.
- Density is one unit per acre.
- FAR (intensity) is 0.25.
- Not intended to receive urban services.
- The areas that were established prior to the adoption of Hendry County's Future Land Use Categories; reflects the existence of large-scale lot developments and other rural sub-divided parcels.

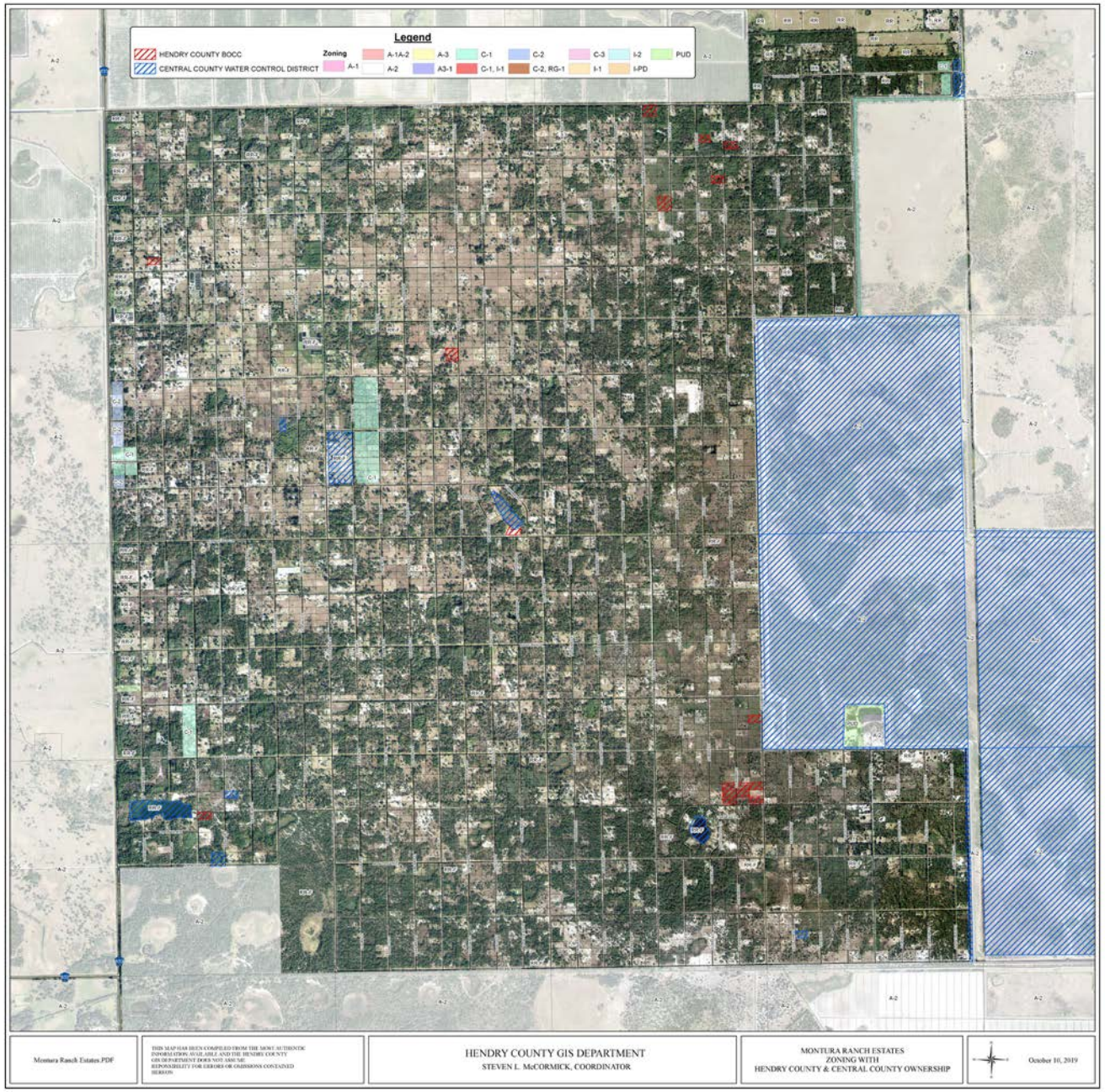
Assessment Report - Zoning

Most land in Montura is zoned <u>Rural Residential Farm</u> (RR-F) which limits residential development to:

- manufactured homes, modular homes, and single-family dwellings
- a minimum 1.10-acre lot size
- a minimum dwelling unit size of 600 square feet
- a minimum mobile home size of 500 square feet.

Agricultural Uses

Agricultural Uses are permitted with no limit on the number of animals regardless of lot size.



Assessment Report - Animals

Rural Residential Farm (RR-F) allows:

1. **Domestic farm animals for household use without numeric limit, except:**
   a. Shall be enclosed on possessor's property properly;
   b. Shall be fed, watered, and cared for in proper manner;
   c. Keeping does not create a nuisance;
   d. Animal waste shall not be allowed to remain on the premises creating a health or environmental hazard;
   e. May not be bred for sale and animal products may not be sold.
2. ~~**Commercial agricultural** activities.~~
3. **Barbed wire** fences.





Land Use Compatibility

- **Land Rights are important**
- **Protections through basic regulations are also important**
  - The study is seeking a balance between protecting your property and the freedom to use it as you please without negatively impacting your neighbors.
- **The goal is compatibility**
  - Compatibility means: no property is directly or indirectly unreasonably negatively impacted by another properties use.

Land Use Compatibility

Compatibility includes the consideration of impacts such as noise, vibration, odor, lighting or visual impacts.

- Ask the question, “Is the health, safety and welfare of the one of the properties at risk because of the impacts from the other?”
- Typically the more intense impacts the less intense. Example: manufacturing next to houses.







Assessment Report – Basic Findings



- The community is an emerging, growing area.
- Montura has lots of room to grow.
- As it grows it will become less rural and more suburban.
- Compatibility is a major long-term concern.
  - Intensive farms next to residential without animals – what issues are created?
  - What issues need addressed?
- Balance of land uses is also a long-term concern.
  - Where should non-residential uses be located? What services are desirable?
  - Next Meeting: community mapping exercise.
- Need a plan for healthy growth – a first step are basic protective regulations

Community Survey

Approach

Opened November 16, 2019

- Paper copies at CCWCD Office
- Online

Closed January 17, 2020

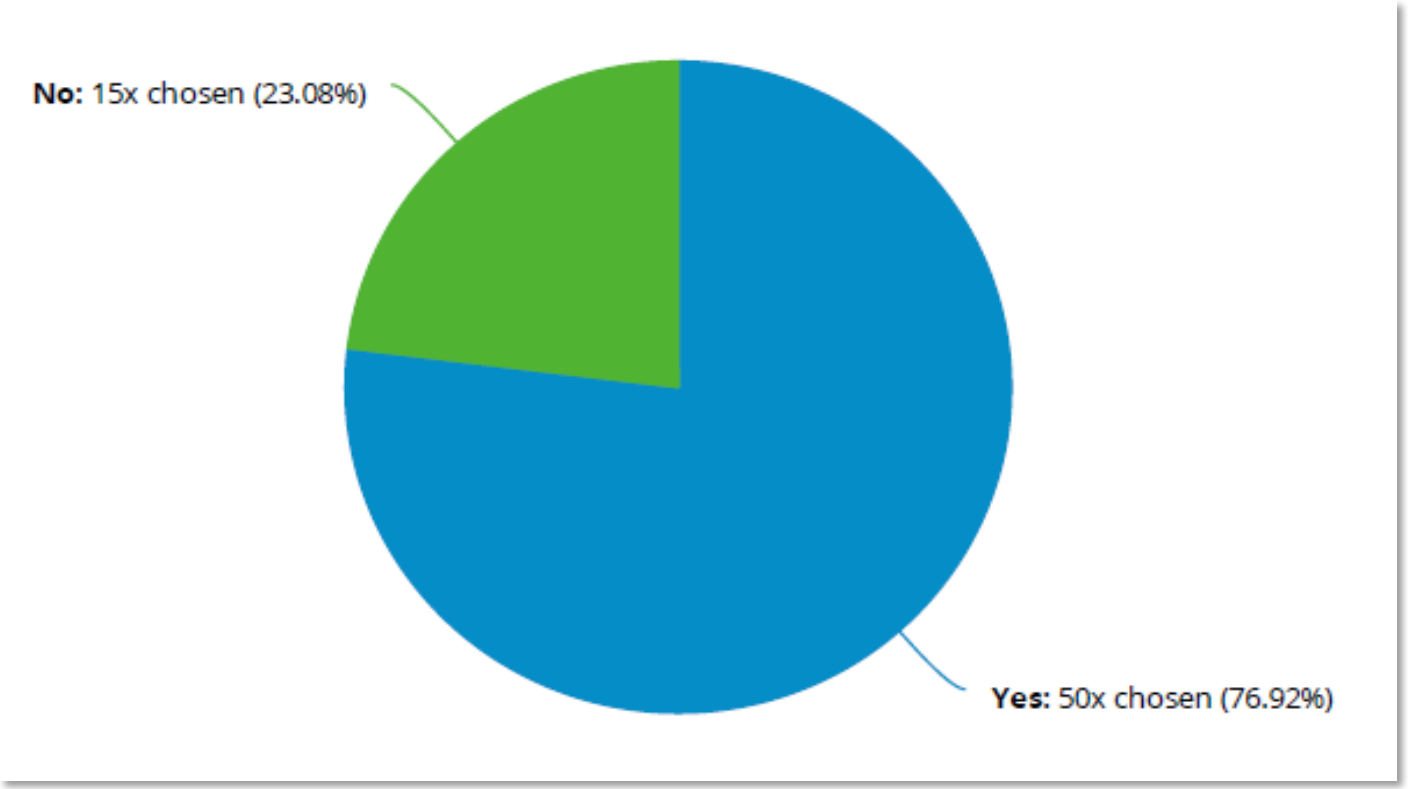
<u>82 Survey Responses (2% of population)</u>

- **61 completed surveys (50% online)**
- **21 partial responses**

Community Survey Results

Question #1

Are you a full-time resident of Montura Ranch Estates?

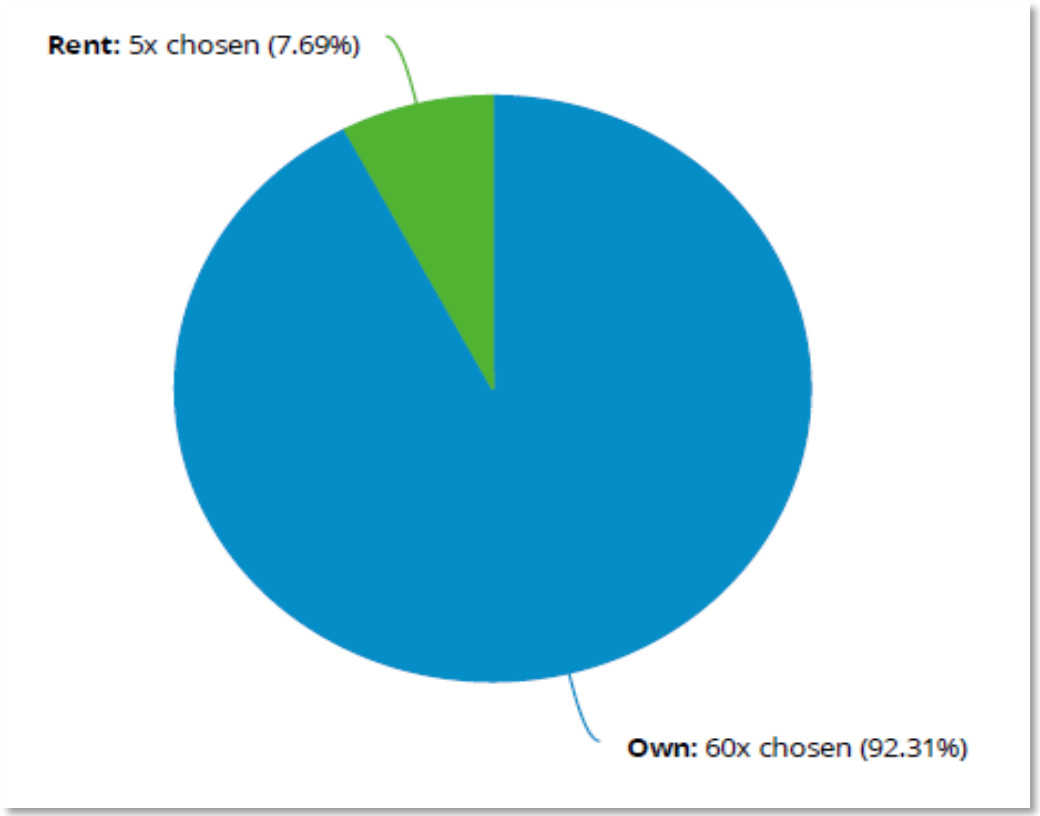


Community Survey Results

Question #2

Do you own or rent?

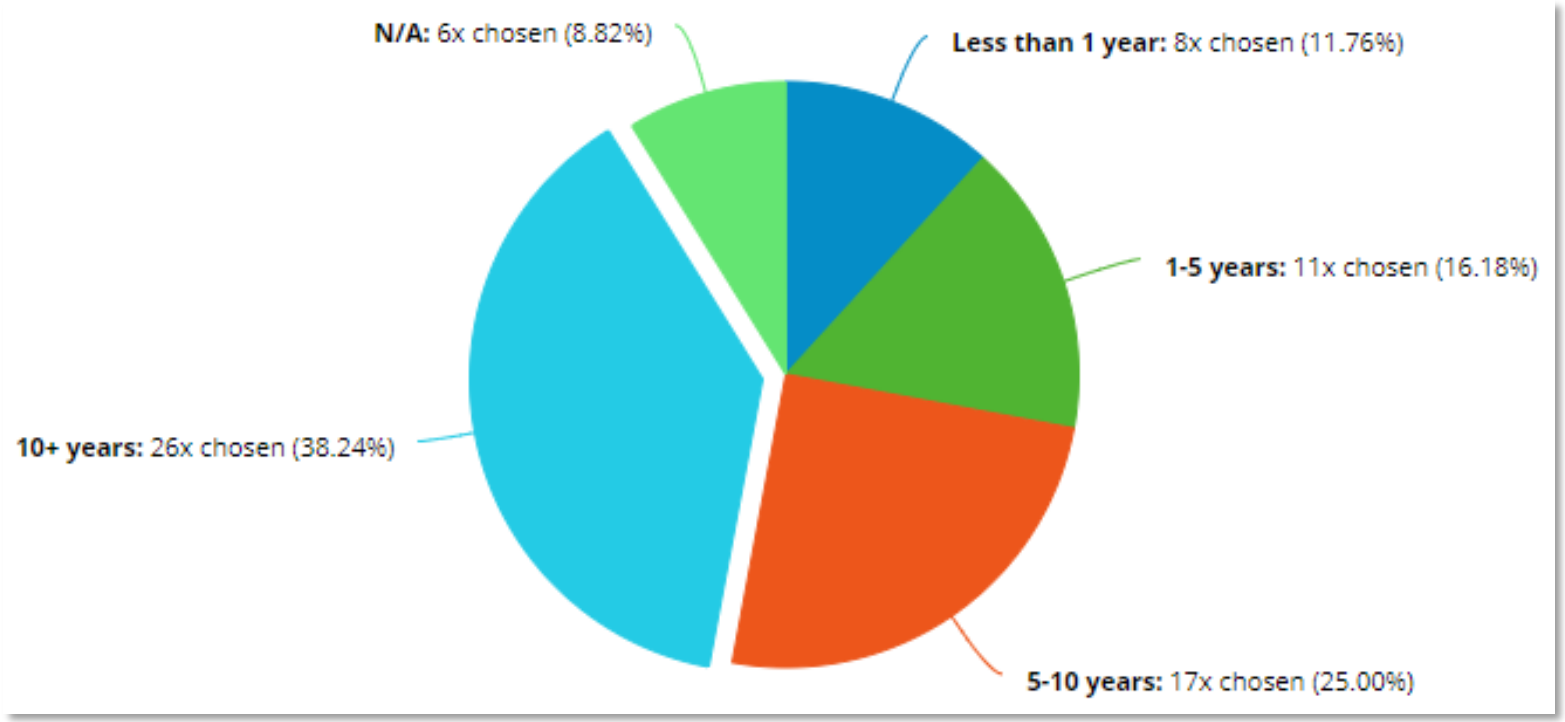
Results: Hendry County has slightly lower homeownership than Montura at 66% of occupied residential units.



Community Survey Results

Question #3

If you are a resident, how long have you lived in Montura Ranch Estates?



Community Survey Results

Question #4

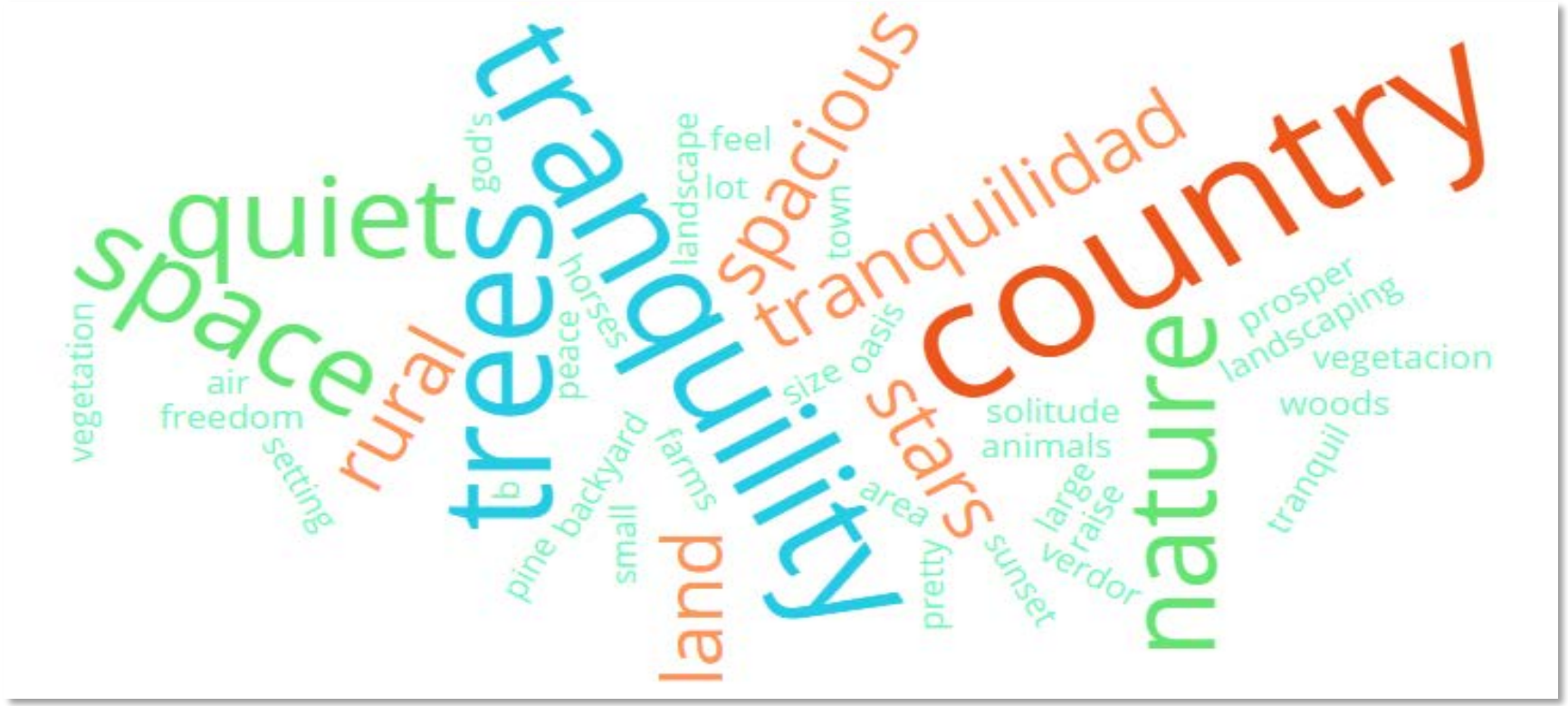
What makes Montura Ranch Estates unique to you?



Community Survey Results

Question #5

Use ONE WORD to describe your favorite thing about Montura Ranch.



Community Survey Results

Question #6

Describe your greatest concern about living in Montura Ranch?

Most mentioned:

- ❑ no places to work or shop, stray dogs, poor internet and cell service, crime such as robberies and break-ins, people shooting guns.

  - ➢ ATV's are divisive – in favor of being able to use ATV's or complaining they are going too fast and using the roads improperly.
  - ➢ Less mentioned – roads in poor condition, too much growth resulting in loosing trees and flooding.

Community Survey Results

Question #7

What improvements would you like to be made in Montura Ranch?

Most mentioned:

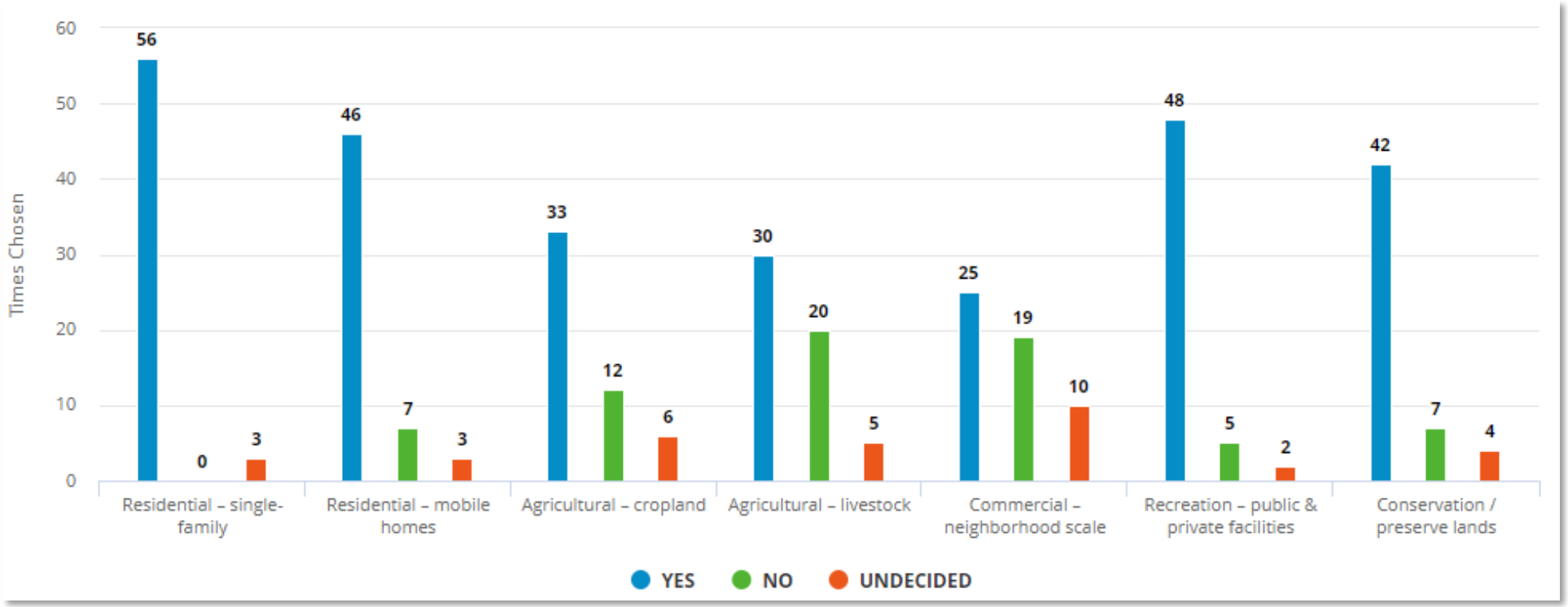
- ❑ better roads (more paved), more places to shop, access to services such as schools, health care and auto repair, more police enforcement to reduce crime and regulate gun usage

- ❑ some comments regarding overall community appearance –
  - cleaning up old mobile homes
  - code enforcement of property
  - better landscaped entrances (near Mary Lou's).

Community Survey Results

Question #8

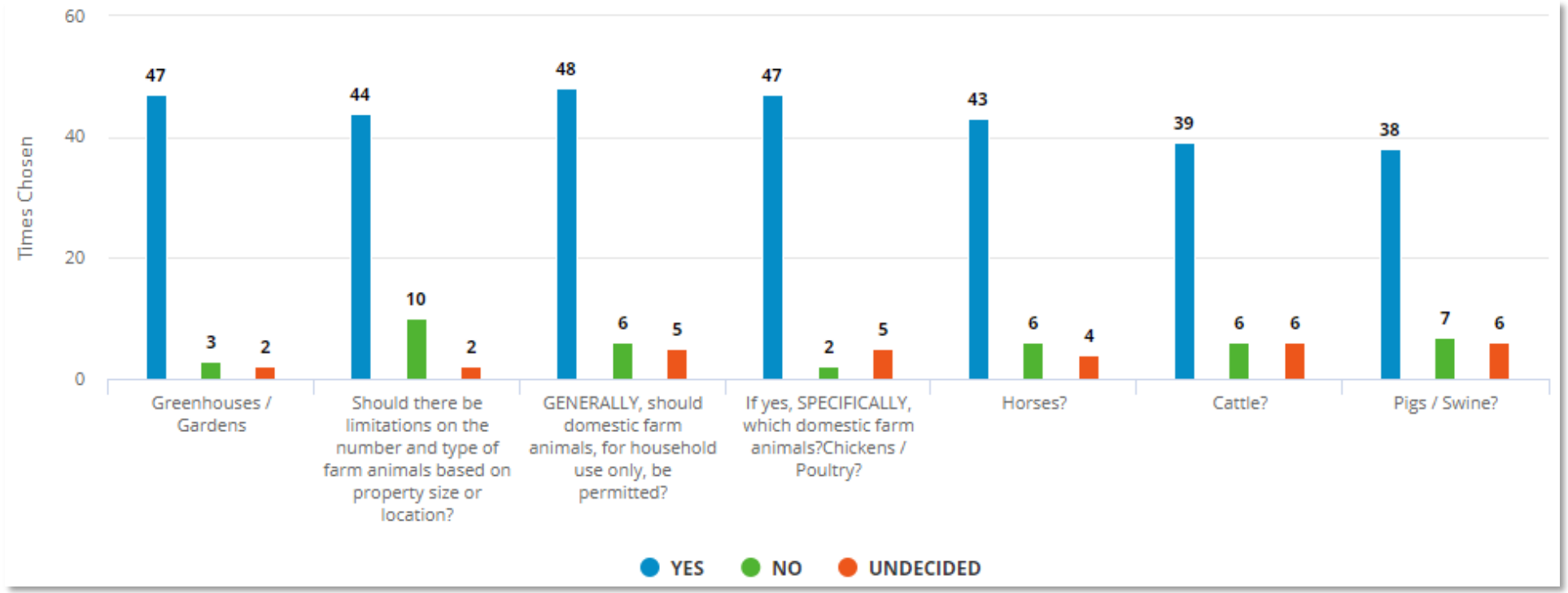
Which of the following LAND USES should be encouraged in the community?



Community Survey Results

Question #9

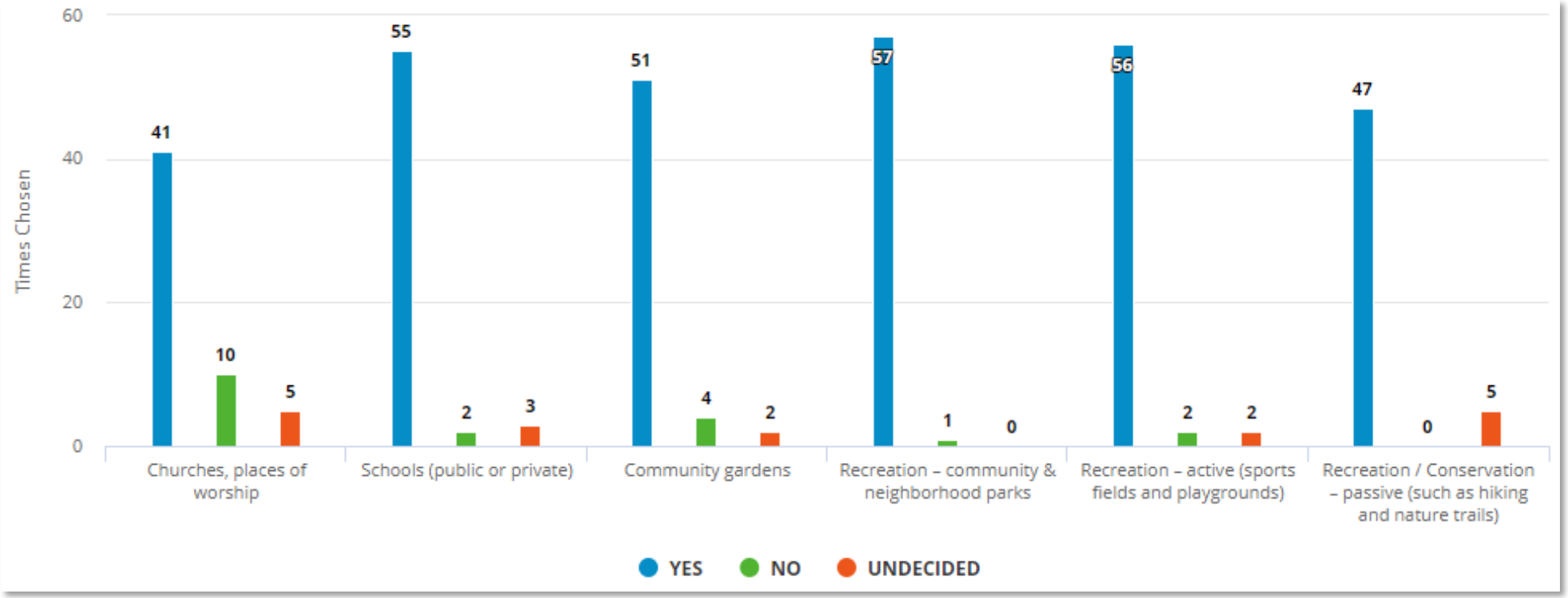
Which of the following NON-COMMERCIAL AGRICULTURAL USES should be encouraged?



Community Survey Results

Question #10

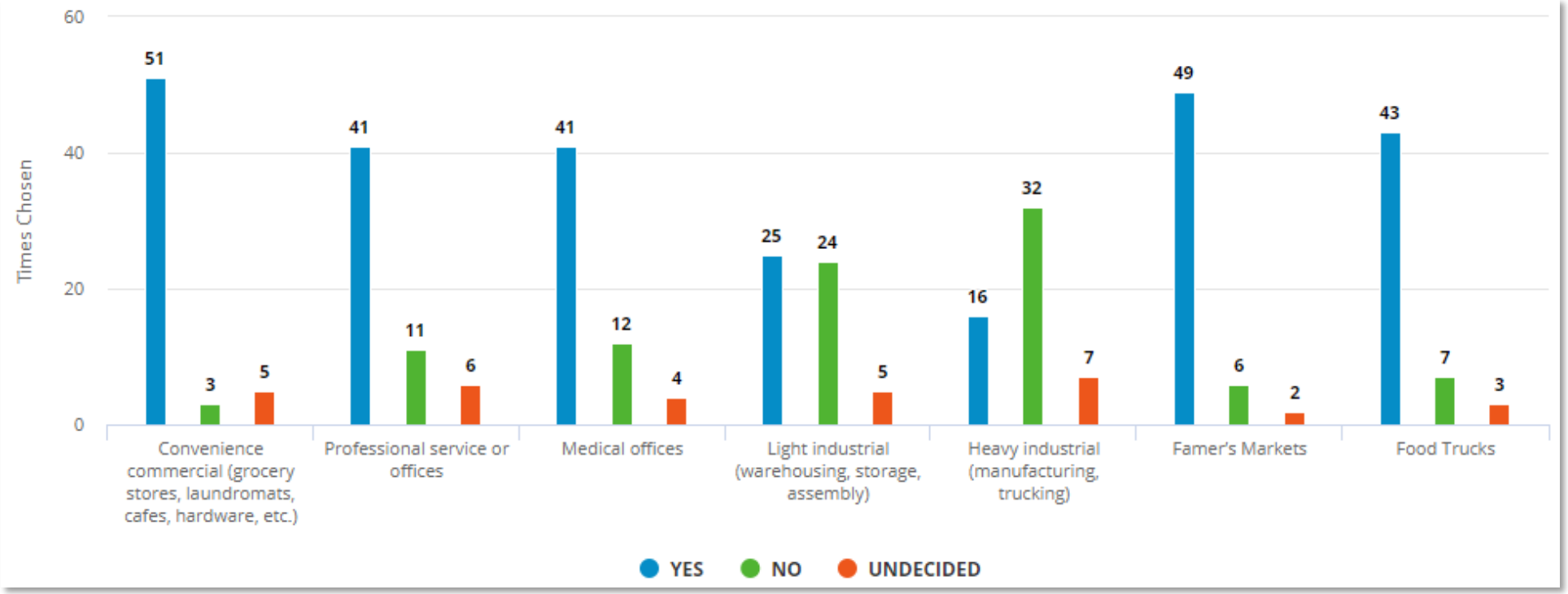
Which of the following PUBLIC / CIVIC USES, if any, should be encouraged?



Community Survey Results

Question #11

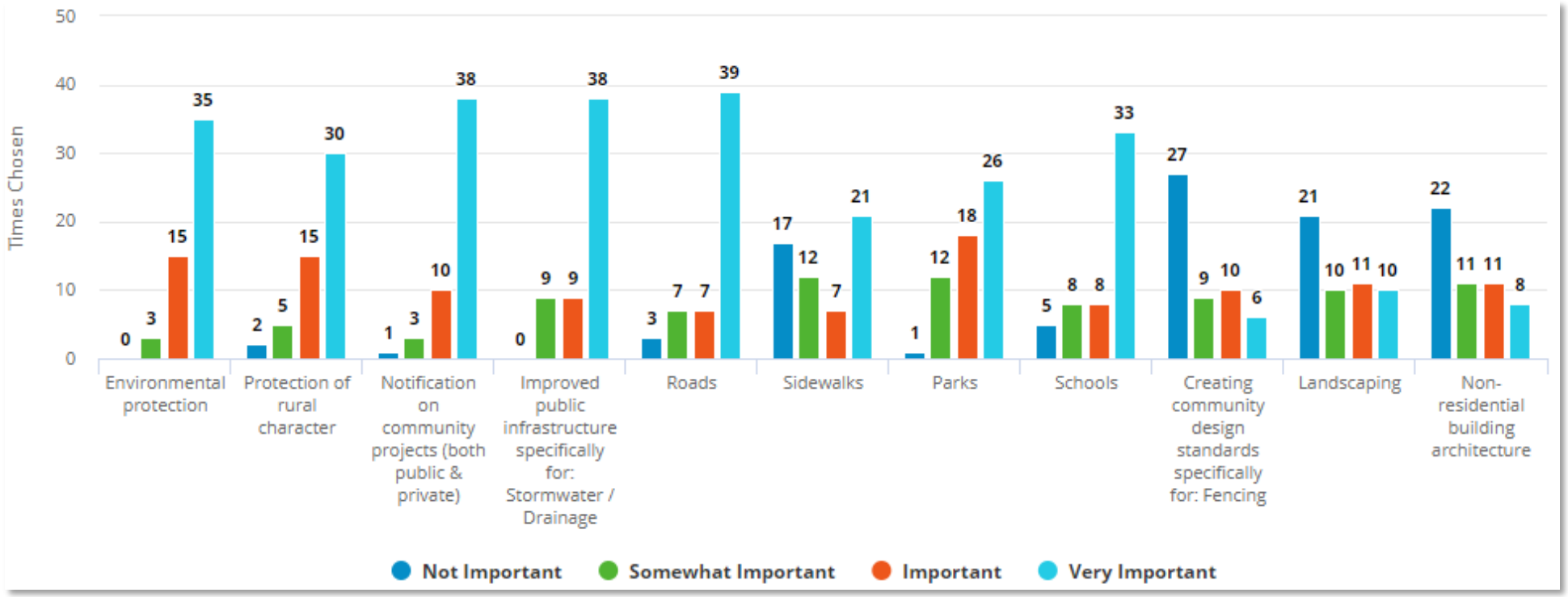
Which of the following COMMERCIAL, INDUSTRIAL & OFFICE LAND USES, if any, should be encouraged?



Community Survey Results

Question #12

Use the following scale to rate the importance of each of the following COMMUNITY TOPICS.



Community Survey Results

Question #13

Please provide COMMENTS / FEEDBACK on any aspect of Montura Ranch Estates that should be examined through this community planning project?

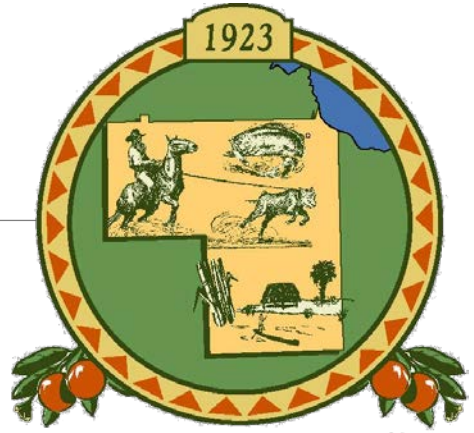
Most mentioned:

- ❑ better clubhouse hours, more activities arranged around the community, improved police presence, lighting, and road improvements.
- ❑ Also consistently mentioned are job opportunities and access to commercial shopping and ATV issues.

Survey Summary

- Residents describe the area as peaceful, rural and quiet with open space and community.
- **Favorite things**: tranquility, trees, spacious, country character
- **Concerns**: no places to work or shop, stray dogs, poor internet and cell service, crime, and people shooting guns.
  - ATV's use is divisive, roads in poor condition, too much growth resulting in loosing trees and flooding.
- **Improvements**: more paved roads, places to shop, access to services such as schools, health care and auto repair, police enforcement, regulate gun usage, overall appearance of the community , better landscaped entrances.
- **Land uses to encourage**: recreation, preservation, schools, medical, grocery/convenience

Questions and Comments



- Concerns?
- Questions about study purpose or reason it is taking place?
- Information you feel is important for the assessment study but not mentioned?
- Thoughts about the survey results?
- Other?

Community Meeting Schedule

Public Participation and Input Opportunities

- **NEXT: February 29, 2020, 10 a.m**. – A **community-based mapping exercise** asking residents to locate desirable non-residential uses in the community. The attendees will be broken into groups at round-tables with a map and moderator from the Montura Study Team. The result will be a presentation of ideas by each group for where uses that will build a better-balanced community, such as commercial, schools, parks, etc., should be best located within Montura Ranch.

- **April 4, 2020, 10 a.m.** – **1st draft review and comment opportunity** on proposed Comprehensive Plan, Land Development Code and community map amendments.

- **April 25, 2020, 10 a.m.** – **Final review and comment opportunity** on the Comprehensive Plan, Land Development Code and community map amendments. Resulting amendment language will proceed to the Hendry County public hearings for adoption.

County Public Hearings Schedule

Local Planning Agency (LPA) and Board of County Commissioners (BOCC)

Required to adopt Comprehensive Plan and Land Development Code (LDC) amendments.

- **May 13, 2020** – LPA – Presentation of the amendments
- **June 16, 2020** – BOCC – 1st Reading of the LDC Amendments and Transmittal Hearing for the Comprehensive Plan Text and Map Amendments.
- **August 11, 2020** – BOCC – Adoption of all amendments.

Stay Informed!

Please Provide Your Contact Information For Future Notifications:

- Email Address
- Mailing Address

RESOURCES

Montura Study Quicklink on Hendry County's Website

- http://www.hendryfla.net

Hendry County Facebook

- https://www.facebook.com/hendrycounty

Questions or Comments?

- Email: monturastudy@gmail.com
- Call: 863-612-4752

Thank You for Coming!