Land Use Study for Montura Ranch Estates

COMMUNITY MEETING #3

SATURDAY, FEBRUARY 29TH

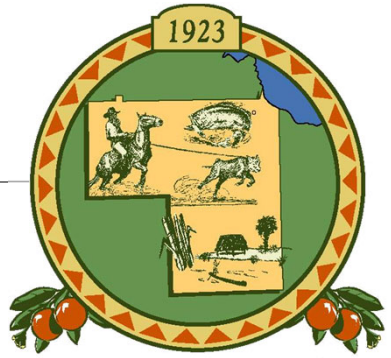
MONTURA RANCH ESTATE CLUBHOUSE, 255 N HACIENDA ST, CLEWISTON, FL 33440

Welcome and Introductions

Hendry County Staff

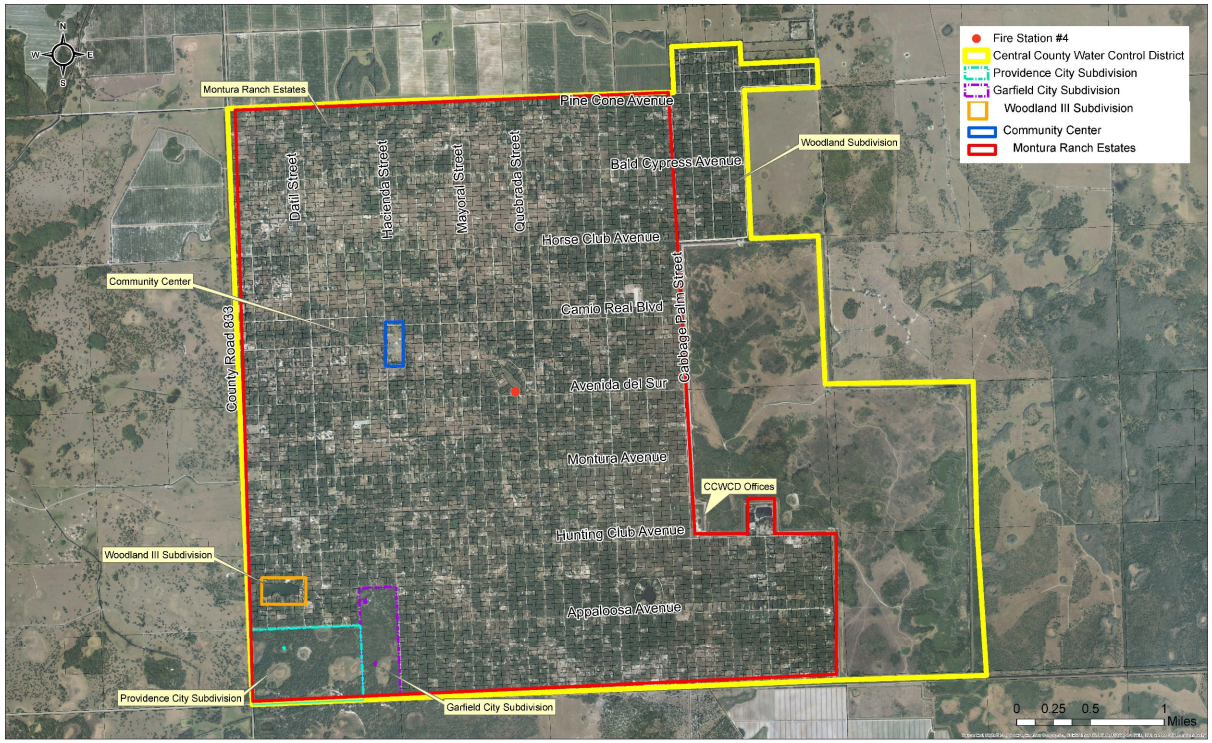
Consultants from Waldrop Engineering

Meeting Agenda



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

Study Area



CCWCD Boundary

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

Montura Estates

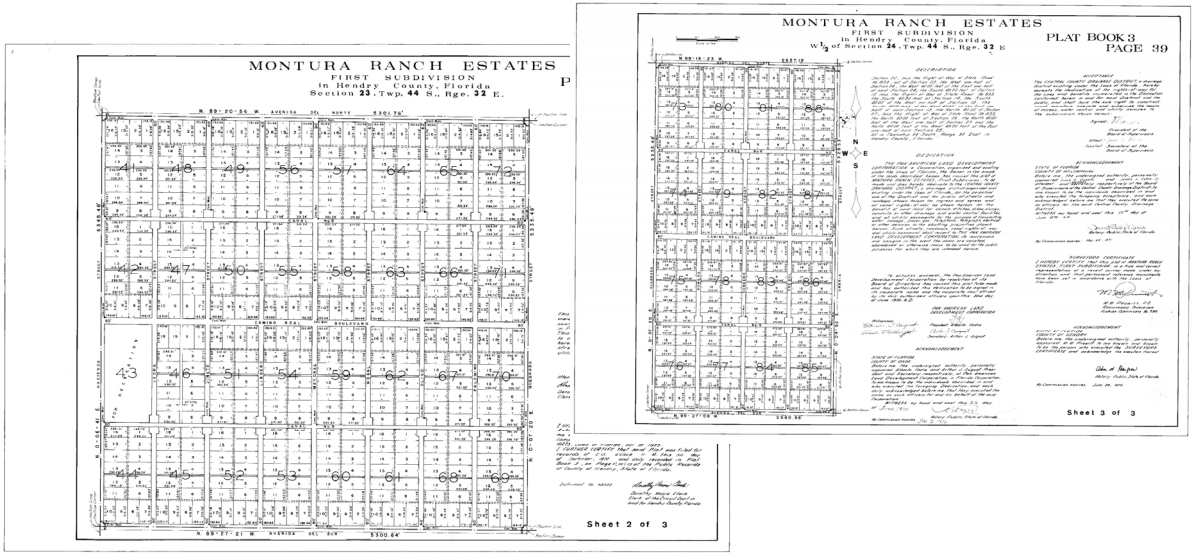
- Approximately 8,103 acres (12.8 sq. miles)
- 5,823 parcels

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 Company developed the amenities but went out of business not long after.

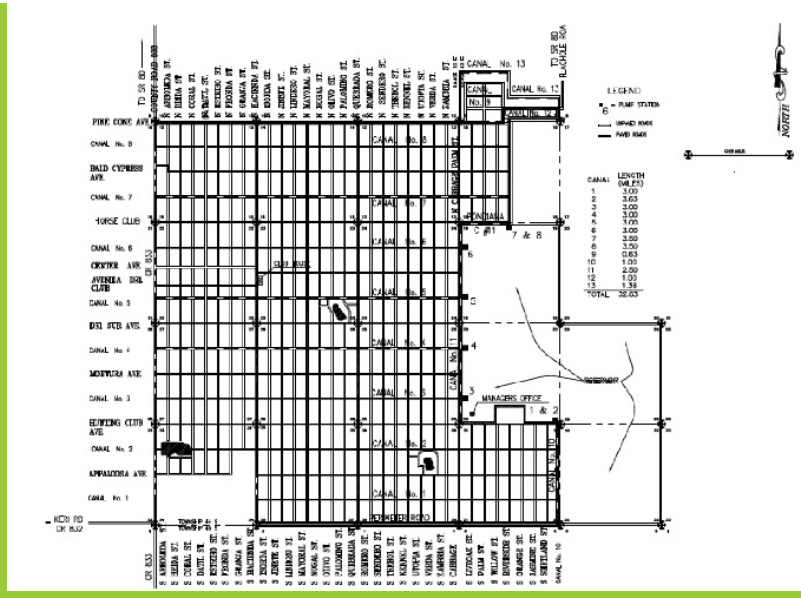


Images provided by the Montura/Central County Talk Facebook page



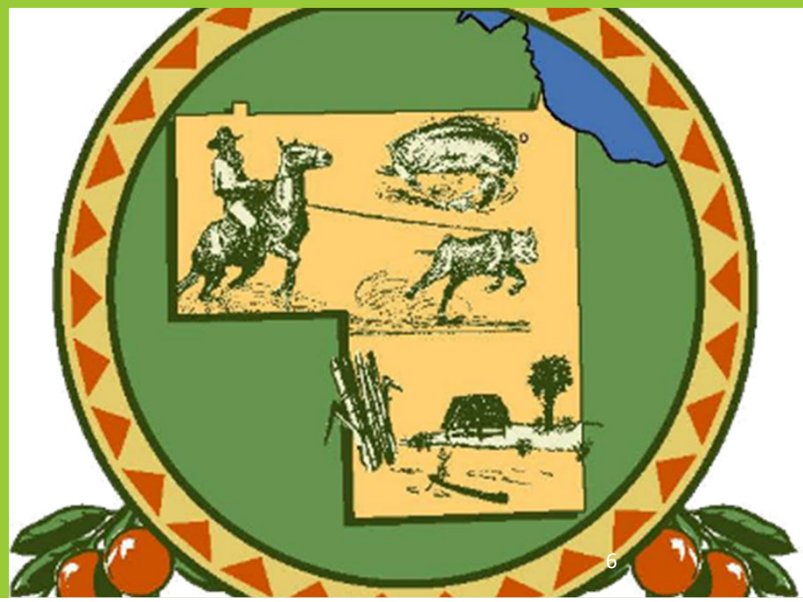
CCWCD Responsibilities

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.

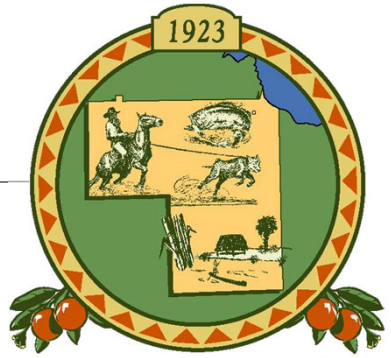


RESPONSIBILITIES:

- 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.



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.

Updated Community Survey Results

Approach

Opened November 16, 2019

- ❑ Accessible via paper copies at CCWCD Office, online, and mailed to 4,399 residents
- ❑ Removed duplicate addresses and received back many with bad addresses

Closed February 21, 2020 (received some later which are included through Feb 26)

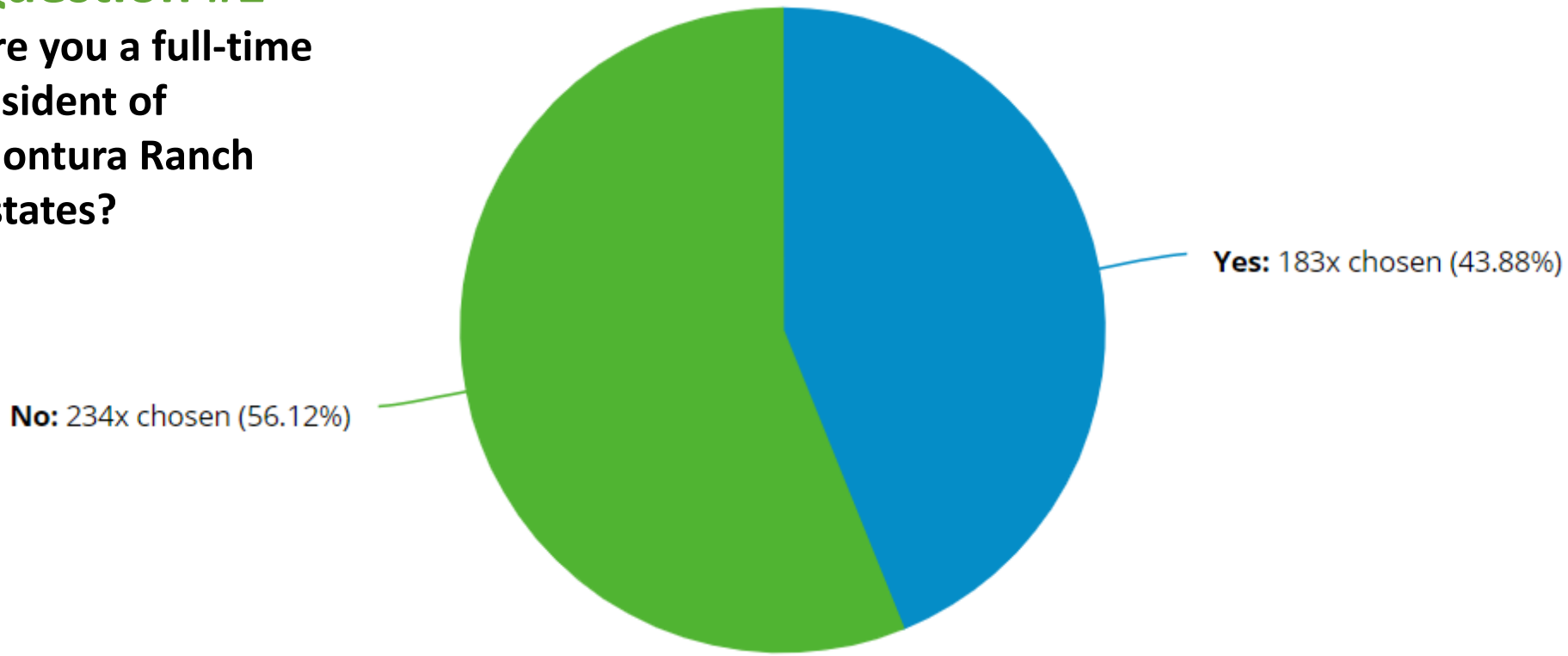
<u>Received 438 Survey Responses</u>

- ❑ **Response rate was over 10% of properties (average for mass mailing is around 10%)**
- ❑ **73% or responses were completed online**

Community Survey Results

Question #1

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

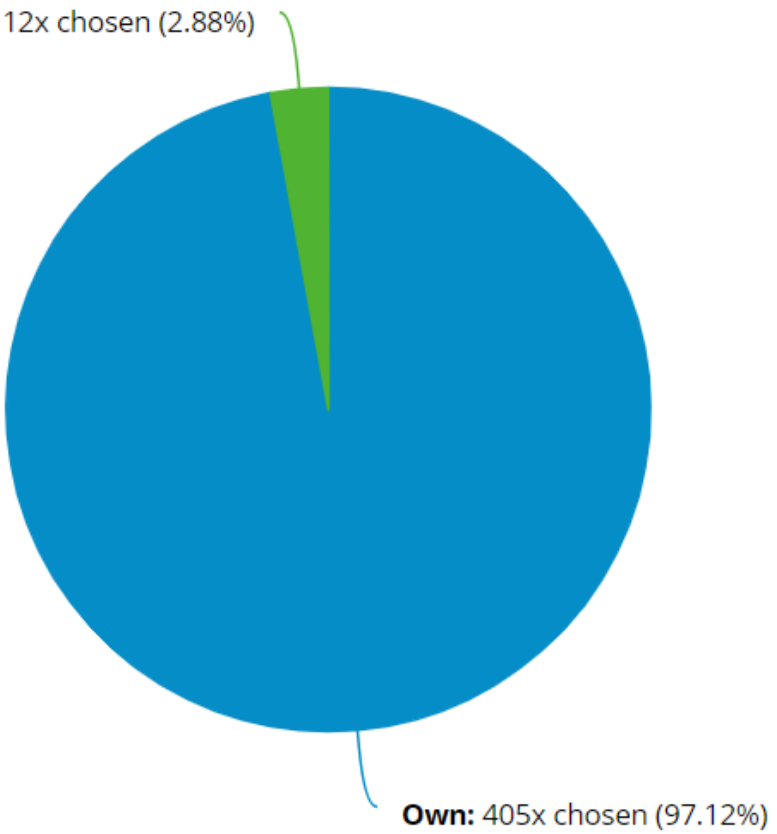


Community Survey Results

Question #2

Do you own or rent?

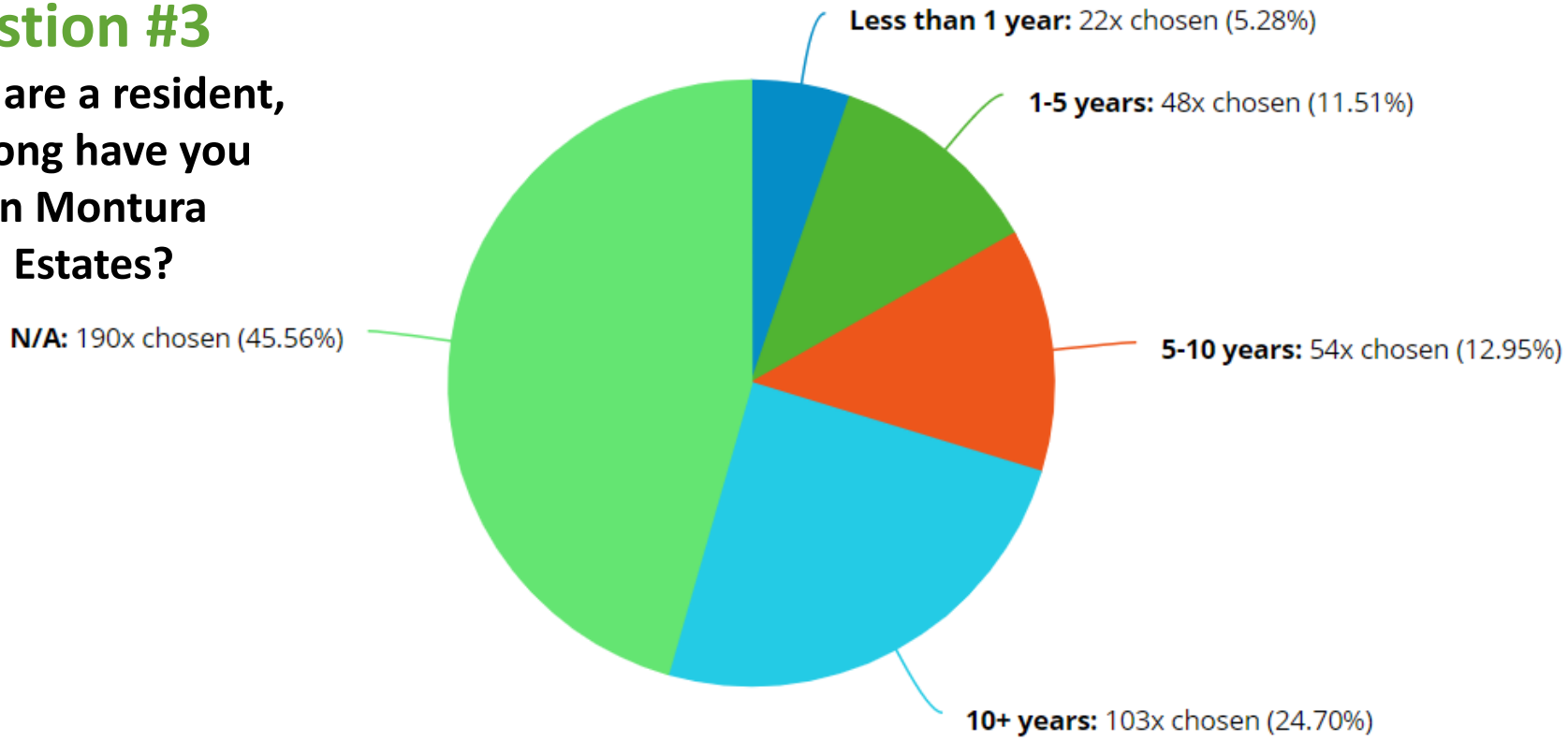
Results: Hendry County has slightly lower homeownership than Montura at 66% of occupied residential units.



Community Survey Results

Question #3

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



Community Survey Results

Question #4

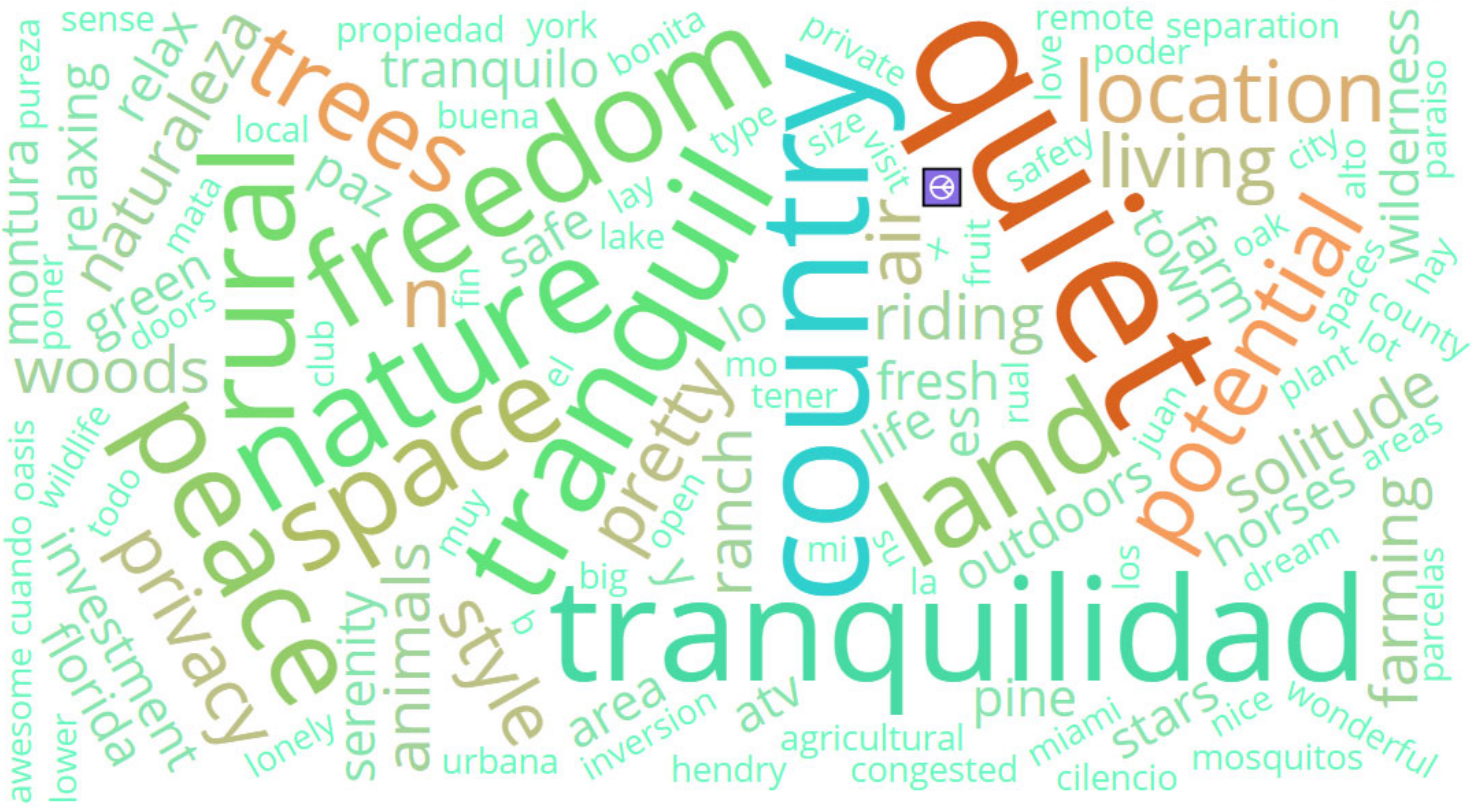
What makes Montura Ranch Estates unique to you?



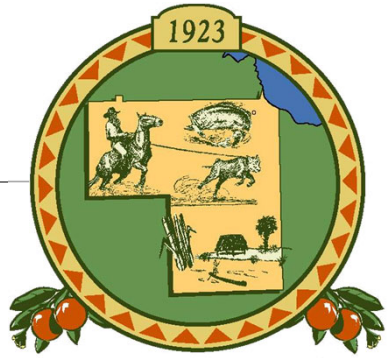
Community Survey Results

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:

1. No places to work, lack of medical services, schools and shopping
2. Safety/Crime, robberies, break-ins; properties in poor condition; stray dogs
3. Roads in poor condition; infrastructure needs to prevent flooding
4. Overcrowding and conversely growth too slow; too many mobile homes
5. People shooting guns; too much weekend use by landowners from cities

- 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.

Community Survey Results

Question #7

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

Most mentioned:

1. Better roads (more paved), improve maintenance, prevent flooding
2. More places to shop, work and play (parks); update community center
3. More police enforcement to reduce crime, better lighting, improve safety, regulate gun usage
4. Access to services such as schools and health care; gas stations, laundry
5. More growth; code enforcement of properties

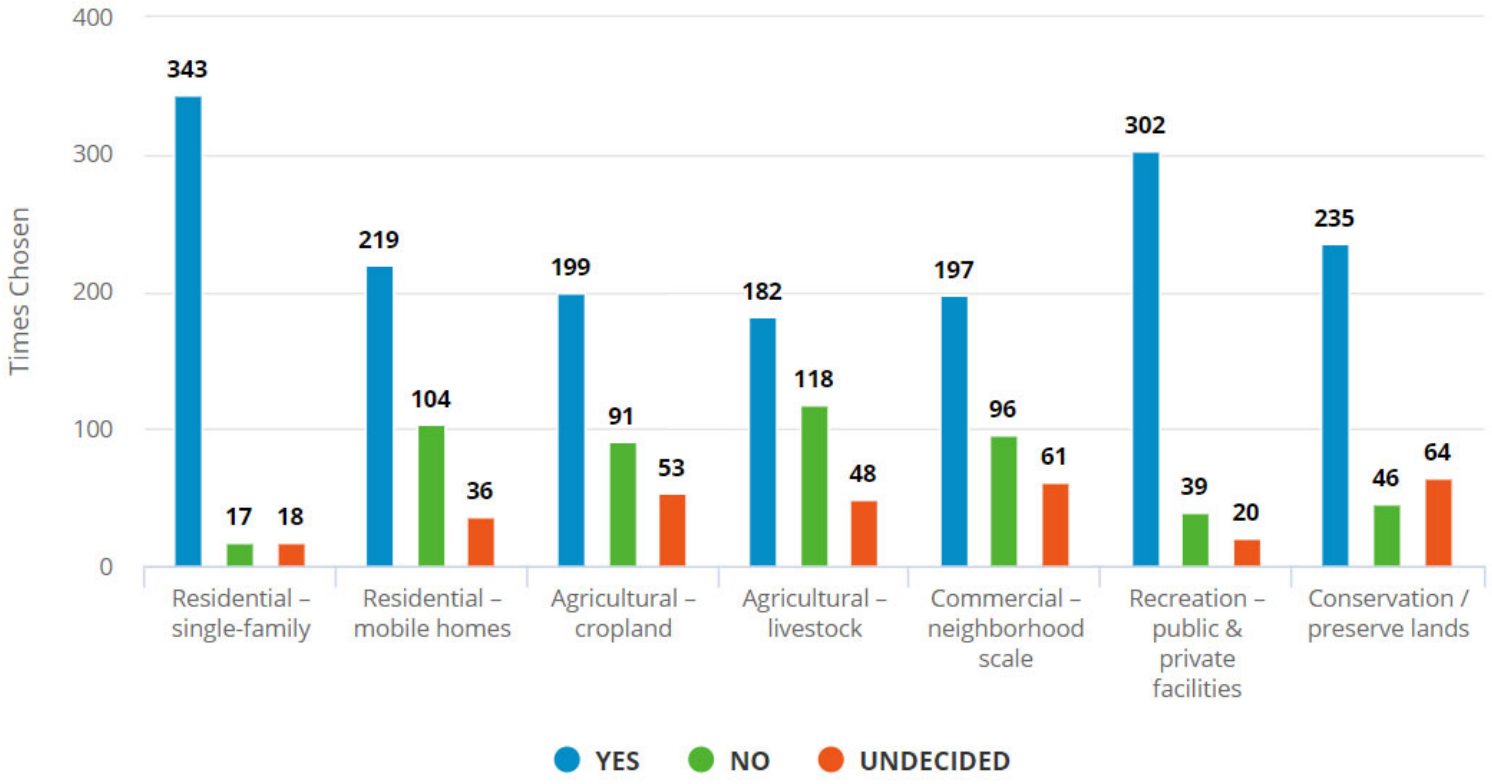
Comments regarding overall community appearance:

- Cleaning up old mobile homes; better landscaped entrances

Community Survey Results

Question #8

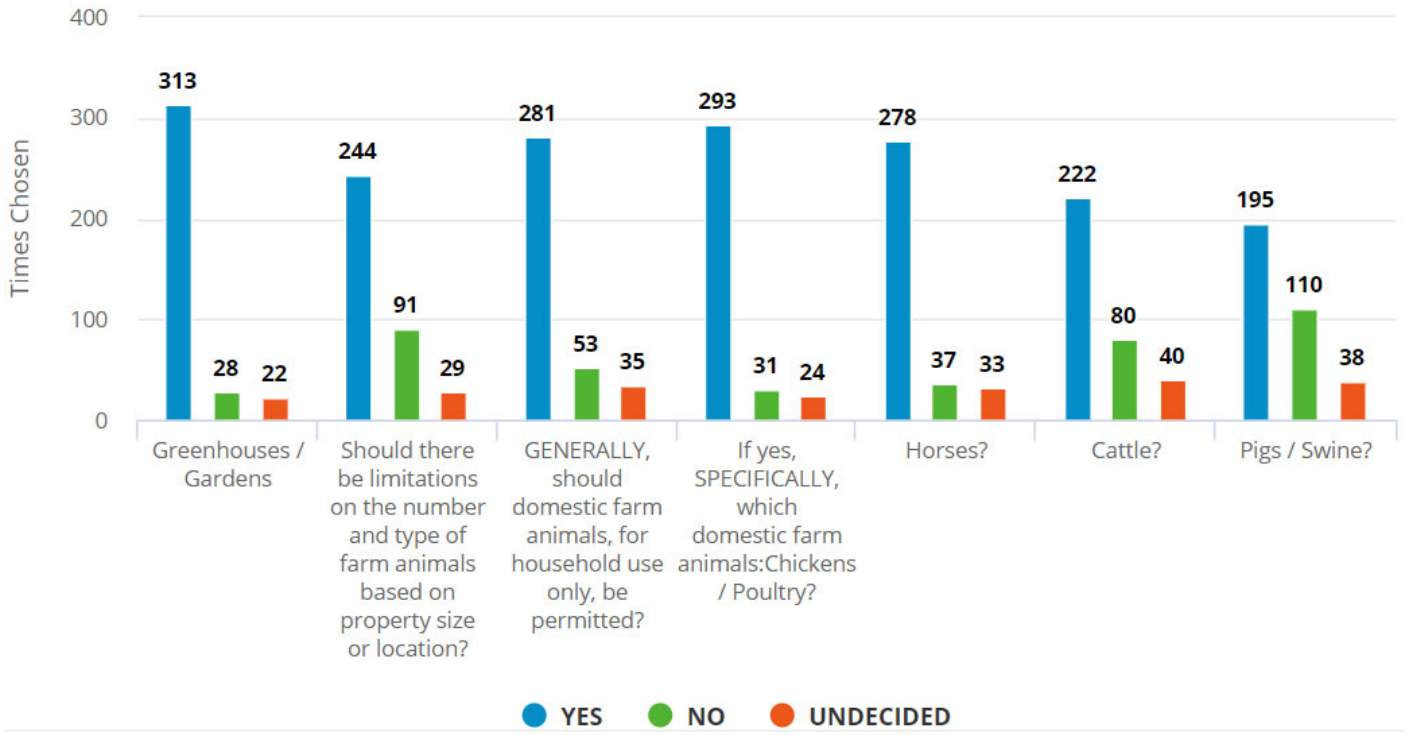
Which of the following LAND USES should be encouraged in the community?



Community Survey Results

Question #9

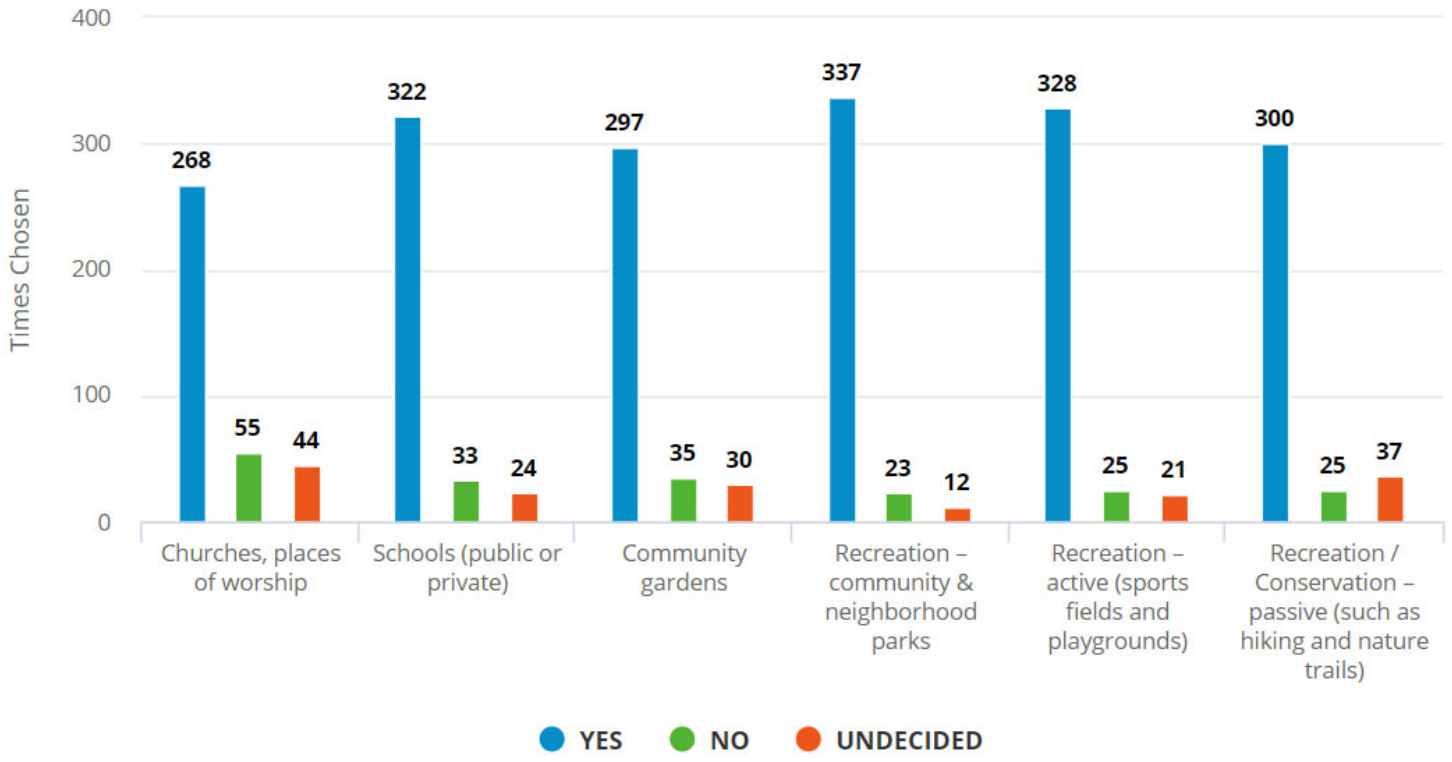
Which of the following NON-COMMERCIAL AGRICULTURAL USES should be encouraged?



Community Survey Results

Question #10

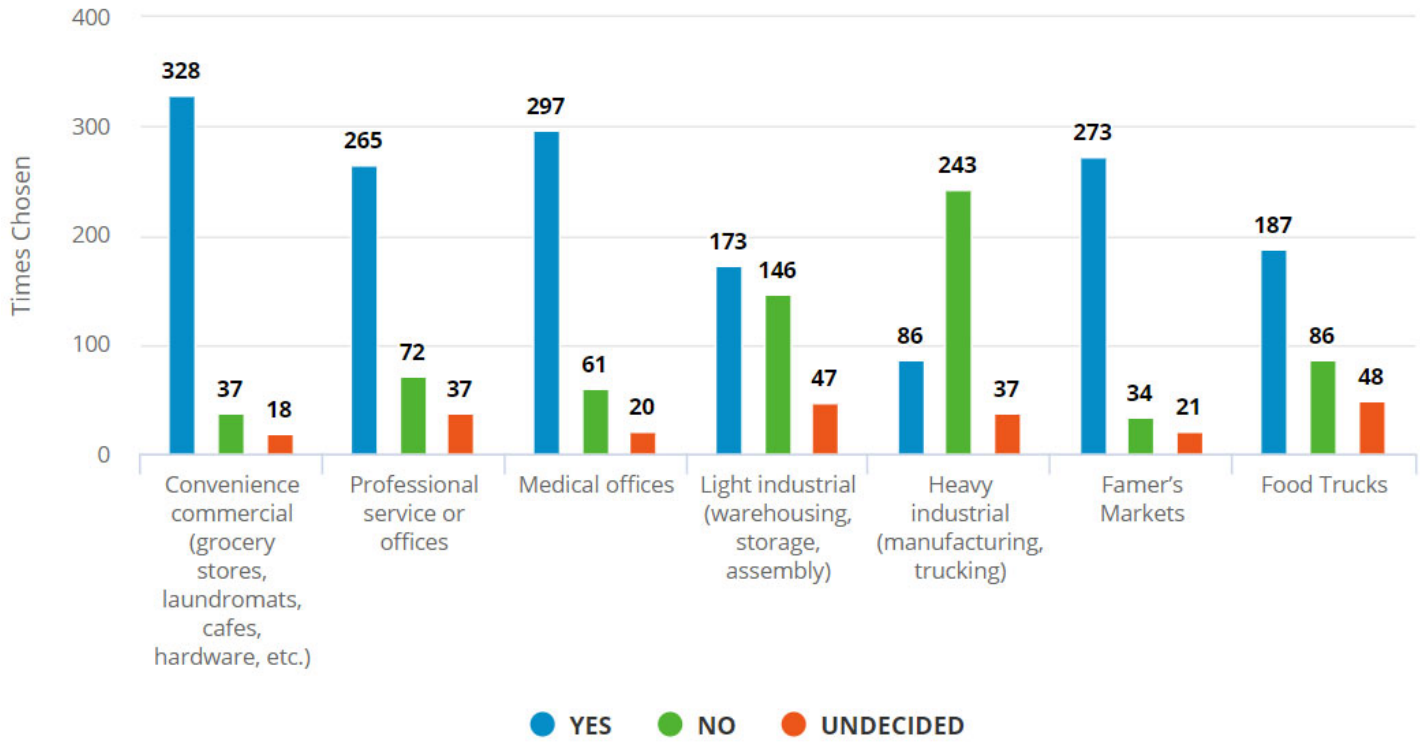
Which of the following PUBLIC / CIVIC USES, if any, should be encouraged?



Community Survey Results

Question #11

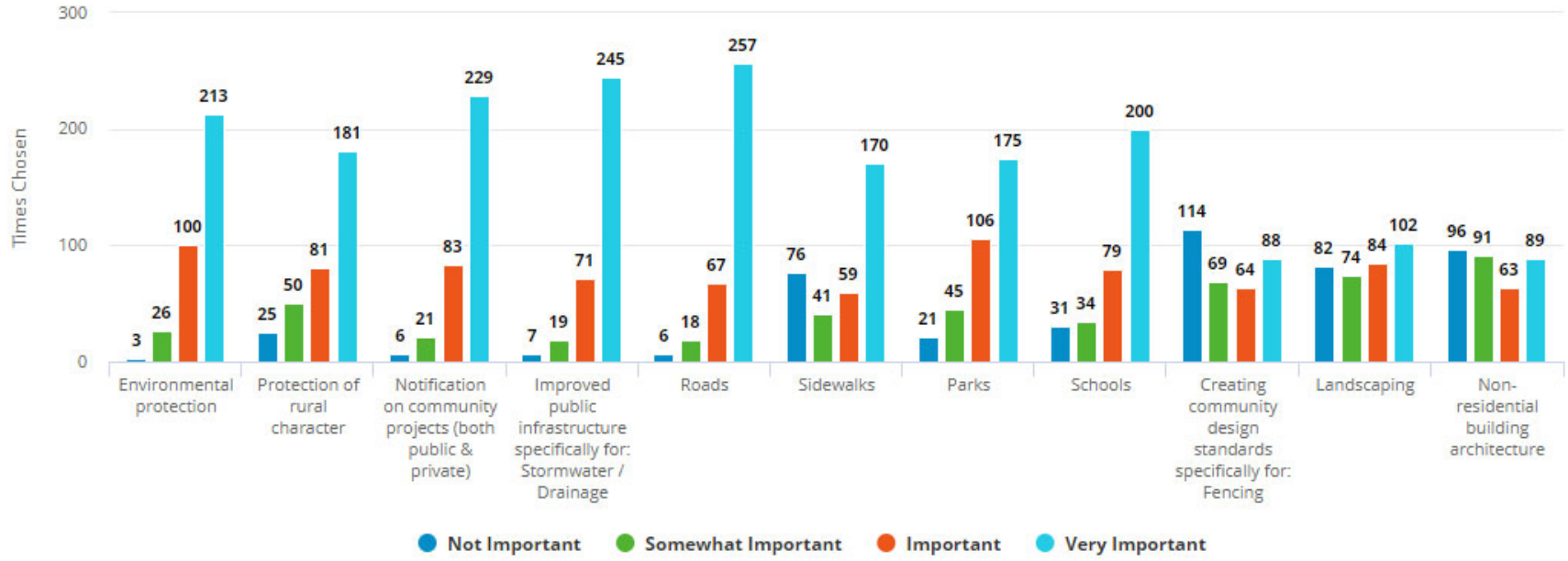
Which of the following COMMERCIAL, INDUSTRIAL & OFFICE LAND USES, if any, should be encouraged?



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:

1. Improve roads and infrastructure to prevent flooding
2. Provisions for places to work, medical services, schools and shopping
3. Safety/crime; properties in poor condition; gun control, stray dogs
4. Overcrowding and conversely growth too slow; too many mobile homes
5. Keep it rural; animal welfare

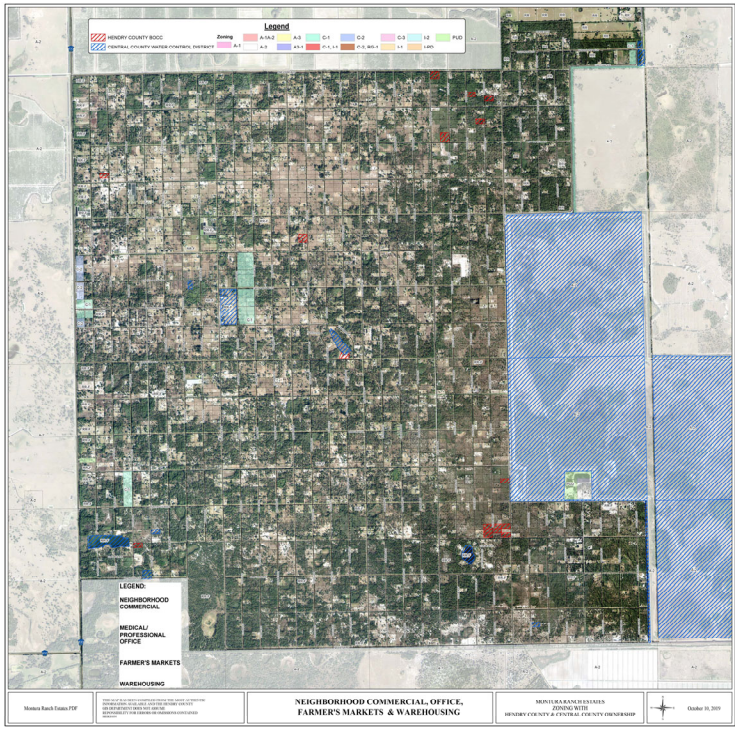
Survey Summary



- Residents describe the area as peaceful, rural and quiet with open space and community
- **Favorite things**: tranquility, trees, spacious, country character, rural
- **Concerns**: Conditions of roads, no places to work or shop, crime and overall safety, stray dogs, and people shooting guns
  - ATV's use is divisive, roads in poor condition, too much growth resulting in losing trees and flooding
- **Improvements**: more paved roads, places to shop, access to services such as schools, health care and daily services; safer with better police enforcement, regulate gun usage, animal welfare, improve overall appearance of the community/problematic properties
- **Land uses to encourage**: schools, medical, grocery/convenience, farmer's markets, recreation, conservation,

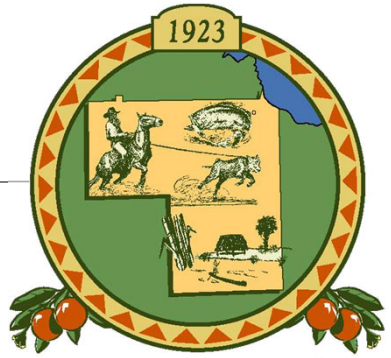
COMMUNITY MAPPING EXCERCISE

- You received a number when you arrived. That represents your table.
- At each table are three maps of Montura.
- A facilitator will guide you to locate land uses within your community.
- Each map will address a type of land use that represent a balanced and healthy community.
  1. Entrances and Intersections
  2. Neighborhood Commercial, Medical Office, Farmer's Markets & Warehousing
  3. Schools, Parks, and Conservation Lands
- The goal is for you to guide policies and recommendations that will allow Montura to develop into a desirable place to live as it grows into a more dense community.



WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

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 uses and an unbalanced community

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.







Land Use Discussion: Entrances and Intersections



COMMUNITY ENTRANCE MONUMENTS

EXAMPLES:

- **Gateways**
- **Monuments**

Land Use Discussion: Neighborhood Commercial



EXAMPLES:

- **“Neighborhood” Retail**
- **Office**
- **Medical**
- **Warehouses**
- **Farmer’s Markets**

Land Use Discussion: Parks and Schools



SCHOOLS, PARKS, AND CONSERVATION LANDS

EXAMPLES:

- **Schools**
- **Parks**
- **Conservation Areas**

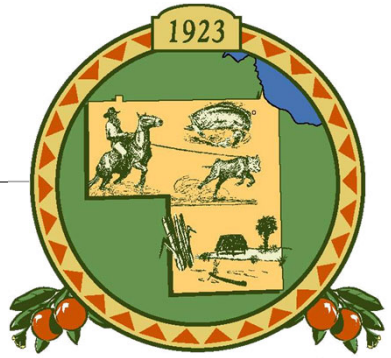
Community Meeting Schedule

Public Participation and Input Opportunities

- **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

Questions and Comments

- Concerns?
- Thoughts about the survey results?
- Other?

Stay Informed!

Please Provide Your Contact Information For Future Notifications:

- Email Address
- Mailing Address

RESOURCES

Montura Study Quicklink on Hendry County's Website

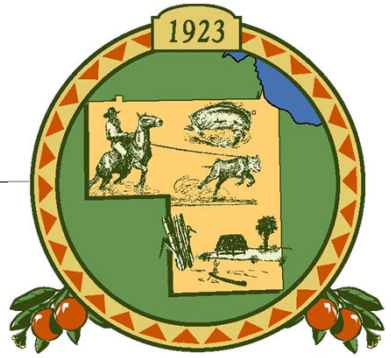
- http://www.hendryfla.net

Hendry County Facebook

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

Questions or Comments?

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



Thank You for Coming!