



HENDRY COUNTY PLANNING & ZONING STAFF REPORT

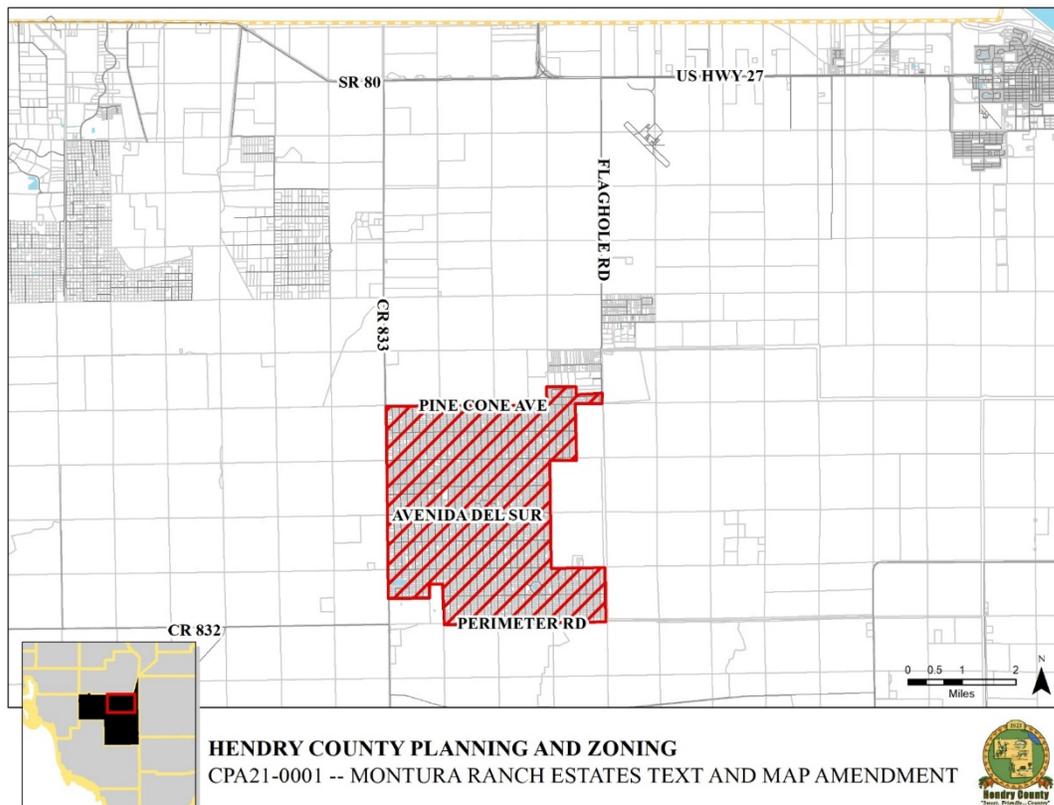
LOCAL PLANNING AGENCY

CPA21-0001 MONTURA RANCH FUTURE LAND USE TEXT & MAP AMENDMENT

JULY 14, 2021

- APPLICANT:** Hendry County Board of County Commissioners
- OWNER(S):** Various
- AGENT:** Margaret Emblidge, AICP
- ADDRESS:** Montura Ranch Estates (Various Parcels)
- PARCEL ID(S):** Various
- ZONING:** Rural Residential Farm (RR-F), Rural Residential (RR), Convenience Commercial (C-1), General Commercial (C-2)
- FUTURE LAND USE:** Commercial and Residential Pre-Existing Rural Estates
- PROPOSED FLU:** Montura Ranch
- ACREAGE:** 8,526 +/- acres
- REQUEST:** To amend the Future Land Use Element Text and Map of the Hendry County Comprehensive Plan to create a new land use designation to be known as Montura Ranch.

All required application materials have been received and included in the public hearing materials. Notices were sent to surrounding property owners, a sign was posted on the property, and an advertisement was placed in the newspaper according to Land Development Code standards.



REQUEST

This is a County initiated amendment to the Comprehensive Plan Future Land Use Element and Map for the Montura Ranch Estates and Woodland Subdivisions. The Future Land Use Element is being amended to create a new Future Land Use Category – Montura Ranch and new Policies 1.1.16.,1.1.16.1., 1.1.16.2.,1.1.16.3., and1.1.16.4 that provide the framework for new development.

This agenda item is specifically regarding CPA21-0001 the following agenda item will cover the associated proposed Land Development Code (LDC) regulations specific to the Rural Residential – Farm (RR-F) zoning district. The full report on the land use study is included as Attachment 3.

SURROUNDING AREA

	USE	ZONING	FLUC
NORTH	Agriculture/Residential	General Agriculture (A-2)/Rural Residential (RR)	Agriculture/Residential, Pre-Existing Rural Estates
SOUTH	Agriculture	General Agriculture (A-2)	Agriculture
EAST	Agriculture	General Agriculture (A-2)	Agriculture
WEST	Agriculture	General Agriculture (A-2)	Agriculture

BACKGROUND

This land use study was conducted based on the support of the Hendry County Board of County Commissioners (BCC), the Central County Water Control District (CCWCD) and requests from the community. With the assistance of Waldrop Engineering the land use study began in November 2019. There have been eight (8) community outreach meetings that have established the community’s vision and guided the creation of a new Future Land Use category “Montura Ranch” and a new Land Development Code Section for the Rural Residential – Farm (RR-F) zoning district.

The study area includes the communities known as Montura Ranch Estates and the Woodland Subdivisions. Based upon Hendry County GIS data, the Study Area includes 8,526.27 +/- acres and are located within the *Central County Water Control District (CCWCD)* boundary which encompasses 10,883 +/- acres. Generally, the study area is in the north-central portion of the County approximately 6 miles south of S.R. 80 and the US 27 intersection. The nearest incorporated area is the City of Clewiston, approximately 10 miles to the northeast. The Study Area is bordered on the west by County Road 833 which provides the main access to the community. The northeastern boundary is accessed via Flaghole Road and Pine Cone Avenue with the community extending south to the intersection of C.R 833 and C.R. 832.

Montura Ranch Estates is only 25% developed. The population is estimated at 4,300 residents with a buildout potential of nearly 18,000. It is an emerging area with 20-30% growth per decade. It was platted as a rural residential community of over 6,500 lots that are primarily 1.25-acre in area, the scattered nature of development and the fact the community is 75% vacant, has created a sense of rural living. As the community continues to grow the pre-platting will allow for a moderate density “suburban” community that is 98% residential. Current regulations do not offer adequate planning for a community of this size and nature.

COMMUNITY OUTREACH

Community outreach is the most important aspect of any land use study. As previously stated, there were eight (8) community outreach meetings beginning in November 2019. Each meeting included notifications, agendas and proposals in both English and Spanish. A certified interpreter translated the presentations and questions and answers. All the meetings were live streamed and recorded on the County's Facebook page and all documents were posted on the County website. An email address was created to receive questions and comments along with a phone number the community could call.

In addition to the verbal input received at the community meetings, a survey was provided to the community to assess preferences regarding land uses within the study area. The survey report represents a total of 438 completed surveys received from November 16, 2019, through February 27, 2020. The surveys were accessible via paper copies at the County and CCWCD offices, online and mailed to 4,399 residents (73% of returned results were completed through the online version). Of note, less than half of the respondents live full-time in Montura as may be expected in a community less than 25% built out. This also explains that most of those who attended the meetings and spoke were full time and longtime residents.

Summary of Survey Responses

- Description: Residents identify the area as peaceful, rural and quiet with open space and community
- Favorite things: tranquility, quiet, trees, spacious, country character, rural densities
- Concerns: Conditions of roads, no places to work or shop, crime and overall safety, stray dogs, loss of property rights, and people shooting guns
- Desired 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 offices, grocery/convenience, farmer's markets, recreation, conservation

Community Mapping Exercise summary

A community mapping exercise was conducted during the February 29, 2020, meeting. The goal of the community mapping exercise was to have residents identify where they feel uses, other than residential, should be placed so that recommendations can be made at a policy level to encourage a more balanced future development pattern. The following reflect the key results:

- Neighborhood-scale commercial uses are desirable long-term, and should be oriented along major roadways such as CR 833 and Pine Cone Avenue.
- Some commercial uses nodes internal to the community may be appropriate – either at key intersections or alongside other key nodes such as the community clubhouse but protecting the rural character and limiting traffic impacts are of concern with introducing internal commercial nodes.
- Major public facilities, such as schools, should be located along major roadways.
- Community entrance monuments located at main entry points are desired, and should be located intersection of and CR 833, and the northeast corner of Pine Cone Avenue and CR 833.
- Medical offices are a desirable use and should be located near the center of the community near the fire station.
- Passive recreational facilities to provide walking trails and a place to be outdoors should be located near the reservoir and the more secluded areas of Montura.
- Schools are a desirable use and should be located near the clubhouse and central Montura area.

- Warehousing located on the perimeters of the community may be appropriate when well-planned to address concerns of noise and visual impacts to the more rural and residential areas.

The community is generally supportive of having consistent future land use and zoning entitlements that support the development of single-family residential uses, limited agricultural uses, and allow the potential for commercial, recreational and civic uses at appropriate locations.

Throughout the study there were residents that spoke against the study. There was also a petition circulated by the residents that stated that they wanted to keep the existing RR-F zoning and the ability to have unlimited animals. However, through the public participation process 63% of those who responded to the survey had concerns over unlimited animals. 85% supported convenience commercial and 45% support light industrial uses as development opportunities. These survey results outweigh the proponents of zero regulations.

It is important to understand that the rural character of the community will continue to be a priority. That said the outcomes of the study reflect the rural character while creating opportunities for a more balanced community.

COMPREHENSIVE PLAN AMENDMENT

The study area is currently comprised of three (3) future land use categories: Residential Pre-Existing Rural Estates, Commercial, and Recreational.

In order to reflect the community input and the overall land use study results the proposed comprehensive plan land use category “Montura Ranch” is highlighted as follows and the entire amendment is provided as Attachment 1.

The purpose of the Montura Ranch Future Land Use Category is to establish a long-term vision for development of the areas generally known as Montura Ranch Estates and the Woodlands Subdivisions. Future development shall maintain the existing rural character while allowing new development that supports the community and promotes economic development.

- Uses permitted within Montura Ranch Future Land Use Category are residential, commercial, light industrial, civic, institution and recreation in appropriate locations.
- Includes a Montura Ranch CR833 Corridor Overlay with locational standards and development parameters.
- Includes a Montura Ranch Village Center Overlay in the area from CR 833 east to N. Jinete Street, one block north of Avenida Del Centro (to the canal) and one block south of Avenida Del Club (to the canal). The goal is to streamline the zoning process, encourage lot assembly, and identify key areas for parks, schools, professional and medical offices, and neighborhood commercial activities.
- Provide for a Neighborhood Commercial category to allow convenience commercial uses at key intersections that meet location standards by PUD.

Copies of the proposed Comprehensive Plan Amendment and LDC amendments were provided to the community during the community outreach meetings with the final revised versions sent on June 28, 2021. These versions reflected the latest input from the community. The primary change to the Montura Ranch Land Use Category was to address the concern regarding the allowance of multi-family. The revised language now only allows single family and duplex residential at the same density that exists today.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

As proposed the amendments will be consistent with the Comprehensive Plan. Specifically Goal 1 of the Future Land Use Element states the goal of the comprehensive plan is **“To ensure the development and maintenance of a functional and well related pattern of land use types that provides for population growth, land development and redevelopment, and the appropriate distribution, location and densities and intensities of use consistent with adequate services and facilities and consideration of natural resources.”**

In addition, Objective 1.1 of the Future Land Use Element states (bold language for emphasis)

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

The creation of the proposed Montura Ranch future land use category in the Future Land Use Element (Attachment 1) and Future Land Use Map (Attachment 2) will guide sound development patterns based upon available infrastructure and the existing development patterns.

CONCLUSIONS

Staff finds the request consistent with the comprehensive plan and with the vision of the Montura Ranch community. The proposed Montura Ranch future land use category will allow the existing and future residents to maintain the rural and predominantly residential character of the area, as established through the community planning process, and will guide future nonresidential development in a manner that is consistent with the community vision.

RECOMMENDATION

Staff recommends the Local Planning Agency submit a recommendation to the Board of County Commissioners to transmit Petition CPA21-0001 Montura Ranch Text & Map Amendment to the Florida Department of Economic Opportunity for review in accordance the State Expedited Review Process, Sections 163.3184 (3) and (5), Florida Statutes.

ATTACHMENTS

1. Proposed Future Land Use Category Policies
2. Proposed Future Land Use Map Amendment with Overlay Categories
3. Final Land Use Study Report

Policy 1.1.16 Montura Ranch Future Land Use Category

Purpose

The purpose of the Montura Ranch Future Land Use Category is to establish a long-term vision for development of the areas generally known as Montura Ranch Estates and the Woodlands Subdivisions. Future development shall maintain the existing rural character while allowing new development that supports the community and promotes economic development.

The future of Montura Ranch Estates and the Woodlands Subdivisions are rooted in their rural identity with allowances for additional uses where appropriate. Single-family residential with hobby farms remain the predominant use in the community.

Description/Uses

Uses permitted within Montura Ranch Future Land Use Category are residential, commercial, light industrial, civic, institution and recreation in appropriate locations. This FLUC includes two overlay districts: CR 833 Corridor and Village Center. Each overlay category includes a specific set of potential uses. These areas are depicted as overlays on Map XX. In addition, Neighborhood Commercial development may be approved at appropriate locations as described below.

All new development, other than single family and two-family residential, shall be accomplished through a Planned Unit Development (PUD) zoning or Special Exception.

Residential Density

- Single family residential dwelling units at a minimum of one (1) dwelling unit per acre (1 DU/AC).
- Two-family residential dwelling units at a minimum of two (2) dwelling units per two (2) acres (2DU/2AC).

Non-Residential Intensity

- A floor to area ratio (FAR) of 0.25.
- Minimum of two (2) acres.

Open Space

- Planned Residential or Mixed-Use Development - 30%
- Non-Residential Uses - 20%

Roads

- Public arterial, collector, local and private roads.

Water

- Private wells for residential uses up to two (2) units per two (2) acres (2 DU/2AC).
- Individual wells or centralized system for non-residential uses

Wastewater/Septic Tanks

- Individual septic system for residential up to two (2) units per two (2) acres (2 DU/2AC).
- Individual septic or centralized system for non-residential uses

Policy 1.1.16.1 CR 833 Corridor Overlay

The CR 833 Corridor overlay is one of the overlays associated with the Montura Ranch Future Land Use Category. This overlay provides guidelines on the type of development that would be appropriate for the properties with frontage along the CR 833 Corridor. Development along this corridor should incorporate multimodal transportation where applicable and new development should be oriented toward the street with required non-residential parking primarily located either to the side or behind the principal structure. The CR 833 Corridor Overlay is intended to be the most use-intensive overlay of the Montura Ranch Future Land Use Category due to its location along a major roadway. All development in this overlay must provide interconnections to adjacent properties to limit driveway connections to CR833.

Purpose: To develop as a commercial corridor and employment center that provides area residents with shopping and services to meet the ongoing, daily needs of the community. This overlay will permit the most intense level of commercial activity in Montura Ranch Estates providing opportunities for Convenience, General and High Intensity Commercial, storage, and warehousing, and civic/institutional.

Location: This overlay includes properties with frontage on County Road 833 and east to Arboleda Street. The northern border is Bald Cypress Avenue, and the southern border is Hunting Club Road. The overlay boundaries are depicted on Map XX. Development in the CR 833 Corridor Overlay area shall have access to CR833 and a secondary access to a collector or local road if possible. Properties near the boundaries may be considered for development as permitted in this overlay at the discretion of the Community Development Director and approved by the Board of County Commissioners through the PUD process.

Description/Uses: The uses include the full range of Convenience Commercial, General Commercial, Professional Service or Office, High-Intensity Commercial, Storage and Warehousing, and Institution. Residential may be permitted if developed as a live-work use (e.g., residential above commercial).

Policy 1.1.16.2 Village Center Overlay

This overlay provides guidelines on the types of development that would be appropriate for properties with frontage along the main streets within Montura Ranch Estates. Generally, these are paved through-streets.

Purpose: To provide a central location for a range of non-residential activities that meet the local daily social, recreational, educational, commercial, and personal service needs of residents of Montura Ranch Estates.

Location: The district includes properties that are bordered on the west by Arboleda Street and the east to North Jinete Street. The northern border is Avenida Del Centro including the properties with frontage on the north side of the road, and the southern border is Avenida Del Sur including the properties abutting on the south side of the road. Village Center development shall have access to a paved public road. Properties within the Village Center shall be designed to encourage access from surrounding residential areas through street, sidewalk or pathway connections and promote the use of pedestrian and bicycle modes of transportation. District boundaries are depicted on Map XX. Properties near the boundaries may be considered for development as permitted in this overlay at the discretion of the Community Development Director and approved by the Board of County Commissioners through the PUD process.

Description/Uses: Convenience Commercial and Professional Service or Office activities at a neighborhood appropriate scale, such as retail, medical and dental offices, personal services, and institution uses. These uses

may be accessory, or in addition to, an established residential use. General Commercial and High-Intensity Commercial are prohibited.

Policy 1.1.16.3 Neighborhood Commercial Development

This land use category provides guidelines on the types of development that would be appropriate for properties located at intersections of two paved roads. The uses permitted herein shall be considered through the PUD process.

Purpose: To allow key intersections where it would be appropriate to encourage local, small-scale convenience commercial and office activities.

Description/Uses: Convenience Commercial activities at a local, small-scale appropriate to exist in a predominantly residential area with minimal negative impacts to meet the daily needs of residents.

Location Standards: Neighborhood Commercial development shall be located at the intersection of two paved roads and shall have access on both roads.

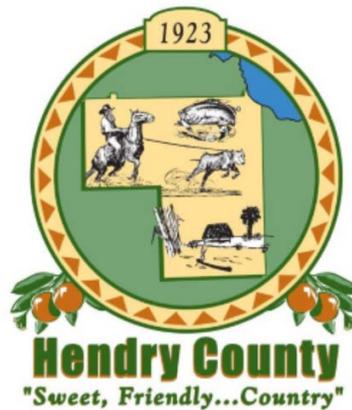
Policy 1.1.16.4 Nonresidential Standards.

The following standards shall be addressed through the PUD zoning process:

1. Principal buildings shall be located in the front of the property with parking primarily located on the side and rear of the building.
2. Accessory structures shall be located behind the principal building.
3. Outdoor storage shall be fully screened from the road and adjacent residential properties.
4. Live-work uses within individual buildings may be permitted (e.g., residential above commercial)
5. Commercial development shall be located on a minimum of two acres.

Montura Ranch Estates Land Use Study

FINAL REPORT
June 2021



Prepared for:

The Hendry County Board of County Commissioners

Prepared by:

Hendry County Planning and Zoning Department





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PART I: INTRODUCTION & COMMUNITY OVERVIEW

A. INTRODUCTION

Hendry County engaged Waldrop Engineering, P.A. (Consultant) to assist in their community planning efforts for a rural area generally located in a north central portion of the County. The finalized study area is defined by the Montura Ranch Estates and Woodland Subdivisions.

The purpose of this Study is to guide the creation of Comprehensive Plan and Land Development Code (LDC) amendments to create a framework for land uses within the community that will support and protect the rural character of the area. The comprehensive plan will identify and make allowances for land uses essential for the long-term viability of the community and ensure growth occurs in a manner that protects residents' health, safety, and welfare.

The Land Use Study Report ("Report") includes the Project's Community Outreach Summary including the Community Survey, Information flyers, Public Notices, Meeting Agendas and schedules, and Meeting Summaries). Additionally, the Report provides a assessment of the following information relating to the Study Area:

- Existing conditions and history of the community;
- The existing regulatory planning framework, including the County's adopted Comprehensive Plan and LDC regulations;
- Identified community needs based upon the results of the Community Planning Survey, and input received at public meetings;
- Issues and opportunities for the Study Area based on this assessment; and
- recommended amendments to the Comprehensive Plan and LDC regarding land uses and development in Montura Ranch Community.

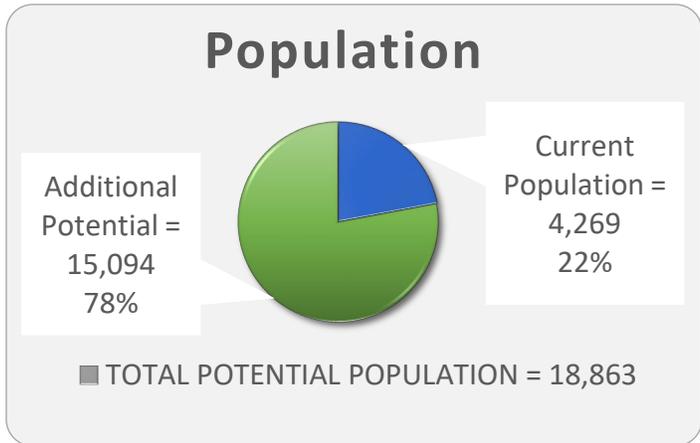
This assessment is being utilized to prepare amendments to the Comprehensive Plan and Land Development Code for review and adoption by the Board of County Commissioners.

Data contained in this Report was obtained from a variety of sources including Hendry County Planning & Zoning Department, Hendry County Public Works Department, Central County Water Control District, Hendry County Property Appraiser, and property owners within Montura Ranch Estates area via the community survey and meetings.

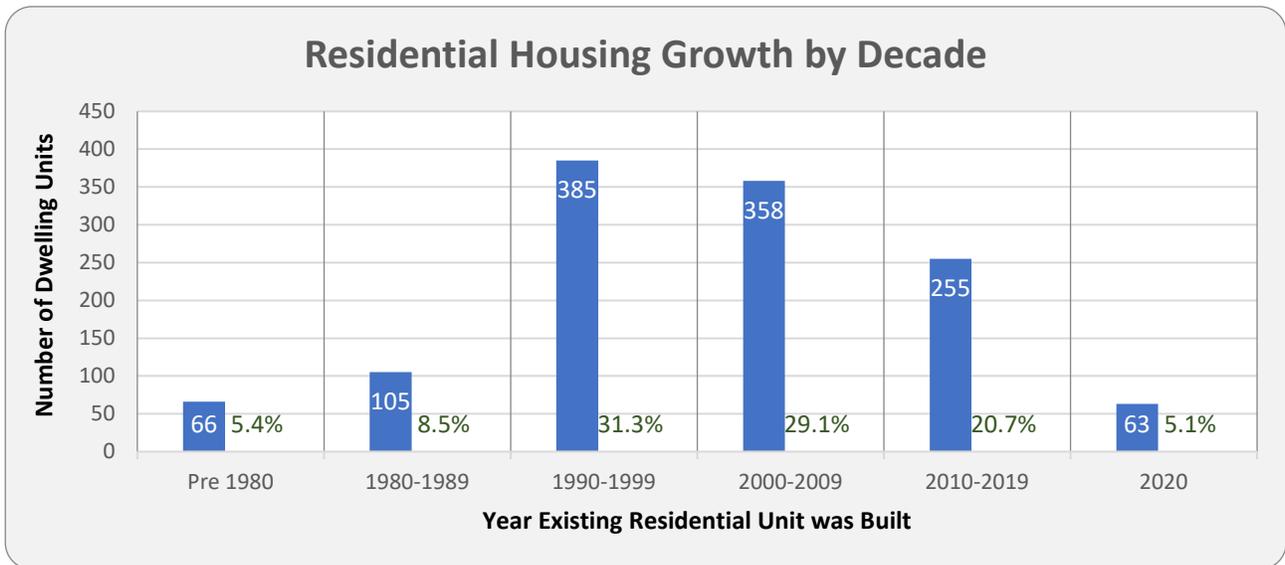


Population and Housing

The 2010 Decennial Census reported Montura Estates, which was established as a Census Designated Place in 2010, a population of 3,283. Based upon Hendry County building permit data there were 318 single-family housing units added from 2010 through 2020. According to the American Community Survey estimates, Montura averages 3.1 people per household so it can be estimated that 986 people were added to the population during that last decade. Therefore, the *growth rate* the last decade can be estimated to have been about 25% for a total population of 4,269.



Housing data was compiled using Hendry County Property Appraiser data for the years up to 2010 and Hendry County TRAKiT permit system for units constructed from 2010 through the end of 2020. The combination of data shows that 1,232 units currently exist as occupied units in Montura Ranch. Based on that total the housing stock grew at a rate of 22% since 2010 adding 318 units. It should be noted that as of May of 2021 another 51 permits are in process.



Growth has slowed slightly since the 1990's ; however, growth has been accelerating over the last year. The housing growth rate was just above 20% since 2010 and was over 5% in 2020 alone. If the housing growth rate continued at 20%, Montura Ranch would add 233 units reaching a projected population of 4,900 people by 2030. Another 20% growth from 2030 to 2040 would result in another 1,000 units and a projected population of almost 6,000 by 2040.

Montura Ranch has plenty of room to grow. The entire study area is comprised of 6,160 lots of which 6,087, or 98.8%, are categorized as residential. Of the lots categorized as residential, 4,869, or 80%, are considered vacant leaving 1,215 occupied residential lots. Assuming 3.1 people per unit and one unit were built on each residential parcel the population at build-out would be 18,863, approximately an 80% growth potential.



C. SCOPE & APPROACH

The first phase of the Study provides for the preparation and execution of a robust community outreach plan, including a series of outreach meetings and a community-wide planning survey made available to all property owners in the Study Area. The hope was to best understand the community's needs & vision relating to land uses typically found in a community such as:

- RESIDENTIAL (Single-Family, Mobile Homes, etc.)
- AGRICULTURAL (Household/domestic use)
- COMMERCIAL (Neighborhood-Scale Retail, Office, Markets, Restaurant)
- INDUSTRIAL (Warehousing to Manufacturing)
- CIVIC (Parks, Schools, Churches & Conservation)
- PUBLIC SERVICES & INFRASTRUCTURE (Roads, Utilities, Stormwater)

The Consultant also reviewed the County Comprehensive Plan, Land Development Regulations, GIS data, Property Appraiser data, and historical zoning and permit files made available by the Hendry County Planning & Zoning Department. The result of the research is summarized in Part II of this report.

D. COMMUNITY HISTORY & PAST PLANNING EFFORTS

Based on information provided by Hendry County, Montura Ranch Estates was created and 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, later formerly known as the Central County Water Control District. The dedication was for the perpetual use of the streets and roadways, and all canals, ditches, dikes, conduits or other drainage and water control facilities, and all utility easements for water, sewage, power, gas, telephone, electrical or other services.



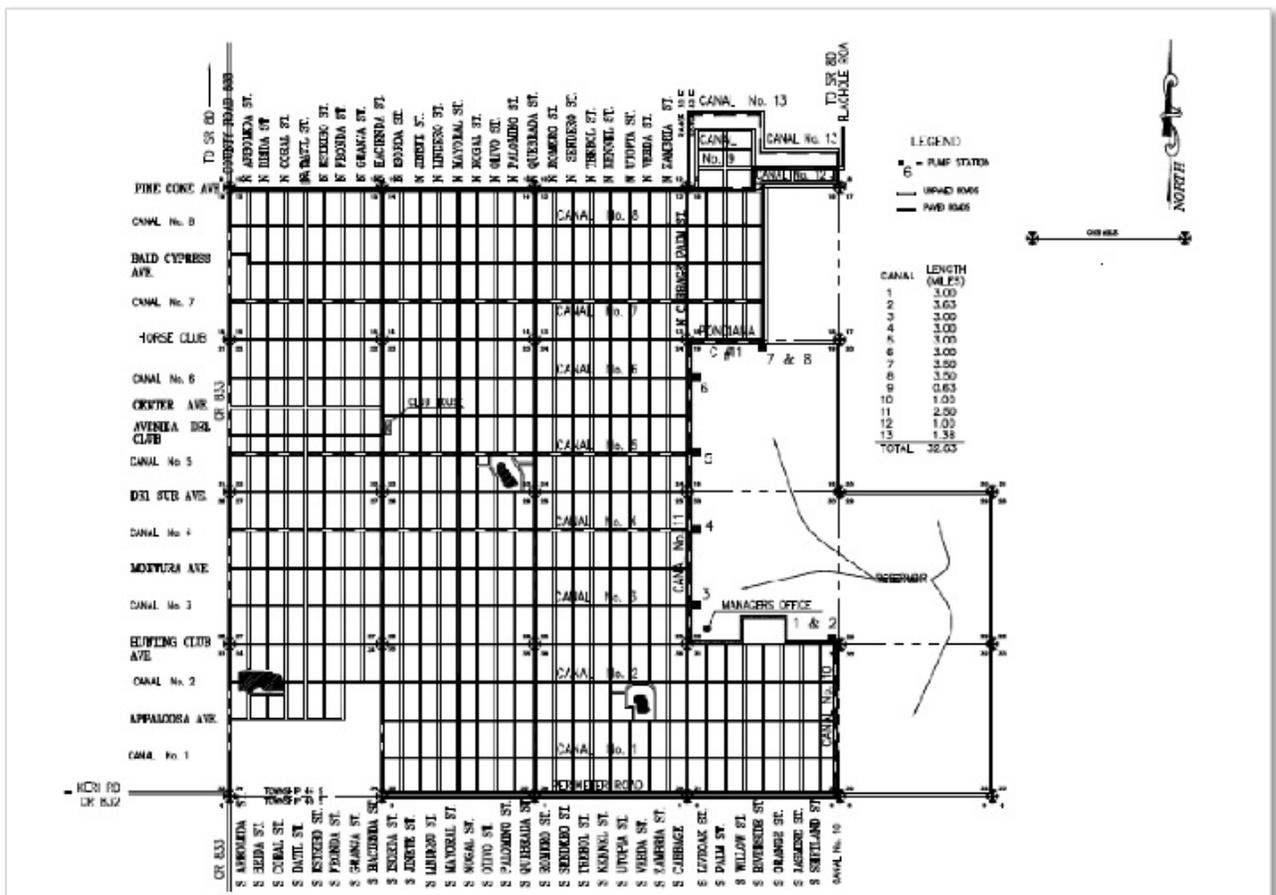
The original vision for the community is captured by the Pan American sales brochure that was published in the early 1970's. Many of the amenities mentioned exist today and the rural spirit of enjoying the outdoors in a peaceful, country style of living is part of what people highlight as enjoying today.



The Pan American Corp. developed most of the planned amenities but went out of business soon after establishing the community, so the population growth did not occur at a pace that was expected. Growth started slowly with less than 15% of the existing housing stock built in the first 20 years. Growth from the beginning of the community through the first 20 years can be estimated at less than 200 units or around 700 people. Half of the existing housing stock has been constructed since 2000, indicating that the community is emerging and continues to grow. The largest decade of growth occurred in the 90's seeing 385 units built and similar growth continued through first decade of the 2000's. As of January 2021, there are 1,169 existing dwelling units according to the Hendry County Property Appraiser and Hendry County permitting.

Central County Water Control District

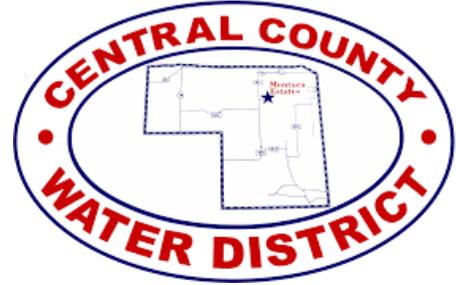
The Central County Water Control District (CCWCD) was formerly established on May 21, 1970. It is a Florida water control district operating and organized under the statutory authority of Chapters 189 and Chapter 298 of the Florida Statutes. The District is authorized to levy installment and maintenance taxes upon each parcel of land within its boundary. The District Charter can be found in the supplementary document.





Official Purpose

“Reclamation, drainage, irrigation, water control, and development of lands within CCWCD and to protect said lands from the effects of water by means of the construction and maintenance of canals, ditches, levees, dikes, pumping plants, and other drainage, irrigation, and water control works and improvements, and to make the lands within CCWCD available and habitable for settlement and agriculture, and for the public convenience, welfare, utility and benefit.”



Services Provided

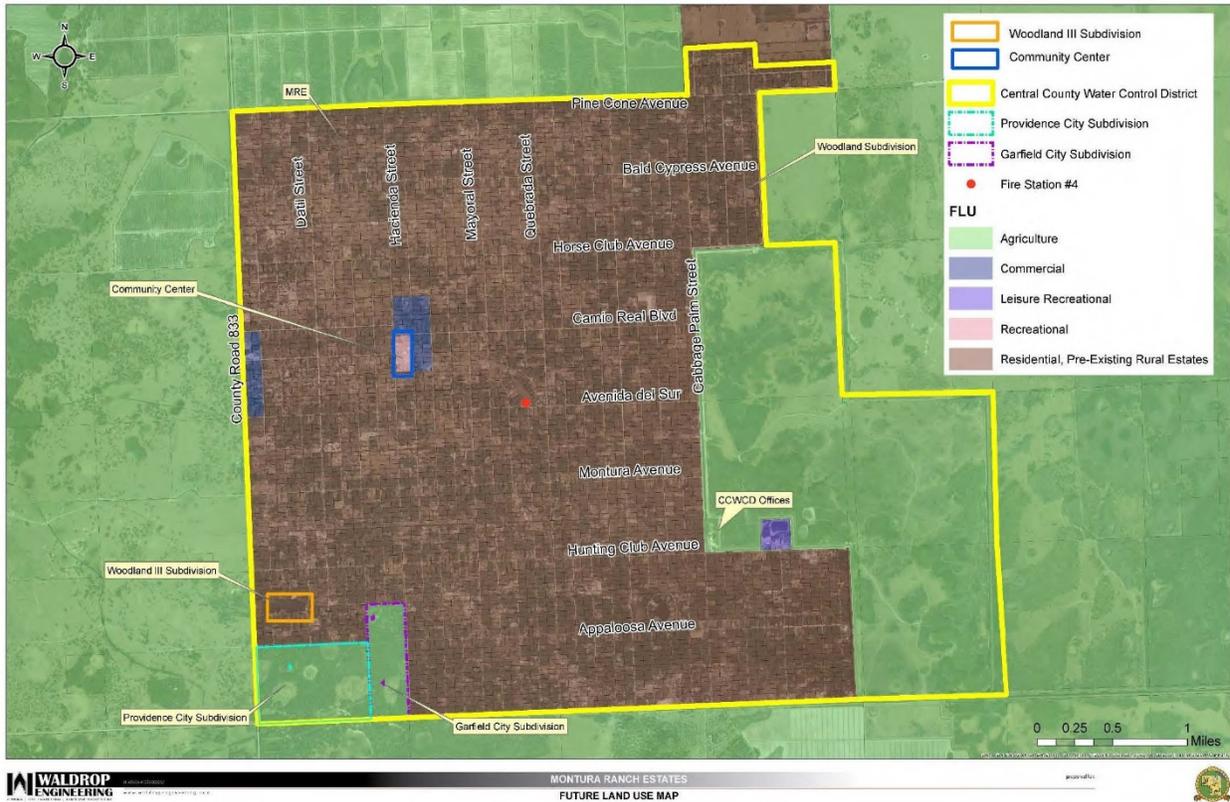
“Construct, operate, and maintain canals, ditches, drains, levees, and other works for drainage purposes; to acquire, purchase, operate, and maintain pumps, plants, and pumping systems for drainage purposes; to construct, operate, and maintain irrigation works, machinery, and plants; to construct, improve, pave, and maintain roadways and roads necessary and convenient for the exercise of the powers or duties or any of the powers or duties of CCWCD and the Board of Supervisors; and in furtherance of these purposes and the intent of CCWCD’s enabling legislation and chapter 298, Florida Statutes, to construct, improve, pave, and maintain streets, roadways, and roads necessary and convenient to provide access to and efficient development of areas made suitable and available for cultivation, settlement, urban and suburban, and other beneficial use and development as a result of the drainage, irrigation, and reclamation operations of the district; to construct, acquire by donation, or purchase recreational facilities and areas, including related facilities, and to construct, operate, and maintain such recreation and related facilities for the benefit of CCWCD residents.”

PART II: EXISTING PLANNING & ZONING ASSESSMENT

The following assessment provides an overview of the regulatory framework and existing conditions applicable to Montura Ranch Estates and Woodland Subdivisions, and further evaluates the impact of this framework on buildout of the Study Area.

A. COMPREHENSIVE PLAN & FUTURE LAND USE

Comprehensive planning is essential to developing and maintaining a functional and compatible land use pattern to ensure the County has an appropriate mix of uses, densities, and intensities to accommodate growth and support the community’s long-term vision. Hendry County’s Comprehensive Plan aims to address growth and development matters through the 2040 planning horizon.



The following is an analysis of provisions in the Comprehensive Plan relating to the Study Area, and their impact on the regulation of land uses, protection of the rural character, and long-term build-out potential of the community. Montura Ranch Estates is comprised of three (3) future land use categories: Residential Pre-Existing Rural Estates, Commercial, and Recreational, as depicted on the above Future Land Use Map (FLUM).

Residential – Pre-Existing Rural Estates Future Land Use Category

The majority of the Study Area is designated within the Residential Pre-Existing Rural Estates future land use category comprising +/- 8,115 acres, as shown on the above Map. The purpose of the Residential – Pre-existing Rural Estates Future Land Category is to establish regulations relative to large-scale lot developments and rural subdivisions that were established prior to the adoption of the Hendry County Future Land Use Categories.

This category supports a suburban development pattern, with residential densities up to one (1) dwelling unit per acre, and a maximum 0.25 FAR for non-residential intensity. Areas designated as Residential Pre-Existing Rural Estates are specifically identified, and the addition of lands to this category is strictly prohibited.

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

The Residential Pre-Existing Rural Estates future land use category limits commercial development to Convenience Commercial (C-1 zoning) in most areas; however, Montura Ranch Estates may



include C-1, General Commercial (C-2 zoning) and High Intensity Commercial (C-3 zoning) commercial uses.

Commercial

There are multiple parcels within the Montura Ranch Estates that are designated within the Commercial future land use category as shown on the existing FLUM. The purpose of the Commercial Future Land Use Category is to identify those areas that currently are or logically should become the commercial centers for the urbanized area of Hendry County through the Planning Horizon of 2040.

Lands designated as Commercial are intended to provide commercial opportunities for urbanizing areas of Hendry County and should be located to take advantage and benefit from the current infrastructure, including roads, centralized public water and centralized public sewer, or be so located as to provide shopping needs for rural residential areas, thereby reducing the need for significant travel for basic services. Uses permitted within this category include the sale, rental, and distribution of products or performance of services, including retail, shopping, office, financial, medical, civic, governmental, and other related business uses. Residential uses may be permitted if ancillary to the commercial uses and built in a mixed-use format. Institution and Recreation uses are allowed in this category. It should be noted that the vacant residential uses within this future land use category are not commercially zoned. A majority of those parcels, while in the Commercial future land use category, are within a zoning district such as the Convenience Commercial (C-1) zoning district that permits residential uses ancillary to the commercial uses.

Based on data collected through the community planning survey, there is a significant demand from residents to see more commercial uses such as supermarkets and home supply stores that would offset the current commute to Clewiston for such daily commercial goods and services.

Commercial future land use areas are permitted a range of non-residential intensity between 0.25 FAR for retail commercial and 0.50 FAR for office uses, or mixed-use. This category also allows a residential density of up to six units per acre (6du/acre) when built as part of a mixed-use development. However, as noted above, the zoning district ultimately dictates the permitted uses.

The commercial areas identified within the Study Area are comprised of approximately 88 acres. These are mainly located within two (2) distinct parts of the Study Area. Out of the 2 areas, approximately 8 acres are active commercial land uses, approximately 10 acres are classified as vacant commercial, and approximately 63 acres are classified as vacant residential. The remaining acreage represents other land uses that are permitted within other zoning districts such as mobile home and single-family residential.



Recreational

The Study Area contains one area designated within the Recreational future land use category, as shown on the FLUM. The area is comprised of approximately 17 acres and is comprised wholly of the Montura Ranch Clubhouse. The clubhouse features recreational opportunities for residents such as a swimming pool and playground. There is a mail

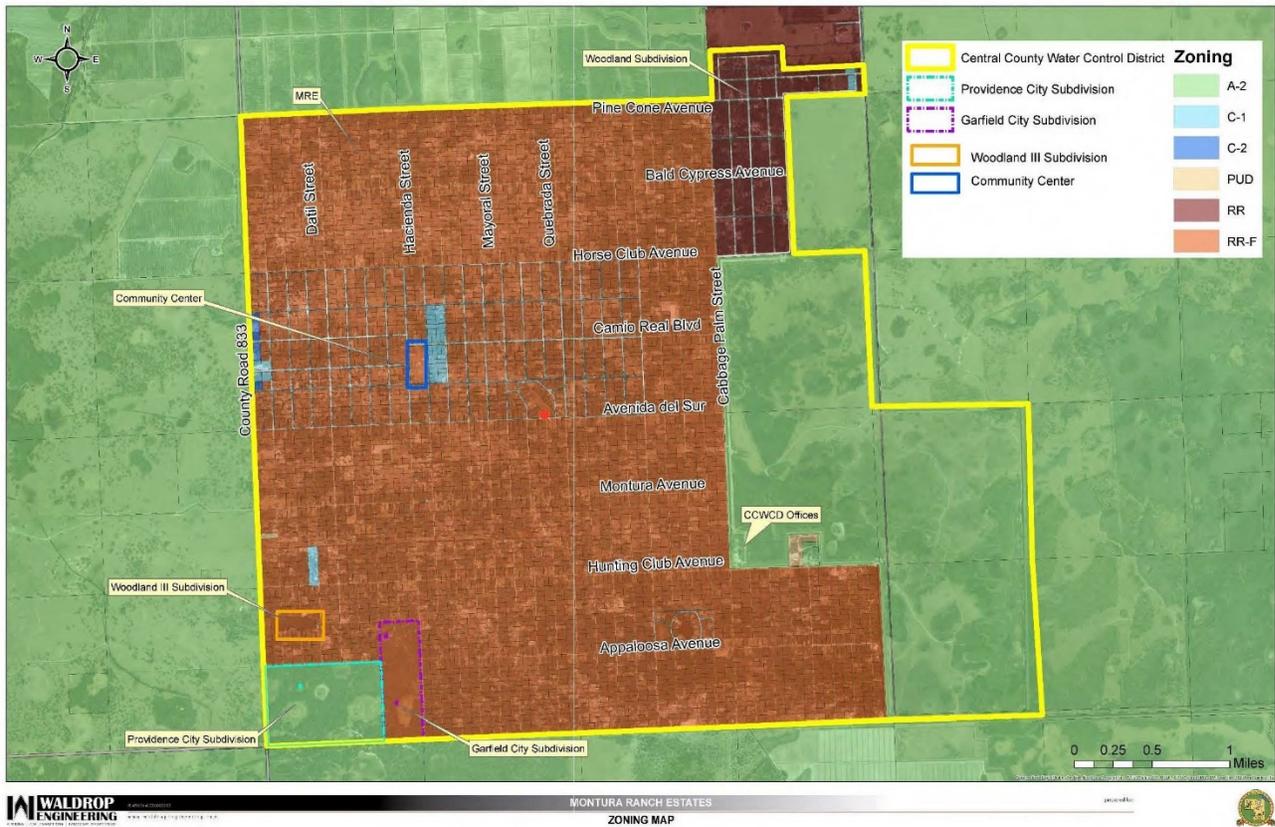


kiosk intended to serve the community located at the clubhouse as well.

The Hendry County future land use element does not contain a specific goal, objective, or policy for the Recreational future land use category, but it is assumed these areas are intended to support the development of recreational facilities that serve the surrounding community.

B. LAND DEVELOPMENT CODE & ZONING

The study area consists primarily of: Rural Residential Farm (RR-F) Convenience Commercial (C-1), General Commercial (C-2), and Rural Residential (RR) zoning districts. The following Map demonstrates the zoning districts in relation to the Study Area boundary.





Rural Residential Farm (RR-F) Zoning District

The study area encompasses 10,883 acres, or 6,160 parcels. The majority of the Study Area, approximately 70% or 7,652 acres of land, is within the RR-F zoning district.

The RR-F zoning district 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 sf.
- a minimum mobile home size of 500 sf.
- community residential homes (minor) are also permitted per state law



Agricultural Uses in RR-F

Since the establishment of the RR-F district, agricultural uses have been permitted with *no limit on the number of animals regardless of lot size and permitted commercial agricultural activities*. However, as of November 12, 2019, the BoCC adopted amendments to the RR-F district Section 1-53-6.7 limiting animals to domestic use only and eliminating new commercial agricultural activities from being established. The number of animals permitted have not been regulated in the existing code but did restrict animals from being bred for sale or selling animal products. Those commercial agricultural operations that obtained approval prior to the changes are allowed to continue.

Within this zoning district, the owner must establish a residential use prior to any other uses being permitted. There are no commercial or industrial uses permitted in the RR-F district. Public and semipublic land uses are limited to conservation, essential public utilities and neighborhood recreation with general recreation, institution and public service/public utility being permitted via the special exception process.



Rural Residential (RR) Zoning District

The Rural Residential zoning district is made up of 369 acres of land located in the northeast corner of the study area. This zoning district permits agricultural, residential, no commercial or industrial uses, and limited public and semipublic uses. Agricultural uses permitted include keeping of domestic animals, depending on the parcel size, and incidental gardening and horticultural activities are permitted with no restrictions when accessory to a residential dwelling. Commercial agricultural activities are permitted by special exception on parcels 5 acres or larger.

Residential uses permitted include community residential home, minor; manufactured home; modular home; and single-family dwellings. Public and semipublic uses include conservation,



essential public utility and neighborhood recreation. General recreation, institution uses, and public service/public utility are permitted via the special exception process.

Convenience Commercial (C-1) Zoning District

The C-1 zoning district applies to 39 parcels of land in the Study Area, comprising 57+/- acres. This district allows for non-residential uses including convenience commercial and professional office. Residential uses are limited to modular homes and single-family dwellings, with manufactures homes being permitted via the special exception process and as part of a mixed-use development by Planned Unit Development (PUD) zoning approval. Agricultural activities are permitted by Special Exception.



General Commercial (C-2) Zoning District

The C-2 zoning district applies to only six (6) parcels of land in the Study Area generally located on the CR 833 frontage. The total C-2 zoned land area 1% of the Study Area, comprising 12+/-acres. This district allows for a broad range of non-residential uses including convenience commercial, general commercial, and professional office. Entertainment establishments and high-intensity commercial uses are permitted by Special Exception. Residential uses are limited to mixed-use development by Planned Unit Development (PUD) zoning approval. Agricultural activities are limited to agriculture by Special Exception.

C. ENVIRONMENTAL FEATURES

The predominant land use within study area is residential, representing more than 90% of the land area. The residential land use is further broken down, with vacant residential lands comprising of approximately 73% of those lands and the remaining lands representing mobiles homes, single-family, and multi-family residential land uses.



On the eastern boundary of the Study Area is a water management reservoir owned by the Central County Water Control District (CCWCD). The purpose of the reservoir is to manage the drainage system for the Montura area. The reservoir lands have historically been used as recreation fields for ATV riding, a popular pastime for Montura Ranch Estates residents and their guests. In order to access the reservoir for ATV riding, residents of Montura are given keys. Guests of residents may also purchase passes. Liability issues as well as funding to replace pumps and other essential pieces to the reservoir are currently being discussed at the CCWCD's regular meetings.

In terms of environmental features, besides the reservoir lands, lands within the Study Area include vegetated areas



and groupings of native and exotic vegetation. A series of water management canals run through the Study Area.

D. INFRASTRUCTURE

Potable Water & Sanitary Sewer

The Study Area is not served by centralized potable water or sanitary sewer services due to the lack of existing development and predominance of large-lot residential lots. All existing residential and commercial development is served by private septic tanks and wells. Future opportunities to connect the Study Area to centralized utilities may occur when large-scale development in the immediate area commences, such as the Airglades International Airport.

Transportation Systems

The Study Area is served by an extensive network of paved and unpaved roads. Montura Ranch Estates is accessed exclusively from public roads within Hendry County via State Road 80 to County Road 833 and Flaghole Road to Pine Cone Avenue.

The main roads that provide access around Montura from County Road 833 include Pine Cone Avenue, which runs directly across the northern boundary of the Study Area; Avenida del Club, which residents utilize to access the commercial areas of Montura, such as Marylou's General Store, and that provides direct access to the Clubhouse from County Road 833; Cabbage Palm Street, which borders the Study Area on the east; and Hunting Club Avenue. While many of the main roads in the Study Area are paved, a number of roads are unpaved and made up of mostly grass or gravel.

Maintenance of the roads in Montura are handled through the CCWCD, which spends a majority of its funds on maintaining the roads. These funds are utilized primarily for maintenance with some for roadway construction. Pine Cone Avenue is the only Hendry County Maintained road. Currently, there are no public transportation routes that service the Study Area.





PART III: COMMUNITY OUTREACH REPORT

Public outreach is a key component of any community planning process. Hendry County and the Consultant recognize the importance of public involvement in improving decision-making, strengthening community partnerships, and providing traditionally underserved populations with opportunities to learn about and influence the ways land use planning affects their lives.

A. OUTREACH APPROACH

The community outreach plan for this Study was designed to educate stakeholders regarding the existing planning framework for the Study Area, including the underlying zoning districts and future land uses. The outreach effort was also aimed at obtaining input on desirable land uses and planning outcomes to support the formulation of Comprehensive Plan and Land Development Code amendments.

The community outreach plan process was structured to ensure continuous, cooperative, and coordinated public involvement throughout the life of the project. The following methods were utilized:

- Public Notifications sent via Newspaper Advertisement and posters
- Study Website – www.hendryfla.net/montura_study.php
- Social Media (Facebook) – www.facebook.com/hendrycounty
- Community-Wide Land Use Survey Emailed and Mailed to each parcel in Study Area via USPS – www.surveyhero.com/c/MonturaStudy2019
- File access portal: <https://waldropengineering.sharefile.com/d-s36be4f623a2452d8>
- Electronic Comments/Questions: monturastudy@gmail.com
- All meetings were broadcast live via the Hendry County Facebook site
- A Certified translator attended and translated all meeting presentations and discussions
- All documents were provided in English and Spanish

The County and Consultant Team have conducted eight (8) meetings to educate and engage the public in the planning process and to form the recommendations of this Report. A survey was sent to all property owners in the Study Area and was also available online and distributed to various locations.

Community Meetings

Kickoff Meeting

The “Kickoff Meeting” was held on **November 16, 2019** at 10:00 a.m. at the Central County Water Control District (CCWCD). Property owners within the Study Area were notified of the meeting by Hendry County’s Facebook page, posters placed throughout Montura Community and at the Central County Water Control District offices, and an announcement in the Caloosa Belle Newspaper and the Lake Okeechobee News. Similar ads and postings have been done for each subsequent meeting as well.

This initial meeting was both educational and informative. The presentation defined key terms and approaches to land use regulation. Exhibits demonstrating the Study Area, Zoning and Future Land Use Map were also presented to 20+ attendees. The presentation outlined the major purpose of the study and the schedule for public input opportunities including handing out and explaining the



community survey which was also made available online. After the presentation the meeting was opened for discussion regarding questions about the study and concerns. The meeting allowed for an adequate question and answer period between attendees and County Staff to hear all questions raised by the just under thirty attendees. The meeting was also live-streamed on Facebook through the Hendry County website and is still available to be viewed.

Meeting #2

A second public meeting focusing on the community planning was conducted on **January 25, 2020** at 10:00 a.m. at the same location at the CCWCD meeting room. The meeting was noticed to property owners in the same manner as the initial meeting, including notifications on the County website and Facebook, posters in the community and at the CCWCD offices. Additionally, emails collected during the initial Kickoff meeting were utilized to notify interested parties about the meeting.

During this meeting, the 30+ attendees were provided a more detailed presentation by Staff and the Consultant Team, which focused specifically on the assessment report information and a summary of the community input received from the surveys. The survey results amounted to 80 total responses or less than 2% of the population. People from the community felt it was not representative of the Montura residents and as a result Hendry County decided to mail out 4,399 surveys which included the removal of duplicate addresses.

Meeting #3

A third meeting was held on **February 29, 2020** at 10:00 a.m. at the Montura Community Club House to allow room for more tables and anticipation of more attendance from the invitations sent with the surveys. As a result, more than 130 people attended. This meeting was centered around a round-table community mapping exercise. The goal was for the residents to identify where the underrepresented land uses in the community, such as parks, schools, medical and neighborhood-scale commercial, should be located. The Consultant Team and Staff also presented the broad preliminary concepts for land use and LDC amendments for thought and feedback. Additionally, the results of the community survey were presented. Out of the 4,399 surveys mailed we received 438 responses or about 10% of the property owners in the community.

Meeting #4

Due to COVID restrictions a fourth meeting was not able to be held until **October 10, 2020**. It was held in the John Boy Auditorium in Clewiston again so that COVID protocols could be met. Because of the time that has passed the meeting was to review and summarize the study status, receive feedback and public input and to set the stage for the remainder of the public participation process. However, since the translator was not able to attend resulting in the meeting being shortened and rescheduled to November 21, 2020.

Meetings #5

Again, due to COVID restrictions the fifth meeting was held on November 21, 2021, at the John Boy Auditorium in Clewiston. The meeting included the same agenda as Meeting #4 including discussion of proposed amendments to the comprehensive plan, land development code and domestic farm animals. The meeting input from the community focused on the farm animal regulations. Many of the attendees spoke against any regulations on domestic farm animals. Other attendees provided recommendations that helped improve the draft amendments.



Meetings #6 & 7

These meetings were held at the Montura Ranch Estates Clubhouse on **February 20 and March 27, 2021**. Having heard the community feedback on domestic farm animals it was clear that the primary concern was the ability to have domestic farm animals that were currently allowed on an unlimited basis. Draft regulations were presented, and public comment was taken for 60-75 minutes per meeting. A petition generated from the community was presented at the February meeting. There were approximately 423 signatures. The petition stated that they did not want the RR-F zoning district to be changed including no change to the unlimited farm animals and they are against CCWCD joining Hendry County in the land use study. The draft amendments were adapted to this feedback. The draft regulations text was emailed to all prior participants, posted on the Hendy County website and on a shared file by the consultant. The regulations were also provided as handouts at each meeting. All materials were printed in English and Spanish.

Meeting #8

On **May 15, 2021** draft amendments were presented, and public comment was taken for 75 minutes. Regulations were adapted to the previous feedback. The draft amendments were emailed to all prior participants, posted on the Hendy County website and on a shared file by the consultant. The amendments were also provided as handouts at each meeting. All materials were printed in English and Spanish. At the end of the meeting staff requested the community provide any additional feedback by June 4, 2021. A revised draft of the amendments were sent out to the community and posted on the County website on June 28, 2021. The revised amendments address some of the main concerns of the community. One maintains the zoning as RR-F, the second allows the existing domestic farm animals to be grandfathered in and the other was to limit the residential types to single family and duplex. This later change is intended to maintain the residential density to one unit per acre and to not allow multi-family residential.

Public Hearings

Finally, Local Planning Agency and Board of County Commissioner public hearings will be held to consider the amendments beginning with the LPA on July 14, 2021 and the BoCC comprehensive plan amendment transmittal hearing on July 27, 2021. The BoCC adoption hearing is tentatively scheduled for September of 2021.



B. COMMUNITY PLANNING SURVEY

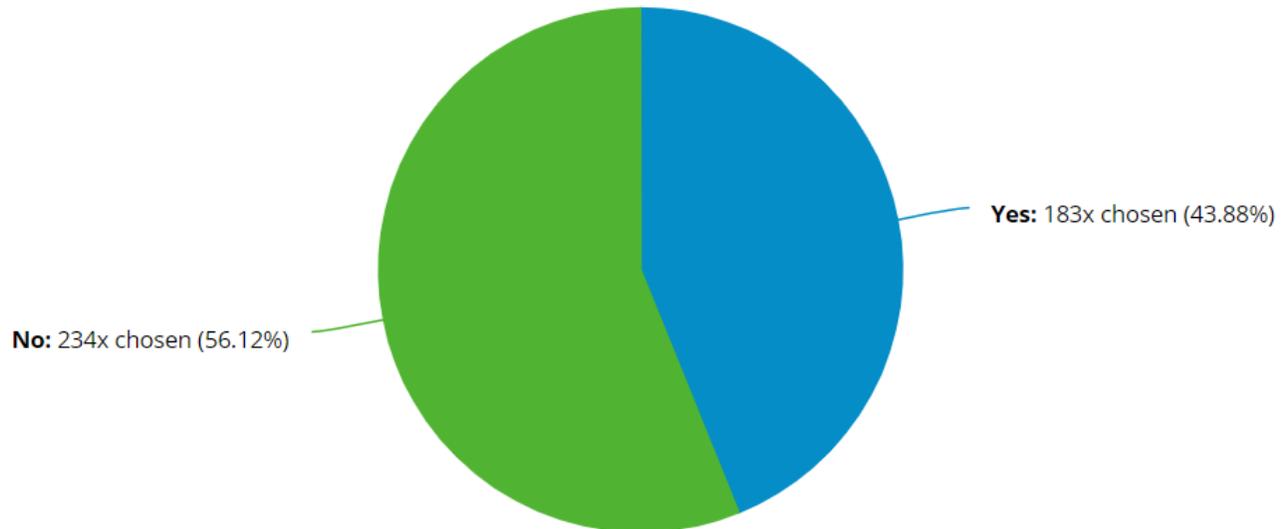
In addition to the verbal input received at the community meetings, a cornerstone of this Study is a community-wide planning survey to assess preferences regarding land uses within the Study Area.

The following summary outlines the results of the Montura Ranch Estates Community Planning Survey, which formed the recommendations set forth in Part IV of this Report.

The survey report represents a total of 438 completed surveys received from November 16, 2019 through February 27, 2020. The surveys were accessible via paper copies at CCWCD Office, online and mailed to 4,399 residents (73% of returned results were completed through the online version).

Question #1

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



Results: Less than half of respondents live full-time in Montura as may be expected in a community less than 25% built out.

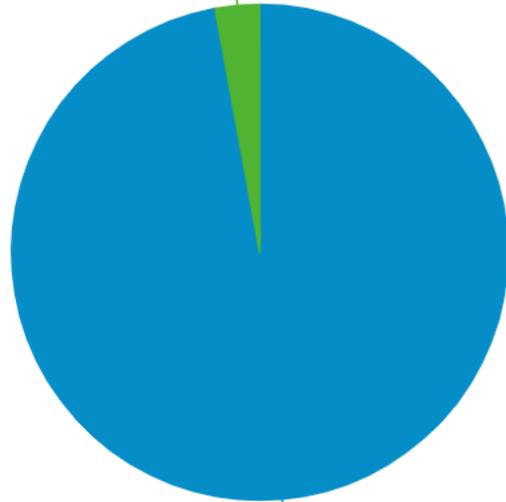


Question #2

Do you own or rent?

Results: The large majority of responders to the survey were homeowners. Of course, this makes sense as owners are more invested in a community than renters, typically. According to the census estimates for 2018 the percentage of ownership to renter is 71% of occupied units in Montura. Hendry County has slightly lower homeownership ratio than Montura at 66% of occupied residential units.

Rent: 12x chosen (2.88%)



Own: 405x chosen (97.12%)

Question #3

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

- Less than 1 year
- 1-5 years
- 5-10 years
- 10+ years
- N/A

Results: Out of 417 respondents more than 30% have lived in Montura less than 10 years. A large number of respondents chose to not provide a response, so this chart has limited applicability. Yet, it could be concluded that the nearly 50% who chose to not provide data are landowners who have never lived in Montura. This coincides with the responses to question #1 where more than 50% of people reported they were not a full-time resident.

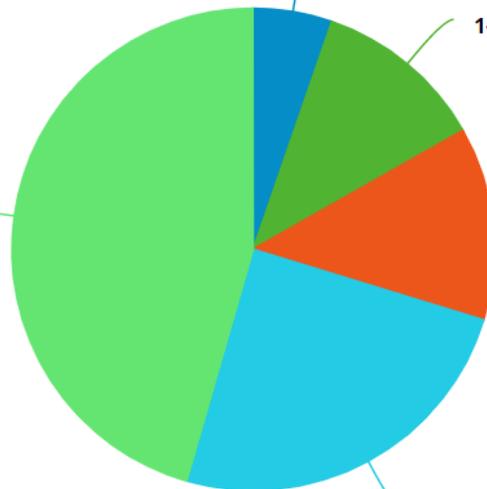
Less than 1 year: 22x chosen (5.28%)

1-5 years: 48x chosen (11.51%)

5-10 years: 54x chosen (12.95%)

10+ years: 103x chosen (24.70%)

N/A: 190x chosen (45.56%)





Question #4

What makes Montura Ranch Estates unique to you?

Results: The next two questions results were represented in a “word cloud”. The words that appear larger were mentioned more than those that are represented in smaller font. For question #4, 367 people responded highlighting many positive and descriptive words with quiet, rural, peaceful, country, tranquil and space leading the way. Others that were important included community, peace, nature and trees.

Question #5

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

Results: 352 people responded to this question and the results are similar to what makes Montura unique, but with more focus on land, rural nature, country living, and nature/trees.

Questions 6 and 7 asked for written response and over 350 people wrote in comments. The summary below was compiled by Waldrop staff after analyzing the frequency of certain subjects and listing them in the order that they were listed the most frequently. This is of course subject to some judgement and because everyone’s feedback is important the entire list of responses in the supplementary document to this report.

Question #6

Describe your greatest concern about living in Montura Ranch?

Results: 355 people responded and were asked to write an answer. The most mentioned responses in order of importance were as follows:

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 – responses were either in favor of being able to use ATV’s or complaining they are going too fast and using the roads improperly.



Question #7

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

Results: 368 people responded and were asked to write an answer. The most mentioned improvements in order of importance were as follows:

1. Better roads (more paved roads), improved maintenance, prevention of t 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. Increased access to local goods and services such as schools and health care; gas stations, laundry
5. More growth; code enforcement of properties

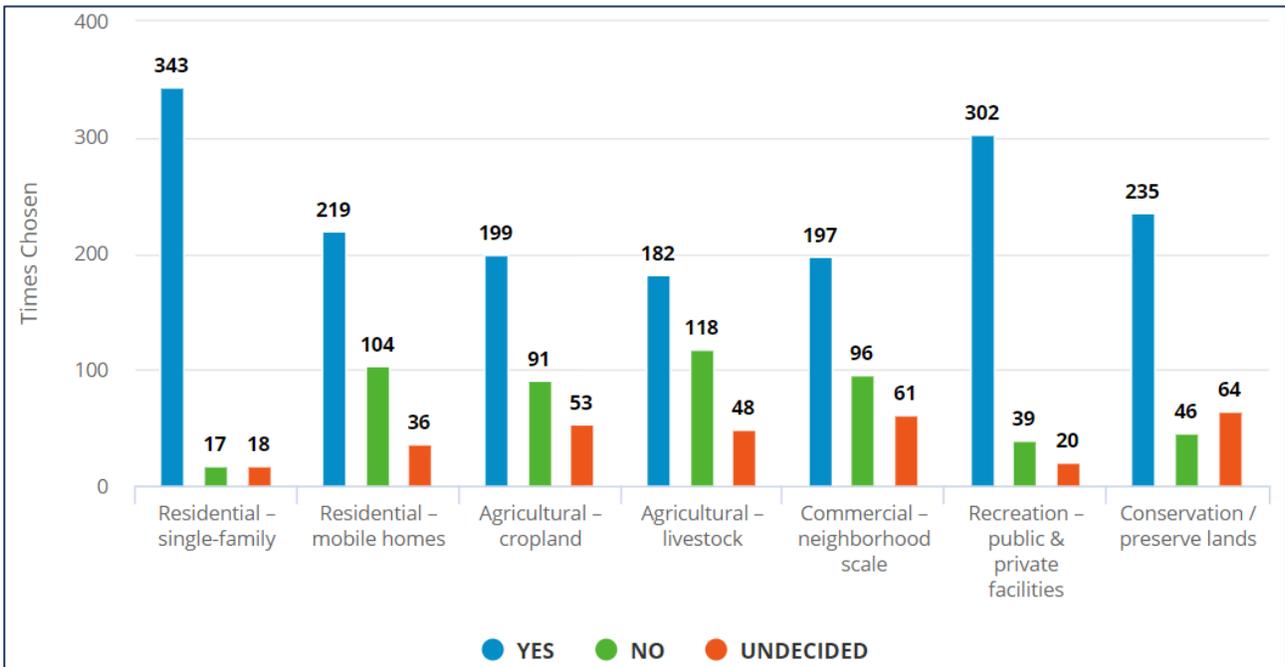
Comments regarding overall community appearance:

- Cleaning up old mobile homes; better landscaped entrances to the community

NOTE: Questions 8 through 11 were the focus of the community mapping exercise the results of which are in Part III-Section C of this report.

Question #8

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



Results: The respondents were asked to reply “Yes”, “No” or “Undecided” for a specific list of types of land use categories.

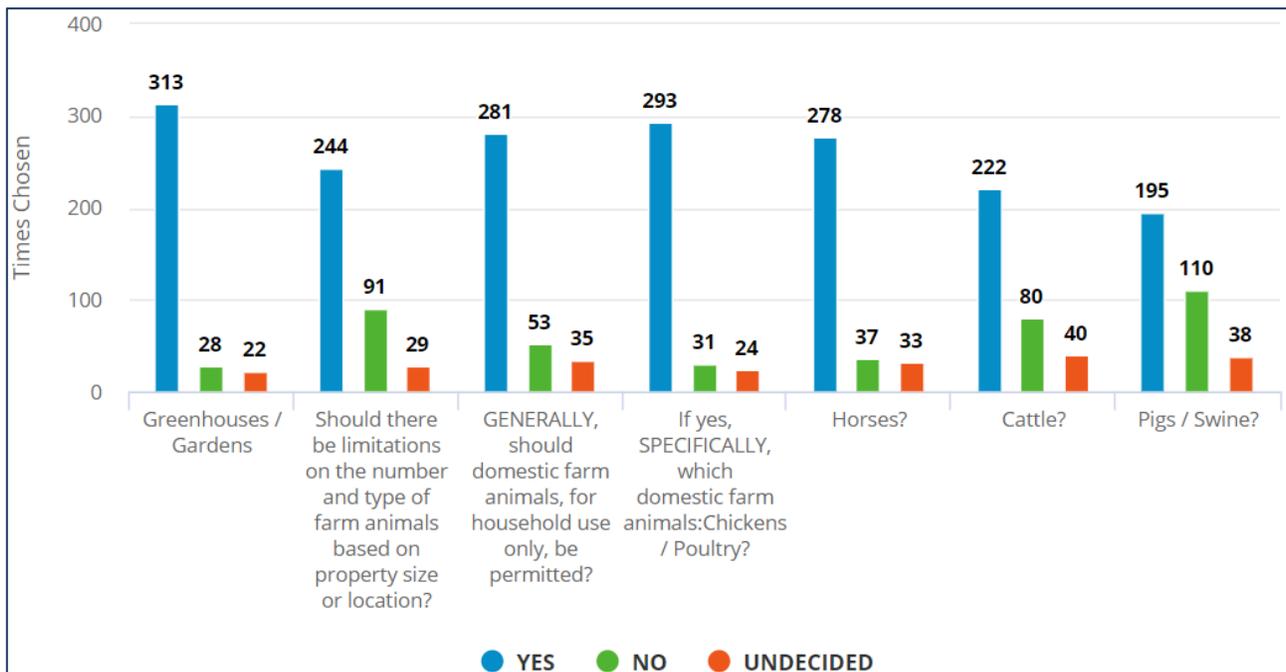


As might be expected the most encouraged land use is residential as it is a residential community. Nevertheless, the question was designed to uncover the other uses that would be desirable as over 98% of the properties in Montura were platted for residential use leaving the potential for an unbalanced community when fully developed. As stated in the goal of this study the desire is to have community feedback so a plan for a community with a balance of uses can be made for the long-term health and general prosperity of the community, which includes for convenience and services that a regularly necessary for daily living.

Outside of residential uses the most mentioned land use respondents felt should be encouraged are active recreational facilities, conservation and preserve lands. The feedback received in all forums has consistently revealed a deep desire for the community to be a rural paradise and remain open, peaceful and natural. The most opposed land use was agricultural livestock but it should be noted that the people who responded "yes" for agricultural uses outweighed the "No" answers by one-third. Access to commercial activities and shopping was one of the most important issues raised on Questions 6 and 7. Respondents said neighborhood commercial services are to be encouraged with nearly half of respondents either in favor or neutral, which seems low compared to the urgency expressed in the former questions. Perhaps the wording of "encouraging the land use" seemed to some as to general or aggressive as residents consistently wish Montura to remain rural.

Question #9

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



Results: Out of the options regarding domestic agricultural uses, the 386 respondents marked "Yes", "No" or "Undecided" with the following results:

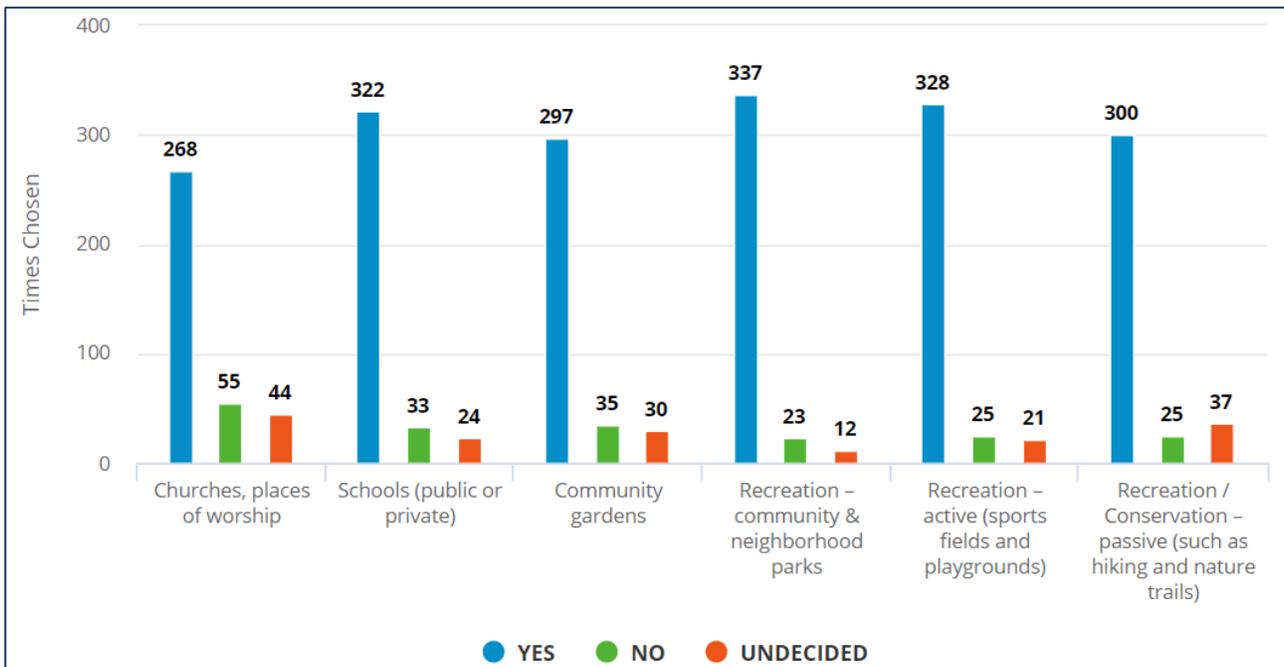
Overall the large majority respondents want to encourage non-commercial agriculture and specifically, animals for domestic uses in Montura across the board. This survey question was asked to discover if residents felt that animals allowed for domestic use should be limited by type and



quantity based on property size or location factors. Currently, there are no limits on the type or number of animals allowed for domestic use. **Significantly, 63% of responses indicated that there should be limitations on the number and type of animals based on the size of the property and /or the location, while 23% objected to limitations.** Moreover, respondents generally agreed that limitations should be applied based on certain types of animals. There was broad consensus that animals such as chickens and horses should be encouraged, while cattle and pigs were deemed the least acceptable.

Question #10

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

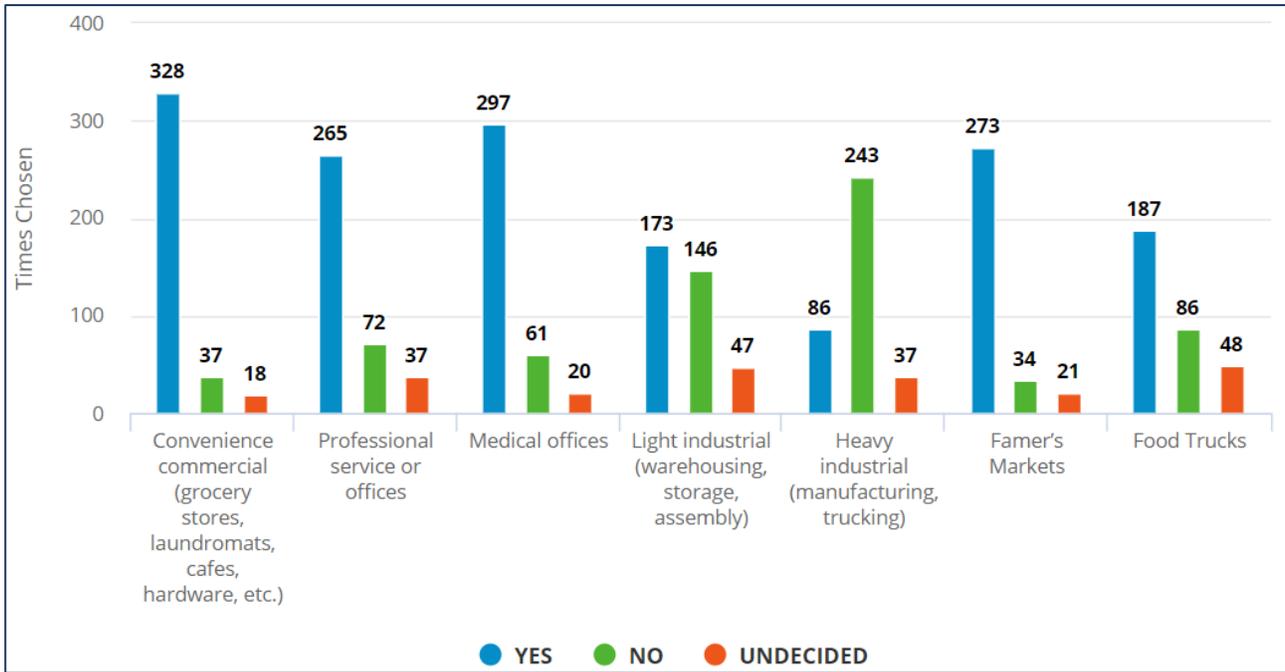


Results: The 384 respondents want all civic uses to be better represented in Montura with churches the one considered to be needed least. Recreation and parks both active and passive dominate the results with open space and schools also high on the list.



Question #11

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



Results: 385 respondents heavily object to light and heavy industrial uses which includes manufacturing, warehousing and trucking uses. Places to shop for daily needs, like convenience stores, services and grocery stores, and medical offices top the list with a farmer’s market close behind.

Question #12

Please use the following scale to rate the importance of each of the following COMMUNITY TOPICS by selecting "Not Important" through "Very Important" to quantify your opinion.

Results: 381 residents responded. Out of the following topics, respondents were asked to reply, “Not Important”, “Somewhat Important”, “Important”, and “Very Important”.

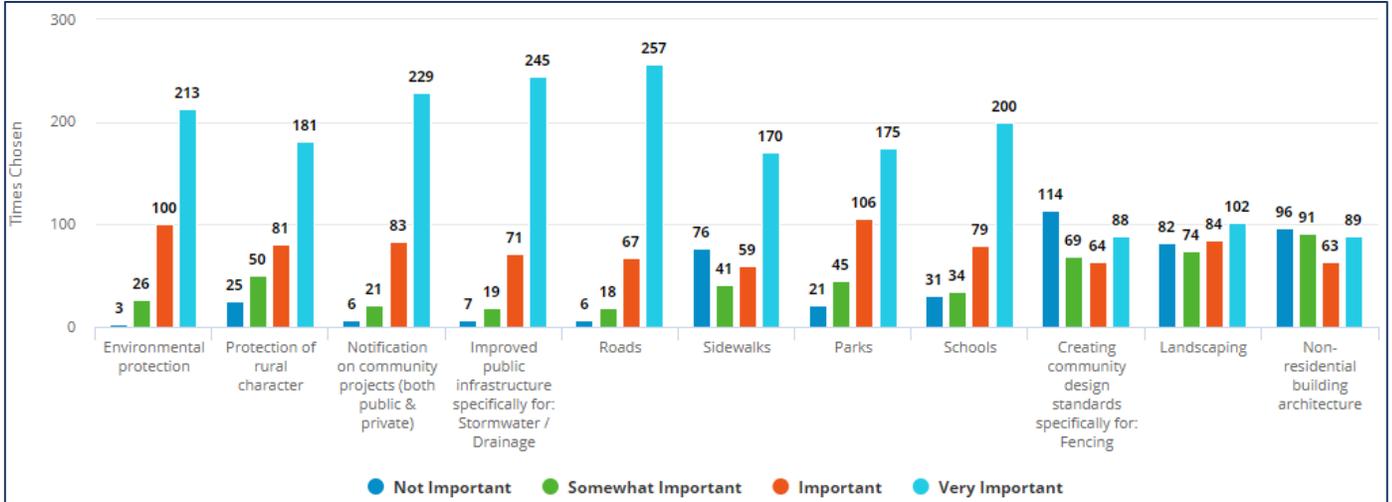
The items considered most important include, in order of importance:

1. Roads
2. Improved infrastructure for drainage
3. Notification on community projects
4. Environmental protection
5. Schools
6. Protection of rural character
7. Parks



The items considered least important were:

- Community design standards (fencing), landscaping, non-residential building architecture and sidewalks



Question #13

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

Results:

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

Summary of Survey Responses

- **Description:** Residents identify the area as peaceful, rural and quiet with open space and community
- **Favorite things:** tranquility, quiet, trees, spacious, country character, rural densities
- **Concerns:** Conditions of roads, no places to work or shop, crime and overall safety, stray dogs, loss of property rights, and people shooting guns
- **Desired 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 offices, grocery/convenience, farmer's markets, recreation, conservation



C. COMMUNITY MAPPING EXERCISE

The primary objective for Community Meeting #3 was to receive input regarding the location of uses essential to bringing balance and a better sense of place to Montura Ranch as it develops. Why the need for balance? If left untouched at buildout the community would see 99% of lots developed as residential. Uses of the total land area would be over 91% residential with less than 3% nonresidential.

MONTURA RANCH ESTATES		
Land Uses	Today	Desirable Mix
Residential	91%	70%
Agricultural	1%	1%
Commercial	<1%	5%
Industrial	0%	2%
Parks / Civic / Church	<1%	7%
Open Space/ Preserves	7%	15%

Why are those statistics a concern?

As the table shows, a more typical community has a mix of uses such as parks, schools, medical, employment centers, services, retail and shopping. Without a more balanced mix of uses there are many concerns for the long-term health, safety and welfare of the community. For example, without intervention and a plan to diversify the land uses, Montura Ranch residents would continue to drive long distances for the most basic and essential needs. The lack of local jobs also forces long commutes and requires some to settle for jobs which are closer but pay less. Emergency response times and a lack of local basic medical care puts people health at risk. The lack of local recreational areas limits the places children can safely exercise and families can join together in outdoor activities. The school district's transportation system becomes overly burdened with long bus routes and the students suffer through hours spent on the bus. Without local commercial centers social areas are limited and a sense of place and community can be easily lost. The list can go on.

With those thoughts in mind the goal was to have people who live in Montura identify where they feel uses, other than residential, should be placed so that recommendations can be made at a policy level to encourage a more balanced future development pattern. The exercise placed residents around a table to place dots on a series of maps dedicated to locating the following uses and places:

1. Neighborhood commercial, office, farmer's markets and warehousing
2. Schools, parks and conservation
3. Entrances and significant intersections



Mapping Results

Entrances

Attendees were asked to identify what they considered the community's major entrances. The results were clear - focusing on five areas. Three of the areas are the "corners" of the community off of County Road 833. The most respondents identified intersection of CR 833 and Avenida Del Club were the current sign to the community exists and this is the most developed commercial area. The northern-most intersection of CR 833 and Pine Cone Avenue and the southernmost at Appaloosa Avenue were also identified as key entrances.

On the eastern part of the community the turn west into the Woodland subdivision off Flaghole Road onto Woodland Boulevard serves as a perceived entrance into Montura. However, most of the locals know that Montura Ranch does not begin until the intersection at Pine Cone and North Cabbage Palm Street.



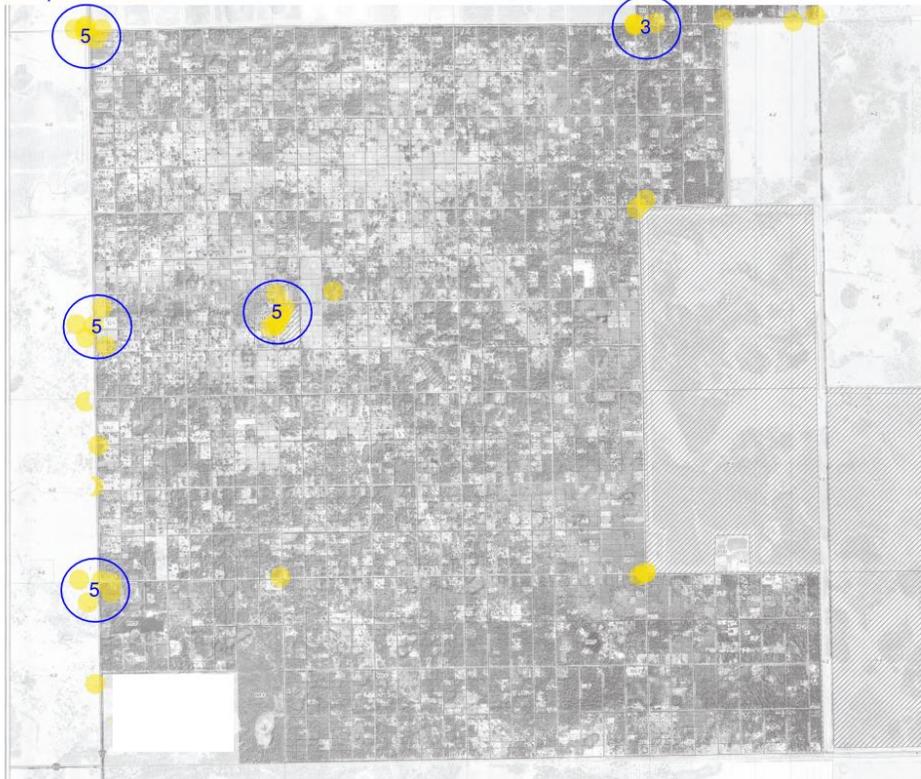


Intersections

Identifying the major intersections of the community proved more difficult for attendees, which accounts for the lower number of responses on this topic area. Feedback demonstrates a lack of clarity on what an intersection means. The goal of the question was to find where the most used intersections are located based upon the grid system. Regardless of the low responses 5 intersections were identified:

1. CR 833 and Pine Cone Avenue (5)
2. CR 833 and Avenida Del Club (5)
3. CR 833 and Appaloosa Avenue (5)
4. Avenida Del Club and N. Hacienda Street (5)
5. Pine Cone Avenue and N. Cabbage Palm Street (3)

Responses: 39





Neighborhood Commercial

This category garnered the most interest with 110 responses. An assumption going in was that a lot of commercial retail and services would be seen as appropriate along CR 833. This did prove largely true, but with preference for clustered commercial uses in some other locations throughout the community.

The primary consolidation of responses identified a 3-block area along CR 833 from Avenida Del Club north to Horse Club Avenue for future commercial uses. This area contains the most current commercial uses and the majority is already zoned commercially. The northern most boundary of this area abuts and active fish farm that is a commercial agriculture activity.

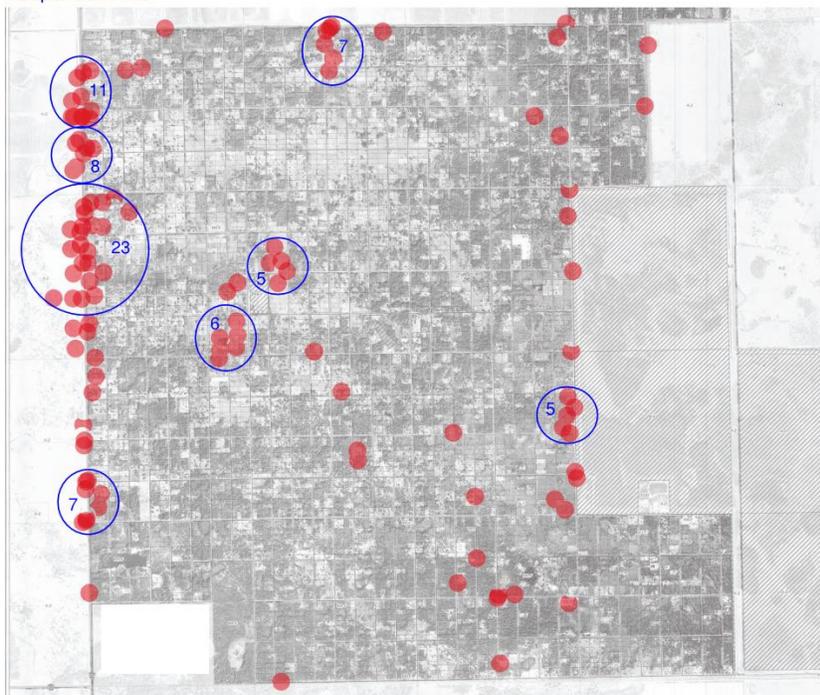
The other intersections along CR 833 are as follows:

1. Bald Cypress Avenue north to the canal
2. At the canal north of Hunting Club Avenue
3. Hunting Club Avenue north to the canal

Four other areas internal to Montura Ranch were identified:

1. The block of Avenida Del Sur/Hacienda Street/N. Granja Street south of the Clubhouse
2. The block of Camino Real Boulevard/N. Jinete Street/N. Isora Street northeast of the Clubhouse
3. The block at Montura Avenue and S. Cabbage Palm Street
4. The block between Pine Cone Avenue/ N. Jinete Street/N. Nogal Street south to the canal.

Responses: 110





Warehousing

Warehousing and other light industrial uses were not highly desired according to the survey, yet it was worth identifying the uses that less desirable, but in the long term may be necessary to support a vibrant and well-balanced community. The result were two primary areas:

1. CR833 one block north and south of Hunting Club Avenue
2. East of the Community Clubhouse south of Camio Real Boulevard to the canal.

Two other area were identified in a general way with one along CR 833 near Hunting Club Avenue and another along Perimeter Road in the area of S. Trebol Street and S. Romero Street.

Responses: 68





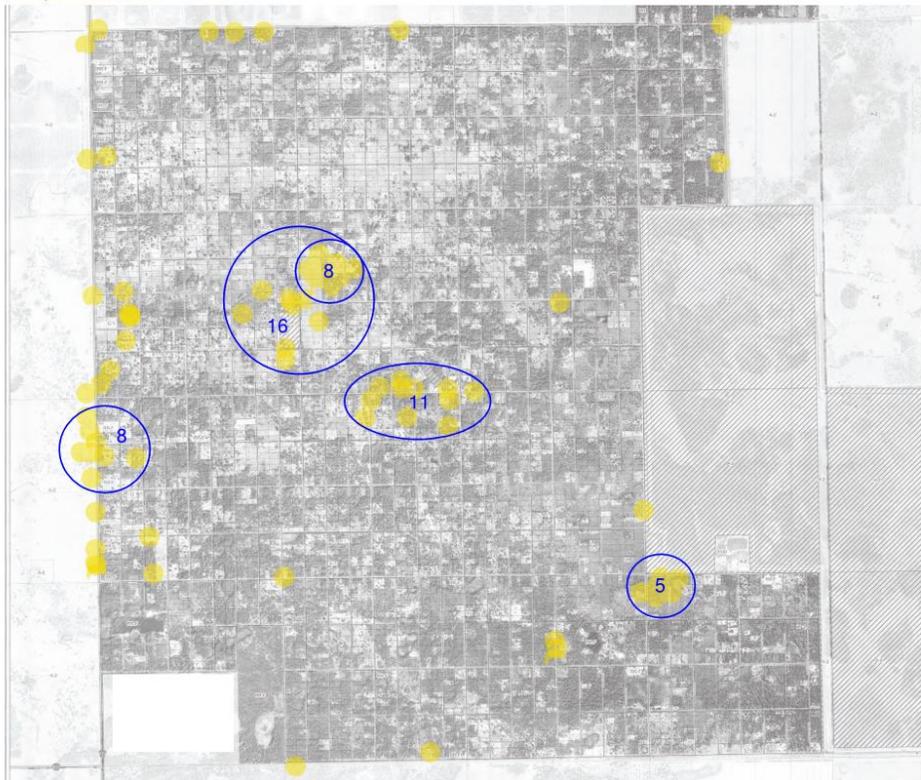
Medical and Professional Offices

Medical offices or clinics was a significant topic raised in public comments and evident in responses to the survey questions. The attendees identified three primary areas for this use, and to a lesser extent a fourth area near the CCWCD office.

The three areas are as follows:

1. Northeast of the Community Clubhouse in the C-1 zoned parcels north of Camio Real Boulevard north to the canal between N. Isora Street, and N. Jinete Streets. In general, at a location that is near the Community Clubhouse.
2. Generally, near the Fire station.
3. CR 833 and Avenida Del Sur or generally along CR 833 from Horse Club south to Avenida Del Sur.

Responses: 80





Farmer's Markets

There is a significant interest and desire for access to and support for farmer's markets. Indeed, informal versions have been prominent in the community for years as locals with animals or crops put up stands and sell produce. The results of the exercise were clear and simple with respondents identifying two areas for this use:

1. At the Community Clubhouse to the east or west of the property.
2. CR833 at or north of Hunting Club Avenue.

Responses: 88





Schools

Schools are an important part of a community. The location of pre-K through middle schools within a community, or at least nearby (within 5-10 miles), has a great many benefits to the daily life and function of a community. The responses to this question during the exercise were low, which do not represent the importance of the topic. Many residents are absentee landlords or do not have children so the topic lack relevance for many who attended or own property in the community. However, as the community develops toward buildout this topic will become increasingly significant as more residents live in the community versus the more than 50% who just own but have never established permanent residence in Montura.

The fifty-five who did respond were clear. The property to the south and west of the Community Clubhouse is the right location.

Responses: 55





Parks and Active Recreation

Parks and conservation areas were consistently the most desired land uses for the community. It is abundantly clear that participants love the rural and natural aspects of the community. Parks in this case are different than conservation areas. Parks are generally considered to be active areas with facilities such as playground equipment, bike paths, picnic shelters, etc.

The respondents mostly located the best place for parks where the park is no located – at the Community Clubhouse. A few other pockets popped up. The most significant areas identified outside of the clubhouse are:

1. Along Avenida Del Sur near the fire station of at the N. Cabbage Palm Street intersection.
2. The southeastern part of the community near the E. Pasofinico Circle and northeast towards S. Cabbage Palm Street.

Responses: 75





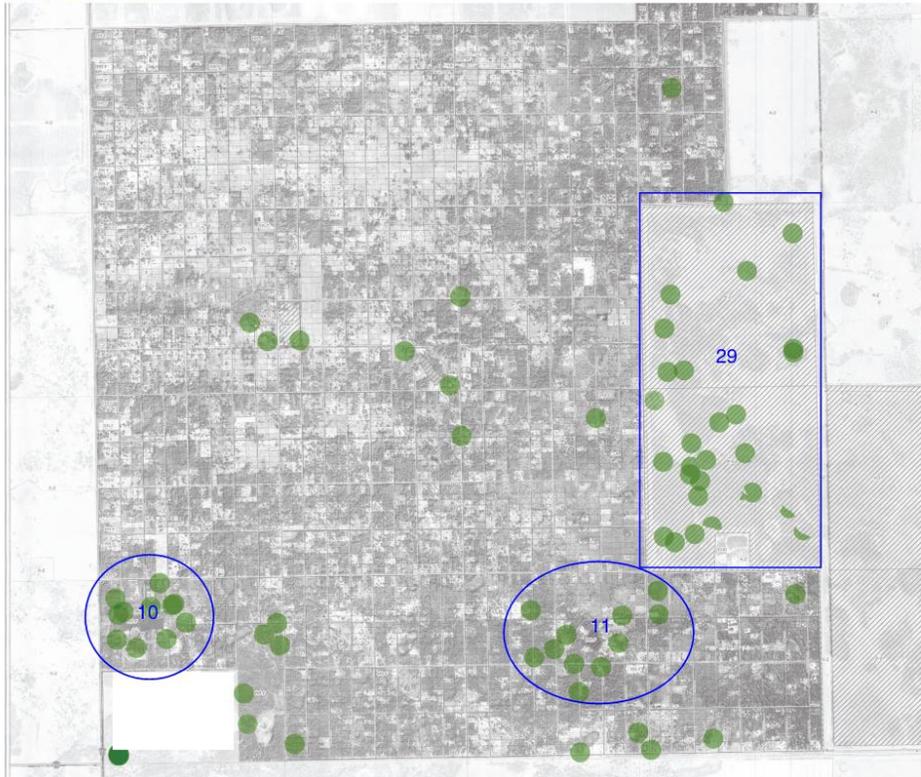
Conservation Areas

There is currently a large conservation area owned and operated by the CCWCD. It is referred to as a reservoir and designed to control the water from community runoff through the canal system. The area is large, occupying about 2,400 acres, and is generally dry allowing for passive recreation and most popularly, the operation of ATV's.

The majority of respondents identified the reservoir as the appropriate area for conservation. However, outside of that area the region surrounding the two lakes in the community were highlighted:

1. One is known as Pine Lake located at the southwest corner of Montura accessible through Appaloosa Avenue or Hunting Club Road.
2. The other was mentioned in the parks section as south west of the CCWCD office at the Pasofinico Lake area.

Responses: 69





Other Remarks Recorded

While the overall feedback was quite diverse from the various participants, key takeaways from the mapping exercise can be summarized as follows. Please note this is a “broad stroke” summation of key points raised as verbal discussions for purposes of preparing a preliminary analysis, and not intended to represent consensus of the community as whole.

- Neighborhood-scale commercial uses are desirable long-term, and should be oriented along major roadways such as CR 833 and Pine Cone Avenue.
- Some commercial uses nodes internal to the community may be appropriate – either at key intersections or alongside other key nodes such as the community clubhouse but protecting the rural character and limiting traffic impacts are of concern with introducing internal commercial nodes.
- Major public facilities, such as schools, should be located along major roadways.
- Community entrance monuments located at main entry points are desired, and should be located intersection of and CR 833, and the northeast corner of Pine Cone Avenue and CR 833.
- Medical offices are a desirable use and should be located near the center of the community near the fire station.
- Passive recreational facilities to provide walking trails and a place to be outdoors should be located near the reservoir and the more secluded areas of Montura.
- Schools are a desirable use and should be located near the clubhouse and central Montura area.
- Warehousing located on the perimeters of the community may be appropriate when well-planned to address concerns of noise and visual impacts to the more rural and residential areas.

PART IV: FINDINGS & RECOMMENDATIONS

A. FINDINGS

The following findings are derived from data and analysis contained in this report, and referenced resources contained herein were derived in coordination with the Central County Water Control District (CCWCD) and are framed to meet the County’s objectives in undertaking this Study.

Overview

Montura Ranch Estates is only 25% developed. The population is estimated at 4,300 residents with a buildout potential of nearly 18,000. It is an emerging, growing area at 20-30% growth per decade. It was platted as a rural residential community with amenities but because of the nature of the pre-platting, with a lack of allowance for non-residential land uses and the remote location, the community will increasingly struggle with a lack of jobs, services, retail stores, schools, recreation and other needs that create a balanced, healthy and thriving community.

The pre-platting of over 6,500 lots that are primarily 1.25-acre in area, the scattered nature of development and the fact the community is 75% vacant, has created a sense of rural living. As the community continues to grow the pre-platting will allow for a moderate density “suburban” community that is 98% residential. Current regulations do not offer proper protections for a community of this



density and allowances for uses that may contribute to a balanced and healthy community at buildout.

The residents love the current rural nature and peaceful style of living, yet desire the other land uses that would contribute to their convenience of living and bring a better sense of community such as more active parks and conservation areas, schools, medical services, and neighborhood-scale retail such as farmer's markets, grocery, and hardware stores. Unless policies are put in place to encourage a more balanced development pattern the highly residential pattern of development will leave the community in an unbalanced state short of other basic land uses typical in a community of its size.

As is typical of pre-platted communities far from build-out, maintaining infrastructure is difficult with scattered rooftops and a limited tax base but expansive service area. A major concern of the residents is the road conditions desiring more, better paved roads.

Comprehensive Plan

The Residential Pre-existing (PRE) Rural Estates future land use category supports the residential development pattern for Montura Ranch, with residential densities up to one (1) dwelling unit per acre. It also allows for a maximum 0.25 FAR for non-residential intensity which includes all uses from the Convenience Commercial (C-1 zoning), General Commercial (C-2 zoning) and High Intensity Commercial (C-3 zoning).

The PRE future land use category allowance for High Intensity Commercial is very permissive and may be too intense to properly guide development in a manner that protects the compatibility of uses in the predominantly residential character of the Study Area. Yet, non-residential uses of a broad range are necessary to support the community in the future but with controls such as Overlay Areas and Planned Unit Development (PUD) zoning.

The PRE future Land Use Category applies to other areas in the County and can not be amended to the specific concerns of the Montura community. Consider a Montura Ranch Estates Future Land Use Category and write policy specific to the community.

Zoning

The RR-F and RR zoning districts are residential zoning districts that appropriately allows single-family (including mobile, modular and manufactured units) and limited agricultural activities based on supplementary regulations.

The RR-F and RR zoning districts do not allow commercial uses and only 1% of the overall property in study area is currently zoned to allow commercial uses. A proposed commercial development in must seek a rezoning to a commercial zoning district. Due to the small lot sizes and highly residential nature of Montura Estates, a conventional rezoning to a commercial district does not provide compatibility controls or location criteria that would offset impacts to abutting property and increase compatibility with residential areas making conventional zoning difficult. Commercial land uses in Montura require greater controls, in terms of use limitations, locational standards, and design requirements than is provided today by the C-1 and C-2 zoning district regulations in the Hendry County LDC. Based on the community input and the documented need for a better balance of land uses, amendments to the Hendry County zoning regulations should be considered that allow certain non-residential uses by PUD in Montura Ranch Estates.



Limited commercial districts exist in the community accounting for about 1% of the land and those parcels that are commercial are scattered and inadequate to address the future needs of a potential community of 18,000 people with 6,000 roof tops.

The supplemental regulations amendment to agricultural uses in nonagricultural districts, adopted in November of 2019, eliminated the allowance of commercial agriculture in the RR-F district and added a restriction that animals may not be bred for sale without being a prior approved commercial agricultural activity. However, the regulations still allow an unlimited number of animals for domestic use regardless of lot size. The community desires being able to have domestic animals. There is a vocal minority that desires no change to the existing regulations. There is also substantial feedback and expert opinions that unlimited animals for domestic use is not a sustainable policy as the community continues to grow towards a moderately dense community of 1.25 acre lots. There needs to be some adjustments that are amenable to both sides such as oversight based on animal care standards, general limits to number of domestic animals on a site, a permit process for animal numbers in excess of general guidelines, and “grandfathering” of current properties with animals that may exceed recommended limits.

Summary

The community is generally supportive of having consistent future land use and zoning entitlements that support the development of single-family residential uses, limit agricultural uses to appropriately sized lots, and allow the potential for convenience commercial, recreational and civic uses at appropriate locations.

On the other hand, the community is generally wary of government intervention particularly concerning policies or regulations that limit their abilities to use the land as they see fit, which includes the allowance for unlimited animals any type on any lot of any size. However, through the public participation process the concerns over unlimited animals on any lot outweighed the proponents of zero regulations.

B. RECOMMENDATIONS

To address regulatory inconsistencies and provide a clear framework for future development in study area, it is recommended that the County proceed with the following Comprehensive Plan and Land Development Code amendments:

Comprehensive Plan

- Create a Montura Ranch Future Land Use Category.
- Create a Montura Ranch CR833 Corridor Overlay with locational standards and development parameters.
- Create a Montura Ranch Village Center Overlay in the area from CR 833 east to N. Jinete Street, one block north of Avenida Del Centro (to the canal) and one block south of Avenida Del Club (to the canal). The goal is to streamline the zoning process, encourage lot assembly, and identify key areas for parks, schools, professional and medical offices, and neighborhood commercial activities.
- Create a Neighborhood Commercial category to allow convenience commercial uses at key intersections that meet location standards by PUD.



Land Development Code

- Write LDC amendments addressing domestic farm animal regulations such as limiting numbers based on animal care standards, a permit process for animal numbers in excess of general guidelines, and “grandfathering” of current properties with animals that may exceed recommended limits. Specifically, amend Section 1-53-6.7 - Agriculture in nonagricultural zoned districts, Subsection 1-53-6.7(g), to address animal care.

General

- Coordinate with CCWCD to focus capital improvements to roads to the significant intersections identified by the community.
- Coordinate with CCWCD to improve or establish entrances at the areas identified by the community.

In sum, the community input and findings of the land use study provided Staff and the Consultant with the clear directives needed to address the short- and long-term community needs by updating the Comprehensive Plan and LDC. Creating or amending the community-specific future land use and zoning districts will allow the County to tailor regulatory documents to the unique needs of study area, and ensure increased protections against inappropriate development patterns, while providing landowners with increased flexibility to enjoy their properties.

All documentation relating to the community meetings are included in a supplementary document to this report and is available upon request.