

## **Policy XX.XX.XX 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 Subdivision. 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 are rooted in its rural identity with allowances for additional uses where appropriate. Single-family residential with hobby farms remain the predominant use in the community.

### **Applicability**

The Montura Ranch Future Land Use Category applies to those areas of Hendry County located in located in Sections 13, 14, 15, 22, 23, 24, 25, 26, 27, 34, 35, 36 Township 44, Range 32, and Sections 18, 30 and 31, Township 44 Range 33 Section 30. As depicted on the Future Land Use Map.

Generally, the area is bordered on the west by County Road 833 (Sam Jones Trail) which provides the main access to the community. The northern boundary is Pine Cone Avenue and Woodland Boulevard which provides access from Flaghole Road in the northeastern corner of the community. Montura Ranch extends south approximately 4 miles from Pine Cone Avenue to the intersection of C.R 833 and C.R. 832.

### **Description of Uses**

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

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

#### **(a) Residential Density**

- Single family residential uses at one dwelling unit per acre (2 DU/AC).
- Two-family dwelling unit at up to two (2) units per acre (1DU/AC).
- Townhomes at up to six (6) dwelling units per acre (6 DU/AC)
- Multi-family residential developments at up to eight (8) dwelling units per acre (8 DU/AC)

#### **(b) Non-Residential Intensity**

- A floor to area ratio (FAR) of 0.25.

#### **Open Space**

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

#### **Roads**

- Public arterial, collector, local and private roads.

### **Potable Water**

- Private wells for residential uses up to two (2) units per acre (2 DU/AC).
- Centralized private or public water for residential uses greater than two (2) units per acre (2 DU/AC).

### **Wastewater/Septic Systems**

- Individual septic system for residential up to two (2) units per acre (2 DU/AC).
- Centralized private or public system for residential uses greater than two (2) units per acre (2 DU/AC).
- Individual septic or central system for non-residential uses 20,000 square feet or less.
- Centralized private or public system non-residential uses greater than 20,000 square feet.

### **Policy XXXX 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 in order 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 District 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, civic/institutional.

*Location:* This district 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 district boundaries are depicted on Map XX. Properties near the boundaries may be considered for development as permitted in this district at the discretion of the Community Development Director and approved by the Board of County Commissioners through the PUD process.

*Description of Uses:* the uses include the full range of Convenience and General Commercial, Professional Services and 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).

*Location Standards:* 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.

### **Policy XXXX Village Center Overlay**

This overlay provides guidelines on the types of development that would be appropriate for properties with frontage along the main streets central to 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 services 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 the 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. The district boundaries are depicted on Map XX. Properties near the boundaries may be considered for development as permitted in this district at the discretion of the Community Development Director and approved by the Board of County Commissioners through the PUD process.

*Range of Uses:* Convenience Commercial and Professional Services and Office activities at a neighborhood appropriate scale, such as retail, medical and dental offices, personal services civic uses, entertainment establishments. These uses may be accessory, or in addition to, an established residential use. General and High Intensity Commercial are prohibited.

*Location Standards:* 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.

### **Policy XXXX Neighborhood Commercial Nodes**

This land use category provides guidelines on the types of development that would be appropriate for properties located at intersections of two paved roads.

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

*Location:* The nodes are identified on Map XX. Refer to the location standards for the criteria selection. As other properties meet the location standards the uses permitted herein may be considered through the PUD process.

*Range of 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 road and shall have access on both roads. On a corner lot of an improved intersection meeting the standards set forth in section 1-53-6.14(a).

### **Policy XXXX Nonresidential Design Standards.**

The following design standards shall be promoted 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)