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**THOMPSON GROVES  
ANNEXATION  
FUTURE LAND USE PLAN MAP AMENDMENT (“FLUPMA”)  
REZONING - PLANNED UNIT DEVELOPMENT (“PUD”)  
PROJECT REQUEST & NARRATIVE  
September 30, 2022**

**PUD LOCATION & AERIAL:**



**PURPOSE AND INTENT:**

The Thompson Groves Planned Unit Development (“PUD”) is proposed and intended to comply with all applicable provisions as contained within the Town of Howey-in-the-Hills Code of Ordinances, Ordinance 2011-009 (adopted February 27, 2012, as amended).

**PROJECT REQUEST:**

The Thompson Groves PUD (“PUD”) is seeking the following approvals from the Town of Howey-in-the Hills:

- Annexation (small northern tract 10.7 acres)
- Future Land Use Plan Map Amendment to Medium Density Residential (entire 85.4 acres)
- Rezoning to PUD (entire 85.4 acres)

**CONCURRENCY:**

Pursuant to Chapter 10 of the Land Development Code (“LDC”), the PUD will demonstrate compliance with the following concurrency categories:

- A. Potable water.
- B. Sanitary sewer
- C. Transportation
- D. Solid Waste Disposal
- E. Stormwater Management
- F. Parks

This determination will be made upon further discussion with the Town with respect to the proposed PUD’s product type, size and location of all proposed land uses.

**DEDICATION OF PARK/OPEN SPACE/UTILITY:**

The Thompson Groves PUD intends to dedicate (fee simple) to the Town approximately 2.75 acres for the Town’s use. A portion of that same land is intended to be used as a sanitary sewer treatment facility.

**INTERCONNECTIVITY:**

The Thompson Groves PUD intends to construct a series of pedestrian/bike & golf cart paths which will offer a safe, convenient and interconnection to surrounding and adjacent properties and a “loop” trail through the PUD..

**PRESERVATION OF LAKE FRONT:**

The Thompson Groves PUD intends to maintain and not disturb the natural ambiance of the lake front parcel.

### **COMPREHENSIVE PLAN AMENDMENTS:**

The applicant submits that the following presumptions are correct which justify the FLUPM amendment and further the Goals, Objectives and Policies:

There is a basis and justification for the proposed amendment for the subject site as noted:

- Changes in FLUPM designations on adjacent properties or properties in the immediate area and associated impacts demand the change for consistency which demonstrate a natural pattern of managed growth and development.
- Changes in the characteristics of the general area and associated impacts on the subject site as a redevelopment site are essential to expand the Town's ad-valorem tax base.
- New infill plans require the FLUPM amendment.
- Inappropriateness of the adopted FLUPM designation within the existing character of the Town and its redevelopment and controlled growth efforts.
- Perhaps the adopted FLUPM designation was assigned in error and did not reflect the real project density of the infill needs to carry the density north and forward.
- The proposed use is suitable and appropriate for the subject site

### **CONSISTENCY AND "IN COMPLIANCE" – COMPREHENSIVE PLAN:**

The subject application seeks to amend the Future Plan Use Plan Map. This process is authorized by way of the 2022 Florida Statutes, Title XI, Chapter 163. Specifically, Chapter 163.3184.

The Florida Department of Economic Opportunity notes the explanation of a Comprehensive Plan as follows:

*The Comprehensive Plan serves as a blueprint for future commercial and residential land uses, housing, and conservation, as well as cultural and recreational amenities. An important component of the comprehensive plan is identifying the new infrastructure and growth demands needed to support the future physical and economic development of the community. Strategic investments made now in infrastructure, housing, recreational amenities, and education will create communities where families will want to live, where companies will want to do business, where jobs will be available, and where people will come to work and play. (Emphasis added)*

The Comprehensive Plan ("Plan") further provide for Florida's businesses, communities, and regions to rely on supporting land uses, transportation, and infrastructure to sustain existing companies and industries and to further economic development programs and initiatives. The Plan should serve as a "Strategy for Tomorrow" and reflect a community's and a region's desired physical, economic, and social growth.

Comprehensive Plans are fluid documents. They must be able to adopt and change to the growth demands of a community. To assume a Comprehensive Plan is a “cast in stone” document creates a stagnant community unable to grow and prosper.

The Howey-in-the Hills Comprehensive Plan (as amended April 22, 2020) has been reviewed and analyzed. The Thompson Groves PUD is in compliance and is consistent with the following goals, objectives and policies.

**Future Land Use:**

GOAL 1: Retention of the quaint distinctive residential character of the Town by promotion of high-quality residential development together with an appropriate level of supporting service and retail opportunities and live-work environments as well as preserving the natural features of the area and minimizing threats to the citizens caused by hazards, nuisances, incompatible land uses or environmental degradation while providing a sense of place and history.

**Finding: Consistent and In Compliance**

OBJECTIVE 1.1: Identifying Land Use Patterns and Permitted Densities and Intensities. To identify the appropriate land use patterns, residential densities, and nonresidential intensities of land use permitted in Howey-in-the-Hills.

**Finding: Consistent and In Compliance**

POLICY 1.1.1: Land Use Land Use Designations. The Town shall establish, adopt and implement density and intensity standards for all future land uses, as applicable, and as indicated on the Future Land Use Map and the adopted Town Zoning Map. Density and intensity standards for land uses in Howey-in-the-Hills are featured below:

Medium Density Residential (MDR) Up to 4.0 dwelling units per acre. A 25% minimum open space is required. Developments with 100 units or more shall be required to have a public recreation component. Developments with more than 300 proposed units must use the Village Mixed Use designation. May include support community facilities and elementary schools. Maximum building height is 2 1/2 stories and no higher than 30 feet.

**Finding: Consistent and In Compliance**

POLICY 1.1.2: Medium Density Residential - The Medium Density Residential category shall be primarily limited to single-family detached homes, townhomes, or similar type of uses. Support community facilities and elementary schools are also permitted in this category. Residential uses in this category shall be permitted in those areas so designated in accordance with the applicable permitted density and as further controlled by the Land Development Regulations and the Florida Building Code

**Finding: Consistent and In Compliance**

Objective 1.2: Residential Quality and Neighborhood Cohesiveness. Designate and promote sufficient areas for quality residential development and neighborhood cohesiveness and require the availability of adequate facilities to support demands necessitated by existing and future housing development and associated populations.

**Finding: Consistent and In Compliance**

POLICY 1.2.2: Adequate Residential Land Area. The Town shall ensure that adequate residential land uses needed to support the population during the planning period shall be designated on the Future Land Use Map. The residential land uses shall continue to reflect a pattern that promotes neighborhood cohesiveness and identity. All residential uses shall be subject to the requirements established in the Town's Land Development Regulations.

**Finding: Consistent and In Compliance**

POLICY 1.2.3: Encroachment of Incompatible Non-residential Development. Residential areas delineated on the Future Land Use Map shall be protected from the encroachment of incompatible non-residential development. Community facilities and services which best serve the health, safety, and welfare of citizens when located in residential areas, shall be permitted uses therein so long as the activity complies with criteria established in this Plan and those in the Town's Code of Ordinances.

**Finding: Consistent and In Compliance**

POLICY 1.2.4: Residential Screening Techniques. The Town shall require new commercial, light industrial, and manufacturing development to install landscaping, visually obstructive fencing or man-made berms, or other appropriate screening techniques obstructing view of the commercial, light industrial, or manufacturing site from areas designated for low or medium density residential if the proposed commercial, light industrial, or manufacturing building is incompatible with the residential area.

**Finding: Consistent and In Compliance**

POLICY 1.2.5: Access to and Circulation within Residential Areas. Transportation systems within designated residential areas delineated on the Future Land Use Map shall be designed to accommodate traffic conditions that maintain public safety, encourage alternative modes of transportation, and limit nuisances. Access to residential areas shall comply with policies established within the Transportation Element.

**Finding: Consistent and In Compliance**



**POLICY 1.2.6:** Transition of Residential Densities. The Town shall continue to orient the transition of residential densities on the Future Land Use Map toward higher densities along major transportation corridors and areas adjacent to commercial or other intensive land uses, while lower residential densities shall be directed towards areas further from the Town center (i.e., the central commercial district) and in areas adjacent to agricultural lands.

**Finding: Consistent and In Compliance**

**POLICY 1.2.7:** Compatibility of Residential Densities and Public Facilities. Residential densities shall be compatible with available public facilities and their capacity to serve development. Residential areas designated on the Future Land Use Map shall be allocated according to a pattern that promotes efficiency in the provision of public facilities and services and furthers the conservation of natural resources. Public facilities shall be required to be in place concurrent within the impacts of development.

**Finding: Consistent and In Compliance**

**POLICY 1.2.8:** Concurrency Management System Criteria. All public facilities and services must be in place consistent with the criteria established within the Town's Concurrency Management System. Development applications for new residential development shall not be approved unless water, sewer, drainage, park, transportation, solid waste, and public-school capacities are available consistent with level of service standards and according to deadlines established within the Concurrency Management System.

**Finding: Consistent and In Compliance**

**POLICY 1.2.9:** Residential Density and the Future Land Use Map. The Town shall ensure that residential density on the Future Land Map is based on the following considerations:

- past and anticipated future population and housing trends and characteristics.
- provision and maintenance of quality residential neighborhoods and preservation of cohesive neighborhoods.
- protection of environmentally sensitive lands; and
- transition of density between low, medium and high residential districts

**Finding: Consistent and In Compliance**

**OBJECTIVE 1.3:** Conservation of Environmentally Sensitive Lands, Other Natural Resources, Historically Significant Sites. Manage and control existing and future land uses located within or adjacent to environmentally sensitive lands, open space, other significant natural resources, and historically significant sites.

**Finding: Consistent and In Compliance**

POLICY 1.3.1: Limiting Development in Wetland Areas. The Town shall limit development within all wetland areas to land uses supporting conservation facilities and water-related passive recreation activities, as defined in the Recreation and Open Space Element. Wetlands shall be identified on the Future Land Use Map Series as Conservation lands. No development shall be permitted in wetlands except for conservation or passive recreation uses as defined within policies cited herein.

**Finding: Consistent and In Compliance**

POLICY 1.3.2: Wetlands and Natural Buffer Zones. Wetlands shall be protected from impacts generated by adjacent land uses through natural buffer zones.

**Finding: Consistent and In Compliance**

POLICY 1.3.3: Protection of Floodplains. Development within the 100 Year Floodplain shall provide necessary mitigation to maintain the natural stormwater flow regime. The 100 Year Floodplain Zone shall be delineated within the Future Land Use Map series. The boundary of the 100 Year Floodplain Zone shall be determined by the most recent Flood Insurance Maps prepared by the Federal Emergency Management Agency.

**Finding: Consistent and In Compliance**

POLICY 1.3.6: Lake Shore Protection. To protect the lake front areas from the encroachment of development, a shoreline protection zone shall be delineated. There shall be no disturbance within 50 feet of the landward extent of wetlands as set forth in Rule 62-340, except for pilings for docks or piers. There shall be no buildings, pools, ponds, or other structures in this protection zone. There shall be no septic tanks within 75 feet of the landward extent of wetlands as set forth in Rule 62-340. All development shall be subject to the building setback requirements regarding the shoreline protection zone established in the Town's Land Development Regulations.

**Finding: Consistent and In Compliance**

OBJECTIVE 1.6: Public Services and Facilities. To assure that needed public services and facilities are developed concurrent with the impact of new development.

**Finding: Consistent and In Compliance**

POLICY 1.6.1: Coordinating Public Facilities with Land Use. The Town shall extend public facilities only to existing and proposed land use activities, as shown on the Future Land Use Map, which shall require and demand such services. Undeveloped land shall not be designated for development without assurance through the Comprehensive Plan

that public facilities shall be available concurrently with the impacts of development. The impacts of land uses, including their densities and intensities, shall be coordinated with the Town's ability to finance or require provision of necessary public facilities at conditions at or exceeding the adopted minimum level of service standards.

**Finding: Consistent and In Compliance**

POLICY 1.6.3: Coordinating Public Facilities with Concurrency Management System. The timing and location of public facilities shall be coordinated with the Town's Concurrency Management System to assure that development occurs in an orderly and timely manner consistent with the availability of facility capacities

**Finding: Consistent and In Compliance**

POLICY 1.6.4: Public Facility and Service Standards. The Town shall continue to ensure that public facilities and services meet or exceed the standards established in the Capital Improvements Element required by Chapter 163.3177, F.S. and are available when needed for the development, or that development orders and permits are conditioned on the availability of these public facilities and services necessary to serve the proposed development.

**Finding: Consistent and In Compliance**

POLICY 1.6.5: Meeting LOS Standards. The Town shall require, prior to approval of a building permit and/or development order, that the locally established "Level of Service of Standards" are being met or that facility improvements will be available concurrently with the impact of new construction or development such that level of service standards are maintained.

**Finding: Consistent and In Compliance**

OBJECTIVE 1.8: Coordination of Land Patterns, New Development, and the Concurrency Management System. Assure that future land use patterns and new development in Howey-in-the-Hills are coordinated consistently with the Town's Concurrency Management System.

**Finding: Consistent and In Compliance**

POLICY 1.8.1: Availability of Public Facilities. Development orders and permits shall not be issued unless the necessary facilities and services are available concurrent with the impacts of development. Future land use allocations, including their related densities and intensities, shall not exceed the financial and legal ability of the Town to provide or require provision of public facilities to serve those land uses delineated on the Future Land Use Map. The Town's Concurrency Management System shall be used to



determine whether adequate public facility capacities are available to meet the demands generated by new development and redevelopment.

**Finding: Consistent and In Compliance**

POLICY 1.8.2: Efficiency in the Provision of Public Facilities. Allocation of future land use shall occur in a manner which promotes efficient distribution and provision of public facilities. Land use allocations shall assure that future sites can be acquired for public facilities programmed within the Five-Year Schedule of Capital Improvements or determined necessary to meet demands generated by growth and development anticipated during the planning period.

**Finding: Consistent and In Compliance**

POLICY 1.8.3: Mandatory Compliance with the Concurrency Management System. The Town shall issue no development order or permit for development unless the applicant demonstrates that impacts associated with the proposed development meet criteria set forth within the Town's Concurrency Management System.

**Finding: Consistent and In Compliance**

OBJECTIVE 1.10: Urban Sprawl. Discourage urban sprawl through a future land use pattern which promotes orderly, compact development.

**Finding: Consistent and In Compliance**

POLICY 1.10.1: Promote Orderly, Compact Growth. Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The Town shall encourage growth and development in developed areas where public facilities and services are presently in place, and in those areas which public facilities can provide the most efficient service.

**Finding: Consistent and In Compliance**

POLICY 1.10.3: Coordination with Lake County. The Town of Howey-in-the-Hills shall coordinate with Lake County to promote a regional development concept that directs future growth to urbanized or urban/rural transitional areas where public facilities and services are available or proposed to be available as required in the Town's Concurrency Management System.

**Finding: Consistent and In Compliance**

POLICY 1.1.4: Bicycle and Pedestrian Transportation Facilities. The Town adopts the sidewalk master plan map and the trails master plan map as the plans for sidewalks

and bicycle facilities for the Town. The Town shall work with Lake County, developers, and other possible funding agencies to implement the improvements identified in the plan.

**Finding: Consistent and In Compliance**

POLICY 1.5.3: Provision of Bicycle and Pedestrian Ways. The Town shall enforce the provisions established in the Land Development Regulations regarding the development review process that requires applicants of PUDs, site plans, subdivisions, and replats to provide for the needs of bicycle and pedestrian facilities.

**Finding: Consistent and In Compliance**

POLICY 1.5.6: Bicycle and Pedestrian Walkways Connection. Bicycle and pedestrian walkways shall connect schools, the downtown area, parks and recreational areas and should include plans for bicycle parking.

**Finding: Consistent and In Compliance**

OBJECTIVE 1.1: Housing Implementation Program. The Town shall update its housing implementation program to require safe, adequate, sanitary and affordable housing for the existing population and by 2025 for the anticipated population growth to include those persons needing special housing.

**Finding: Consistent and In Compliance**

POLICY 1.1.5: Sufficient Residential Land. The Town shall designate sufficient sites on the Future Land Use Map to meet the 2035 projected housing needs of the Town.

**Finding: Consistent and In Compliance**

POLICY 1.1.6: Limitation of Multiple Family Housing. Multiple family houses may only locate within areas established in the Town's Land Development Regulations.

**Finding: Consistent and In Compliance**

POLICY 1.1.7: Job Training/Development and Economic Development. The Town shall support job training, job creation and economic development as a part of the overall strategy addressing the affordable housing needs of the Town, while recognizing that these efforts will be limited due to the limited amount of non-residential development in Howey-in-the-Hills.

**Finding: Consistent and In Compliance**

POLICY 1.1.8: Annexation. The Town shall continue to investigate the benefits of annexation to enhance the Town's housing stock.

**Finding: Consistent and In Compliance**

POLICY 1.3.1: Promote Diversity in Housing Types. The Town shall promote a diversity of housing types by designating an adequate number of sites for single family and multiple family housing needed to support the short-range and long-range population demands of the Town on the Future Land Use Map.

**Finding: Consistent and In Compliance**

GOAL 1: Assure provision of sanitary sewer, solid waste, potable water, and drainage facilities and services that efficiently maximize capacity of existing facilities, promote managed growth, protect public health and safety, and maintain environmental quality, with consideration to limited financial resources.

**Finding: Consistent and In Compliance**

OBJECTIVE 1.2: Assure Availability of Capacity. Assure that adequate sanitary sewer capacity is available to support demands generated by existing and new development during the planning period concurrent with the issuance of a development permit or at the time service will be demanded.

**Finding: Consistent and In Compliance**

POLICY 1.3.1: Identify and Correct Existing Deficiencies. The Town shall notify the Lake County Health Department of any complaints registered by citizens or businesses pertaining to any septic tanks not functioning properly. The Town shall request that the Lake County Health Department notify them of any septic tanks found not to be performing properly.

**Finding: Consistent and In Compliance**

OBJECTIVE 1.4: Meet Future Demands. Provide additional facilities and capacities to meet demands generated by future development during the planning period.

**Finding: Consistent and In Compliance**

OBJECTIVE 1.8: Assure Availability of Capacity. Assure that adequate potable water capacities are available to support demands generated by new development concurrent with the issuance of a development permit or at the time service will be demanded.

**Finding: Consistent and In Compliance**

**OBJECTIVE 1.11: Maximize Use of Existing Facilities and Minimize Urban Sprawl.** Direct growth to areas currently serviced by the water system to maximize use of existing facilities and to minimize urban sprawl.

**Finding: Consistent and In Compliance**

**POLICY 1.11.1:** Coordination with the Future Land Use Map. The extension of potable water services shall be consistent with land use allocations delineated on the Future Land Use Map; with goals, objectives, and policies established in the Future Land Use Element of the Town's Comprehensive Plan; and with the plans and policies of the St. Johns River Water Management District.

**Finding: Consistent and In Compliance**

**REZONING TO PLANNED UNIT DEVELOPMENT ("PUD"):**

The Thompson Groves PUD will strive to adhere to the following PUD standards:

- To allow for diverse uses in close proximity and more open space, when available.
- To reduce energy costs through a more efficient use of land design and smaller network of utilities and streets than is typically possible in conventional zoning districts.
- To preserve the natural amenities and environmental assets of the land by allowing for clustering of development.
- To increase the amount of useable open space areas by permitting a more economical and concentrated use of building areas than would be possible through conventional zoning districts.
- To provide maximum opportunity for application of innovative concepts of site planning in the creation of aesthetically pleasing living, shopping, and working environments on properties of adequate size, shape, and location.
- To provide a flexible zoning district which is intended to encourage an appropriate balance between the intensity of development and the preservation of open space.

**REZONING STANDARDS:**

The PUD application responds to the following standards noted below:

- Is the rezoning request consistent with the Town's comprehensive plan?

**Yes. Based upon the requested applications, the PUD will be consistent and in compliance with the Town's Goals, Objectives and Policies of the Comprehensive Plan.**

- Describe any changes in circumstances of conditions affecting the property and the surrounding area that support a change in the current zoning.

**The Town's PUD standards allow for greater design thought than the basic zoning district. This site demonstrates an orderly and logical growth pattern within the town.**

- Will the proposed rezoning have any negative effects on adjacent properties?

**No. The PUD will be designed in manner and character which will provide a value-added community to the town.**

- Will the proposed rezoning have any impacts upon natural resources?

**No. A full environmental assessment will be performed. The site was a former citrus grove so environmental concerns will be mitigated should any exist.**

- Will the proposed rezoning have any impacts upon adjacent properties?

**No. The PUD designation with the surrounding land uses and character of the town.**

- Will the rezoning create any impacts on services including schools, transportation, utilities, stormwater management and solid waste disposal?

**No. All applicable concurrency categories will be consistent, in compliance and in balance.**

- Are there any mistakes in the assignment of the current zoning classification?

**Yes. The pattern of growth and development on surrounding uses dictates the PUD designation.**

#### **GENERAL DEVELOPMENT STANDARDS:**

- **Density and intensity:**

The PUD will not exceed the density and intensity limits for the Future Land Use designation of the property as set forth in the Future Land Use Element of the Comprehensive Plan.

- **Buffers:**

The PUD will provide landscaped separation strip along all property lines abutting a residential use or zone or as needed by the PUD.

- **Recreation:**  
The PUD will provide internal recreation and amenity areas per the applicable code requirements.
- **Design:**  
The PUD designs the residential units to be located away from busy roadways or are shielded from traffic noise by solid fencing and landscaping.
- **Resident Safety:**  
The PUD design and site layout and landscaping provides for the safety and privacy of residents.
- **Resident Outdoor Space:**  
The PUD is located conveniently for the use of residents and provides facilities for their enjoyment.
- **Circulation:**  
The PUD is easily accessible to vehicles, bicycles, and pedestrians.
- **Unified Concept:**  
The PUD is designed as one (1) concept and is not isolated from the surrounding community but is an integral part of the community.

#### **THOMPSON GROVES PUD SUMMARY AND DEMONSTRATED COMPLIANCE:**

In summary, the PUD project offers the following:

- The PUD will be consistent with, and in compliance with, the Town's Comprehensive Land Use Plan.
- The PUD meets the purpose and intent of the PUD requirements and standards.
- The PUD promotes and protects the public's health, safety and welfare.
- The PUD provides a value-added project to the town.
- The PUD meets a housing need and demand.
- The PUD increases the town's ad valorem tax base.
- The PUD provides a high-quality residential project.



- The PUD preserves and highlights the natural features of the property.
- The PUD proposes a coherent network of streets and paths connected to internally and to the surrounding roadways.
- The PUD establishes identifiable neighborhoods and provides a basis for varied landscaping and amenities.
- The PUD provides for an identity and privacy for future residents but does not create a development that is isolated from the surrounding community.

Therefore, based upon the foregoing data and analysis, the Annexation, FLUPMA and PUD are justified and can be approved.