



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

February 7, 2024

Howey-in-the-Hills Town Hall  
101 N. Palm Ave.,  
Howey-in-the-Hills, FL 34737

**RE: Lake Hills Residential Preliminary Subdivision Plan Resubmittal**

To whom this may concern:

Below please find our responses to those comments.

**TMH CONSULTING, INC.**

Comment 1: The applicant has assigned 10.95 acres of the minimum open space to be provided by others. The applicant needs to identify who is providing the additional open space and provide a firm commitment from that source.

*Response 1: Please see revised PUD table on sheet C0.01, the table has been modified to only list the PUD required areas. The separate residential tables reflect the acreages provided by the residential portion of the development, which complies with the PUD requirements.*

Comment 2: Total project open space by my calculation is 86.58 acres while the 66 acres refers to the minimum required open space.

*Response 2: The PUD required open space is 25% of the gross 264 ac PUD. The commercial parcels, the residential parcel, and the future school parcel each will individually provide open space meeting the 25% PUD requirement. The provided open space within the residential portion will meet the required open space of the 220.21 Ac residential portion of the PUD, which equates to a minimum of 55 Ac.*

Comment 3: Net developable land for the residential portion of the project is calculated as 154.37 acres. (220 acres less the 55.05 acres of required open space allocated to the residential portion of the project less the remaining wetlands and water bodies.) The required allocations for other project assigned uses are calculated from this amount.

**Response 3:** *The net developable acreage is 220.21 Ac, less 50% of the wetlands = 15.31 ac, less surface waters, and less 25% required open space, which nets 144.58 Ac net developable acreage. Please see table on sheet C0.01 which includes this calculation.*

**Comment 4:** With regard to the alley lot requirements, it appears the applicant can request the Town Council revise the agreement. We will discuss the procedure with the Town attorney, but assume at a minimum a written request will be needed along with a justification supporting the amendment.

**Response 4:** *The applicant is seeking to create a high value age restricted active adult community to help distinguish it from other more traditional new communities in the area. This community will include an abundance of resident amenities as well as a public park and will help provide the necessary utility connection to allow the adjacent grocery anchored center to occur. This will bring an increased tax base and closer services to the residents of the town. This type of community has a reduced impact on services and vehicular trips compared to a more traditional community while creating a higher overall value. An essential part of creating this type of community is to provide a mix of home types desired by this type of buyer. A key part of this mix is to offer an attached “lock and leave” villa option that is a staple of this type of community. When residents are not enjoying the more social community amenities, they live primarily off the back of their homes in a more private rear living space and courtyard. This allows them a balance of privacy and public interaction depending their desire for that day. To accomplish this the attached villa home design has been a staple of age restricted communities. By positioning the garage to the front of the unit it allows this desired rear court privacy. As part of the master plan, we have located these proposed front-loaded villas in clusters in less prevalent areas, so they are not a primary focal point of the streetscape. We also anticipate these to be only 20% to 25% of the overall mix. We are respectfully seeking approval Town Council to allow this product type as a slight variation from the paired home lot (duplex) diagramed in the PUD. The PUD clearly states that “Housing types illustrated are conceptual only and are intended to portray typical housing. Actual housing product may vary from these examples.” The requested Villa product will offer a unique and desired lifestyle option for future residents to enjoy both the public and private experiences desired in creating this premium community. We respectfully request the Town Council to confirm this product is allowed and meets the intent of the approve PUD or alternatively is permissible and an alternative standard or non-substantial amendment of the CLUP consistent with the conceptual designation of the CLUP in the approved PUD.*

Comment 5: With regard to the dedication of the access road, it is still not clear which entity is actually dedicating the right-of-way.

**Response 5:** *The portion of the road located in the commercial site plan will be dedicated to the Town by the commercial developer which will be the owner of the land. The portion of the land located in the residential site plan will be dedicated to the Town by the residential developer which will be the owner of the land. The residential developer will be the beneficiary of an access and construction easement over the portion of the road located in the commercial site plan that allows the residential developer to complete the road if the commercial developer is delayed in doing so. This will also oblige the commercial developer to dedicate the right of way to the Town upon completion of the road.*

Comment 6: The sidewalk on CR 48 needs to be extend from its current terminus to the edge of the school district property.

**Response 6:** *Please see revised PSP, the sidewalk is now shown extending to the edge of the school property.*

Comment 7: The intersection plans for SR-19 and CR-48 seem to be clear in that a roundabout is to be constructed. Timing for the roundabout needs to be coordinated with the traffic impact assessment findings.

**Response 7:** *This item is informational and is acknowledged. The TIA will be coordinated with the Town and County for future planned improvements.*

Comment 8: Town Council will need to accept using the required park to hold stormwater runoff from the entrance road. Be prepared to identify the anticipated volume from the road and from the park as separate totals.

**Response 8:** *Acknowledged, this pond will only serve the park and public road portion. It is necessary to separate public and future HOA facilities for maintenance purposes.*

Comment 9: The response on the tree protection requirements is inadequate. The applicant was asked to identify the total number of specimen trees and historic tree on the site and the number of trees preserved. As this factor may affect subdivision design, it cannot wait to future phases. A quick scan of the tree table identified the planned removal of at least one historic tree which is not permitted by the code except for specific circumstances.

**Response 9:** *Please see revised PSP enclosed, the historic trees have been added to the PSP sheets, in addition a preliminary historic tree plan has been added to better distinguish the historic trees. The plan has been modified to avoid the healthy trees, note 1-tree is noted as dead and this tree will be removed. Additionally, 2 of the historic trees fall outside the residential portion of the PUD. Lastly,*

*sheets C2.01 and C2.02 have been added to better denote the trees to be saved and removed.*

Comment 10: The tree legend was included in the submittal, but either the actual tree layer was turned off or was unreadable through the other information.

***Response 10: Please see revised PSP set, the tree legend has been moved to the tree specific sheets C2.01 and C2.02.***

Comment 11: The proposed language for the pool and accessory structure setbacks needs to include a statement that the owner waives his right to seek a variance to the setback requirement. Alternatively, provide larger rear setbacks.

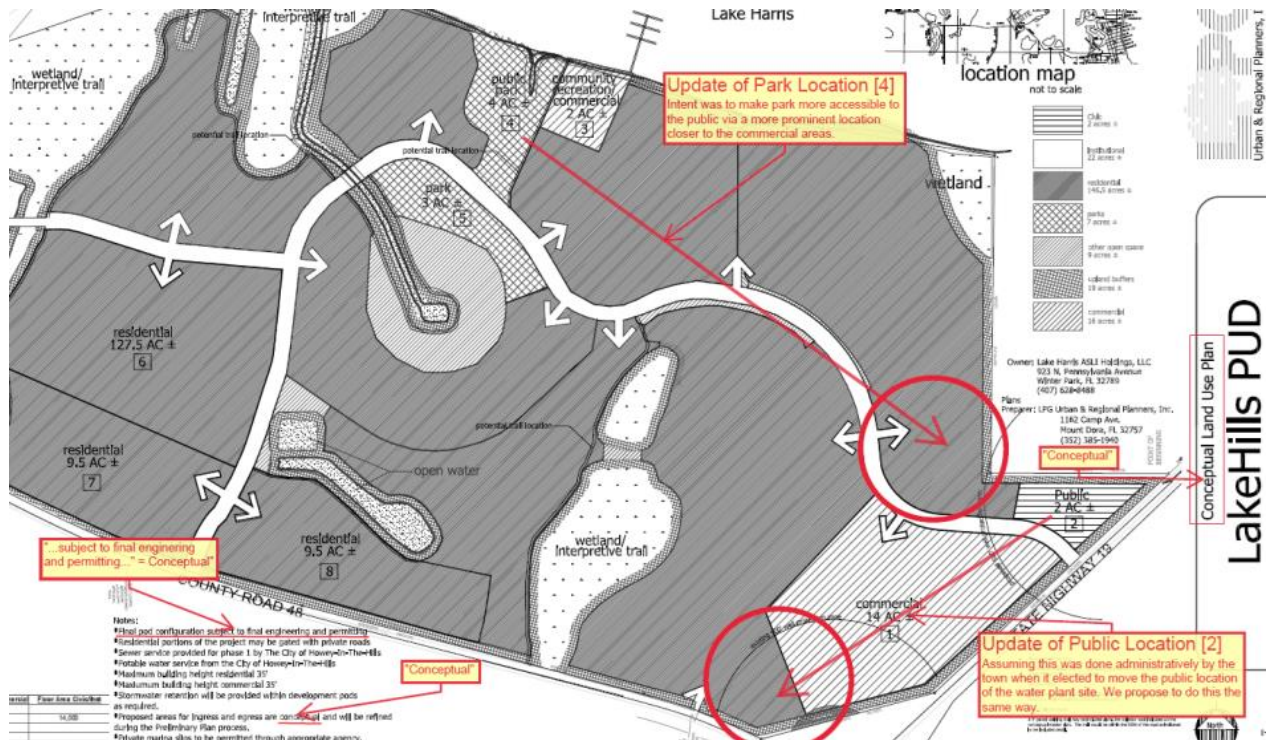
***Response 11: Acknowledged the restriction on pool and accessory structures will include a statement that the owner waives his right to see a variance to the setback requirement.***

*Supplemental  
Comment*

*(Park Location):*

The four-acre public park is assigned to Pod 4 on the approved conceptual land use plan for the project. The current proposal to place the park in the area outside the control gate moves the park away from the Pod 4 designation. I think this is going to mean a modification to the most recent plan to move the facility back to the Pod 4 area.

***Response SC: The design intent is to provide the required 4-acre park is to locate it in a more prominent location than on the "Conceptual" Land Use Plan. The proposed location will bridge the residential and commercial areas and have better public accessibility for Howey residents. We see this to be very similar to the adjustment made for Public parcel [2] for the water plant when the Town elected to move it to the corner of US 19 and CR48. In that case the Conceptual Land Use Plan was not updated to make that change and these evidences the Towns understanding and application of the conceptual basis of this plan. We request to consistently follow what was done there.***



**GRIFFEY ENGINEERING, INC.**

Comment 1: Traffic - Access connections and offsite improvements need to be coordinated between the residential and commercial portions of Lake Hills PUD. The town and FDOT are working to develop an improvement plan for this area. Approval of this PSP should include the condition that the construction plans will incorporate those improvements.

**Response 1: Acknowledged**

If you have any questions, please don't hesitate to contact our office.

Sincerely,  
*David A. Stokes*

David A. Stokes, P.E.  
President

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