

## MEMORANDUM

**TO:** Howey-in-the-Hills Development Review Committee  
**CC:** J. Brock, Town Clerk  
**FROM:** Thomas Harowski, AICP, Planning Consultant  
**SUBJECT:** Carter Trust Subdivision and Comprehensive Plan Amendment  
**DATE:** January 10, 2023

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The applicant has submitted a request for amendment of the Town's Comprehensive Plan future land use map to identify the property as Medium Density Residential and assign MDR-2 Single Family Residential zoning to the parcel. The applicant has previously applied for annexation. The annexation has been recommended by the Town's Planning Board and is currently pending action by the Town Council.

The status of the annexation application creates some procedural concerns for the comprehensive plan and zoning actions. The comprehensive plan amendment and rezoning cannot become effective until the annexation is complete, and under the current interlocal agreement, the ability to annex property that is not contiguous with the Town's corporate boundary requires consent from Lake County. The application can go forward to the Town's Planning Board for consideration and recommendation to Town Council.

### **Comprehensive Plan Amendment and Zoning**

A proposed future land use map was not submitted as part of the application package; however, the application is seeking Medium Density Residential land use for the 161-acre parcel. The staff recommends that the applicant submit a proposed future land use map that applies Medium Density Residential to the area proposed for residential development and conservation to the identified wetland areas and other upland areas designated for preservation. The project would need a minimum of 45 acres designated as medium density residential to attain the desired unit yield of 180 lots. This comprehensive plan mapping format will ensure the balance of the project area will remain open space unless another comprehensive plan amendment is approved.

The recommended zoning pattern would follow the proposed future land use map with MDR-2 and Conservation zoning applied. The applicant is requested to provide a current zoning and land use map (showing current county designations) and a proposed

land use and zoning map showing the requested Town land use and zoning classifications.

### Concurrency Analysis

A solution will be needed for the provision of water and sewer to the project site. The application provides estimates of water and sewer demand which differ somewhat from the Town's level of service standards. Our calculation is as follows:

|                                         |        |
|-----------------------------------------|--------|
| Water: 180 units x 321 gallons/day/unit | 57,780 |
| Sewer: 180 units x 256 gallons/day/unit | 46,080 |

A school concurrency application was provided with the submittal. The School District noted there is currently capacity (based on 250 proposed units), but no capacity reservation is provided. The capacity commitment will be completed with the final subdivision approval and may be different at that time. The applicant may want to check with the school district on revising the application to use the adjusted development total.

The traffic study noted failing road segments and intersections but stated the failures will occur without the project. However, solutions will be needed for the failing intersections, and the applicants need to be prepared to contribute a fair share payment for improvements to the SR 19 and CR 48 intersection and the Central Avenue and SR 19 intersection. The failing road link, SR 19 from CR 48 to Central Avenue will need to be addressed with FDOT as the link is constrained as far as widening is concerned under the Town's current planning program.

- The analysis assigns a capacity of 700 trips to the Sr 19 (CR 48 to Central) while assigning a capacity of 920 trips to the segment to the north and 1,200 trips to the segment to the south when these two segments have the same lane configuration. What is the reason for the difference?
- The traffic study recommends turn lanes for the project from Number 2 Road, and the staff fully supports this recommendation. Lake County will control the design and permitting for this improvement.

### Concept Plan Review

1. The concept plan is based on the standard MDR-2 zoning district regulations and the current land development code. Comments are:
2. Number 2 Road is a Lake County facility, and their rules will govern the intersection design. However, the staff supports the recommendation that right and left turn lanes be provided at the entrance as the location for the entrance is on a curve with limited sight distance and the likelihood of high-speed traffic in the area.

3. The project will need to contribute a fair share payment for signalization of the intersection of Central Avenue and SR 19 and the revised signals at CR 48 and SR 19.
4. The Town code sets a maximum length for a cul-de-sac of 660 feet. It appears that two of the proposed cul-de-sacs exceed this limit. Unless the Town Council waives the requirement, some adjustment in the concept plan is needed. A future emergency accessway from the eastern cul-de-sac to the property to the southeast could be provided to offer an opportunity for future access, and some design of the road network near the western cul-de-sac could result in a shortened road.
5. The proposed entrance area design should meet the requirements for the alternative access design as specified in Section 8.03.05 A. The Town Council adoption should note the application of the alternative rule.