

MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: John Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Thomson Grove Development Package
DATE: January 4, 2023

The representatives for the Thompson Grove project have submitted applications for:

- Annexation of an approximately 10-acre tract in the Town;
- Amendment of the Town's future land use map to change the property from Town Low Density Residential and Conservation along with Lake County Medium Density Residential to Town Medium Density Residential and Conservation; and
- Rezoning of the subject property from Town Single Family Residential (SFR) and County R-1 Residential to Planned Unit Development on the official zoning map.

Procedurally, these actions will require three ordinances along with the requisite advertising for presentation to the Planning Board and the Town Council for recommendation and action.

This report to the Development Review Committee will examine the technical components of the applicant's application package as regards the proposed annexation, comprehensive plan amendment and zoning designation. Evaluation of the application's consistency with the comprehensive plan and related policy issues will be addressed in the staff report to the planning board.

Comments:

1. For the comprehensive plan amendment the map and the text need to be consistent. The map shows the proposed future land use map as being Medium Density Residential and Conservation for the wetlands, but the text states the application is for Medium Density Residential for the full site. The map is the recommended request.
2. Can the environmental report clearly state which soils types are suitable for urban development?

3. The application package states that the retention area will be wet retention, but given the rapid percolation rates of the local soils, is this realistic? Is the groundwater table high enough to keep the retention area holding water at all times?
4. A traffic analysis is required at the comprehensive plan amendment stage so that the Town can fully evaluate the traffic impacts of the proposed increase in new development. The concurrency commitment will not be approved until the final subdivision plan stage, but a planning level traffic assessment is needed at this point.
5. Development Agreement
 - a. We should approach the conceptual development plan as a preliminary subdivision plan (sketch plat) so the project, if approved, can move to the final subdivision plan phase. The language in the agreement should be revised to reflect the Attachment B plan is a preliminary subdivision plan.
 - b. The Attachment A and B titles still reflect the Watermark Development.
 - c. We need to make sure we have a reference in the text to Attachment B as the preliminary subdivision plan.
 - d. On page 2 under development standards the rear yard setback is identified as 20 feet with a swimming pool setback of 5 feet. The staff is supporting dimensions of 25 feet for the rear yard setback and 10 feet for swimming pool setbacks as is standard everywhere else in the Town.
 - e. Town Council has not been accepting side yard setbacks of 5 feet. Expect this to be an issue at both Planning Board and Town Council. Side yard setbacks of at least 7.5 feet and 10 feet ought to be considered for all lot sizes. For standard zoning in the Town side setbacks are a minimum of 12.5 feet.
 - f. The Town Council has not been approving lot sizes at the dimensions proposed outside of vested projects.
 - g. Delete the sentence that allows the owner to decide how many of each lot size is proposed and list a planned number of each unit size. The proposed language will allow the owner to self-amend the approved concept/preliminary subdivision plan.
 - h. Under dwelling size add the requirement for a minimum two-car garage of at least 400 square feet.
 - i. Maximum lot coverage should not exceed 65% for any lot. What is the need to have much larger maximum lot coverage on the larger lots? For the proposed 50 x 120 and 60 x 120 lots the maximum impervious area when

setback areas are excluded is 62% and 64% respectively. The conceptual plan graphic lists the maximum impervious area as 60%.

- j. Under the wetlands buffer requirement please revise the language on roadway impacts to jurisdictional wetlands line to limit any adjacency to approved road crossings. We do not want to allow a road to run along a wetland line at any other location.
- k. Under Section (g) second paragraph delete the phrase (when practical and available). Reclaimed water systems are governed by Subparagraph 5.
- l. Under Section (g) 1 Potable Water add a reference to Subparagraph 3 as defining the circumstances when the applicant may ask for reimbursement of costs.
- m. Under Section (g) 2 Wastewater, add to the end of the first sentence “or other treatment source as approved by the Town.” We need to open the door for other wastewater treatment opportunities that may be developed in the future.
- n. Under Section (g) 2 Wastewater add the reference to Subparagraph 3 to the last sentence in the section.
- o. Given the increasing rate of significant storms, consideration should be given to using a 100-year design storm for the stormwater management system.
- p. The language for the landscaping requirements generates the need to include buffer designs with the preliminary subdivision plan. The SR 19 buffers and proposed buffers along the south property line need to be illustrated including proposed plant content, walls and other features proposed.

6. Concept Plan

- a. The requirements for a preliminary subdivision plan are specified in Section 4.05.12. The plan as submitted needs a little tune up to meet the minimum requirements. Add a vicinity map, add street names intersecting from the south and verify the Title Block and legend components are all covered. Will the project be phased? If so the proposed phase lines need to be added. We can include a statement in the development agreement where revision of the phase lines with no other adjustments is considered a minor amendment.
- b. The proposed pedestrian/bicycle trail using the perimeter buffer may be problematic. It might be better to route this segment along the street to the connection point.
- c. We need a breakout of the open space calculation to document how the 25% requirement is met. The plan shows 4.77 acres wetland, 8.83 acres for stormwater and 2.45 acres in an open space tract which totals 16.05 acres.

Some design work is required on the stormwater tract to allow full contribution in creating a “park-like setting”. The balance of the area may come from from buffers and other open space tracts within the project, but the size of these areas is not called out on the plan.

- d. In past projects the Town has been concerned that small lot single-family projects project a garage dominated street appearance. Using alley access to serve smaller lots can address this issue.