

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Hixon Annexation and Related Actions
DATE: April 5, 2022

Mr. John Hixon, as agent for the owners, has applied for annexation into the Town of a 1.82-acre parcel located adjacent to the Town's landfill. (Refer to the accompanying location map.) The annexation is also accompanied by an application to amend the Town's future land use map to include the property and assign a future land use. The third required action is the assignment of a zoning classification under the Town's land development code. Finally, after discussion with Town staff vacation of the unopened right-of-way adjacent to the subject parcel will be sought from Lake County. The specific actions requested are:

1. Annex into the Town's corporate limits the property identified as LOTS 23, 24 AND 25 LESS THAT PART INCLUDED IN THE CLAY PIT, AND LOT 30, 1ST SUBDIVISION OF HOWEY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 32 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. The parcel is approximately 1.82 acres.
2. Amend the Future Land Use Map in the Town's comprehensive plan to change the future land use designation from Lake County Rural Transition to Town Rural Lifestyle land use.
3. Amend the Town official zoning map from Lake County Agriculture to Town Agriculture zoning.
4. Seek vacation of the adjacent unopened right-of-way for that portion abutting the northerly and easterly property line of the subject property.

Mr. Hixon proposes to construct a single-family dwelling on the property and use a portion of the parcel for a minor agricultural use.

The assignment of the rural Lifestyle land use and Agricultural zoning is the closest comparable land use and zoning to that currently applied by Lake County. The proposed

land use and zoning are both compatible with existing land use and zoning in the area. The accompanying maps show the Lake County land use and zoning pattern for the immediate area. The property to the west is the Howey landfill which is also proposed for annexation. The landfill assigned land use and zoning is proposed to be same as the subject parcel.

The Howey-in-the-Hills comprehensive plan describes the Rural Lifestyle land use category as:

Rural Lifestyle – The Rural Lifestyle category shall be primarily limited to single-family detached homes with agricultural uses. Limited commercial activities are permitted such as bed and breakfast establishments, horseback riding facilities, and farm stands for fruits and vegetables grown on that location.

Development parameters limit residential development to one unit per two acres with a minimum of 50% open space and an impervious surface ratio (ISR) of 0.20 (20%). The Lake County land use designation is Rural Transition set by Policy 1-1.4.5 of the County comprehensive plan (copy attached) which allows development of single-family on lots of one-acre up to a minimum of one unit per five acres, depending upon specific local conditions. Open space minimum ranges from 35% to 50% and the allowable ISR ranges from 0.20 to 0.30. The provisions of these two land uses are very similar.

Existing development in the immediate area is single-family homes on lots ranging in size from 0.58 acres up to 4.52 acres with most lots falling between 1.50 acres and 2.25 acres. Residential units range from 1,232 square feet to 3,476 square feet with all but two units exceeding 2,000 square feet. The following table compares the current County agricultural zoning classification with the Town's agricultural zoning.

AGRICULTURAL ZONING DISTRICT COMPARISON		
REQUIREMENT	LAKE COUNTY	HOWEY
Minimum Lot Size	5 acres	2 acres
Minimum Lot Width	NA	150 feet
Minimum Lot Depth	NA	200 feet
Setbacks		
Front	25 feet	50 feet
Side	25 feet	25 feet
Rear	25 feet	50 feet
Minimum Floor Area	850 square feet	1,500 square feet

The table shows that the minimum zoning requirements for the Town's proposed zoning are very consistent with the actual development pattern in the area.

Site Conditions

The site does not contain any wetlands and is not located within a flood hazard area. (Refer to attached maps.) the site is partially wooded as is the unopened right-of-

way proposed for vacation. The construction of one single-family home is exempt from the Town's concurrency requirements as the impact to town services is negligible. Mr. Hixon has stated an intent to connect to the Town's potable water system. The site will be developed with septic tank for sewage disposal. Since the proposed zoning and land use is consistent with the existing development pattern and the land use and zoning as applied by Lake County, there are no concerns regarding urban sprawl.

Recommendation

The staff recommends the Planning Board support the annexation of the parcel and recommend the Town Council designate the property as Rural Lifestyle on the future land use map and assign Agricultural zoning to the parcel. The staff further recommends vacation of the unopened right-of-way for the length adjacent to the northerly and easterly side of the property.