

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Howey Landfill Annexation, Comprehensive Plan Amendment, Zoning
DATE: April 1, 2022

The Town is submitting and administrative request to annex the former landfill property off Revels Road into the Town, designate a land use on the Town's future land use map, and assign zoning to the subject parcel. This action will move a Town land asset into the current corporate limits, and it may contribute to future annexations in the area. The proposed actions include the following:

1. Annex into the Town's corporate limits the property identified as First Sub Howey That Part of Lots 23, 24, 25, 27 Lying within Clay Pit, Lots 28, 29 PB 5 PG 32 and the unopened right-of-way bisecting the landfill parcel. The parcel is approximately 4.96 acres plus the right-of-way.
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.

The Town has not contemplated development of the parcel and has no plans to initiate development activity. 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 part of the Simpson Tract which has applied for approval for single-family homes. The Simpson tract will be considered in a separate request.

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 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 is no longer in use as an active landfill operation, but there is little information available on the past use of the site and ongoing environmental conditions. The site does not contain any wetlands and is not located within a flood hazard area. (Refer to attached maps.) The contour map shows a deep ravine measuring about 30 feet deep at the lowest point that runs from the southwest to the northeast across the lower portion of the site. There is also an unopened right-of-way that bisects the site which the Town may consider vacating in the future.

Other Considerations

With no development proposal for the site there are no impacts projected for the provision of Town's services. Even if development were to occur under the proposed comprehensive plan designation and zoning, the maximum development would be two dwelling units, so the impact to Town services would be negligible. 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.