



TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Simpson Parcel PUD Agreement and Preliminary Subdivision Plan
DATE: July 19, 2022

The applicant is requesting rezoning from MDR-1 and MDR-2 to Planned Unit Development (PUD) for an approximately 99-acre parcel located at the southeast corner of the intersection of SR-19 and Revels Road. The parcel is currently developed as citrus grove. The subject property is designated as Medium Density Residential which allows residential development up to four units per acre. The applicant is also seeking approval of a preliminary subdivision as presented in the exhibits to the planned unit development agreement. This report will present the decisions to be made in the Planning Board recommendation to Town Council and the report will review the proposed development agreement and comprehensive plan considerations.

Action Required

The Planning Board is being requested to provide a recommendation on the proposed Planned Unit Development agreement including a preliminary subdivision plan. The primary impact of the applicant's request is to reduce the single-family residential lot sizes from 100 x 120 (MDR-1) and 75 x 120 (MDR-2) to allow residential lots measuring 60 x 120 as the dominant lot size with lots measuring 70 x 120 at corner lots. The project proposes 275 total lots which falls within the maximum density allowed by the Town's comprehensive plan. No revision to the future land use map or the goals, objectives, and policies of the comprehensive plan is necessary or contemplated.

There is no obligation on the part of the Town to amend the zoning as the development backed expectations for the property are limited to the current zoning assigned to the parcel. If the Planning Board believes the proposed plan and development parameters will result in an improved development plan for the subject parcel over the current standard zoning districts, then the Planning Board should recommend the project as submitted or with amendments to the Town Council.

Project Description

The development agreement includes a plan for the development of the subject property which contains all the requirements for a preliminary subdivision plan. The Preliminary subdivision plan is intended to allocate proposed uses on the site, present a proposed street and lot layout, identify general areas for stormwater management, identify buffers, and identify any other uses intended for the project. If the PUD, including the preliminary subdivision plan, is approved, the applicant may then proceed with a final subdivision plan which will provide the detailed engineering for streets, lots and utilities. A graphic representation of the preliminary subdivision plan is provided and includes the following key elements:

- Two hundred and seventy-five single-family lots
- A relocation of a portion of Revels Road to connect with SR 19 at a standard 90-degree intersection
- Three access points to the project including two access points on Revels Road and one access point to the south that would connect with potential future development
- No street connection to SR 19 or the large-lot single-family development area to the east
- Landscape buffers along SR 19 and Revels Road that meet the Town's required design standards
- Perimeter buffers at all other project boundaries
- Stormwater retention areas at the perimeter of the project to further add to buffering of adjacent properties (Note that retention areas are likely to be dry except for major storm events.)
- A proposed park area and pedestrian trails on the eastern and southern areas of the project
- Construction of a multi-use bicycle/pedestrian trail along the Revels Road frontage in accordance with the Town's bicycle and pedestrian plan

The draft development agreement text has been reviewed by staff via the Development Review Committee on July 14, 2022, during which meeting the applicant agreed to the following revisions to the draft agreement. A revised agreement is expected prior to the Planning Board meeting.

- Confirmation that Buffers 1 and 2 will comply with Section 7.02.01 B of the land development code. This compliance is intended by the applicant, and the revised language is simply to confirm the code will apply if there are any differences between the code requirement and the buffer detail provided on the plan.
- A 10–12-foot multi-use trail along Revels Road will be added to the preliminary subdivision plan.
- A description of the phasing will be added to the text noting that each phase will be a fully functional unit for access and utility service and that revisions to the phasing plan are a minor amendment to the development agreement.
- The number of proposed 60 x 120 and 70 x 120 lots will be added to the graphic or the text.

- A statement will be added to the tree protection section noting that citrus tree removal does not require tree replacement. This statement is consistent with current Town code and is added only for clarification and ease in finding the provision.
- A section will be added clarifying what is considered a major amendment (full Town Council approval) and what constitutes a minor amendment (approvable by staff and/or Town Council without public hearing).
- Minor edits to the text for clarification and correction of typographical errors.

Comprehensive Plan and Concurrency Analysis

Any new development is required to conform to the goals, objectives, and policies of the comprehensive and to ensure that public services to the project are available at the time service impacts occur. These requirements are called consistency and concurrency in the comprehensive plan terminology.

Consistency Analysis

The property is designated as Medium Density Residential by the future land use map. The maximum allowable density, calculated on net land area, is four units per acre. Based on the net land area as identified on the conceptual land use plan, the maximum allowable number of units 297 (73.35 acres x 4 units/acre). Therefore, the proposed project falls within the maximum allowable project size.

The property does not contain any wetland areas or flood prone areas based on available mapped data. Therefore, the comprehensive plan policies for these impacts are not applicable to project. The parcel is near fully developed with citrus grove suggesting that threatened or endangered species are not a likely concern for the property.

The project design for road access and for the provision of pedestrian and bicycle facilities is consistent with comprehensive plan policies for these items.

The project will be developed with central water and sewer as required by the code. Stormwater design has been addressed on the conceptual plan and will be further detailed should the project be approved for development.

Concurrency Assessment

The Town's comprehensive plan establishes a level of service for a set of basic services provided to residents. The purpose of a concurrency assessment is to ensure that these services will be available when required to serve new homes and businesses. While an assessment is done at this point in the planning process to identify what service improvements may be needed, the official concurrency determination will occur with the final subdivision plan phase when a development is approved to begin construction. However, basic service needs are identified as follows:

Traffic: The Town has identified initial problems with some key intersections from previous traffic studies. The Town has initiated conceptual design and programming of road improvements for a “fair share” program which will require payments from new development for their proportionate share of costs for improvements designed to address budding traffic concerns. The level of impact to traffic issues is based on the level of impact each project has as determined by a qualified traffic study. The Town has approved the methodology for a traffic study, and future action will be determined in part by the results of that traffic study once it is submitted. The proposed improvements to the SR-19 and Revels Road intersection may qualify as a credit against any proportionate share payment. The development agreement recognizes the proportionate share concept.

Potable Water: The Town currently has treatment capacity at its primary water treatment plant on Number Two Road to meet the demands of the project. The major problem currently is extending service lines to the project site. The project will eventually be able to connect to lines extended by the Hillside Groves (The Reserve) project and link to existing lines extended to Revels Road by the Venezia South development. Specific timing on the potential line extensions is not clear at this point.

Sanitary Sewer: The project will need to connect to sanitary sewer, but the current sewage treatment provider has stated that treatment capacity is not currently available. The project will need to work with Central Lake Community Development District on funding an expansion of the treatment facility to accommodate the project or otherwise obtain a capacity commitment. Sewer lines will also need to connect to the treatment plant. Typically collection lines will be installed within the project and then force main will link the project to lines leading to the treatment facility. As with potable water lines, this connection will likely be through the Hillside Groves development.

Stormwater Treatment: The Town has a stormwater treatment standard that is consistent with FDEP and SJRWMD requirements. Typically stormwater management is done on-site in compliance with Town and permitting agency requirements. It is expected this project will follow that format.

Public Schools: School capacity is managed by the Lake County School District to assure that there are sufficient student stations to support new residents. The school district has its own application process which ultimately results in the school district issuing a concurrency satisfaction document. Recent reviews have included negotiated payments to the school district to support school capacity improvements. The applicants have been directed to submit the necessary application to the school board.

Recreation: The Town has sufficient capacity to meet the recreation standards. This project is proposing a park and bicycle/pedestrian trails within the project boundary to support at least some of the recreation demand. Typically the larger developments have included park and recreation facilities as a project amenity which also reduces overall demand on many Town facilities.

Summary

The applicant is seeking approval of a planned unit development agreement primarily to allow construction of single-family homes on lots smaller than those that are allowed by the current traditional zoning classifications. The proposed project is consistent with the goals, objectives, and policies of the comprehensive plan, and the staff, through the Development Review Committee process, has worked with the applicant to prepare a development plan and development agreement that will result in the project meeting the land development code requirements.

The key question for the Planning Board to consider in its recommendation to the Town Council is whether the overall project design has sufficient benefits to the Town that the change to a smaller lot size is desirable. If the answer to this question is yes, then the Planning Board should recommend approval. If the answer is no, the Planning Board should recommend the proposal not be approved and include a statement as to why the Board supports this recommendation. For example, the Board can take the position that the current zoning can produce a reasonably equivalent project and that the fewer total number of units that the standard zoning is likely to yield will reduce impacts to key services such as traffic capacity, sanitary sewer service and potable water demand.