



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: Hillside Groves Phase 1, Final Subdivision Plan
DATE: September 19, 2023

The Town has received an application for final subdivision approval for Phase 1 of the Hillside Groves mixed use development. This project, formerly known as The Reserve was approved in its current form following a major amendment to the original development approval. The amended project was approved by the Town Council at their regular meeting of October 24, 2022. Submittal of a request for final subdivision approval is the next logical step in the development process.

Review Process and Project Status

The Town's process for Village Mixed Use developments includes approval of planned unit development agreement that sets out the concept plan for the development and any specific parameters that will govern the project in addition to the Town's land development regulations. Once the development agreement is approved (October 24, 2022, in this case) the project can proceed to a preliminary subdivision plan for any lots to be created or a site plan for any non-residential development. In this case the preliminary subdivision plan was approved at the same time as the amended development agreement. As noted above, the next step in the process is the final subdivision plan.

The final subdivision plan is the point in the development process where detailed engineering for streets, utilities, stormwater facilities and any other subdivision improvements are completed. The review process for a final subdivision plat is to check the design for compliance with Town standards and compliance with general engineering design principles. The plan is compared with the preliminary subdivision plan to verify that the design as submitted is consistent with the preliminary subdivision plan. The layout of streets, lots, and other site arrangement of land in the project is done at the preliminary subdivision phase. So long as the final subdivision plan is consistent with the preliminary subdivision plan, the review is basically a technical evaluation.

The Reserve project includes 378 acres. Phase One encompasses 140 acres or 37% of the total project area. The overall project includes residential development in

four phases using the Hillside Groves name, commercial development, and a civic use tract. The Town has previously approved a site plan for the Howey Self Storage mini-warehouse project located on SR 19 just south of the Florida Avenue intersection. The Howey Self Storage project is part of the larger Reserve development. At this time the Howey Self Storage Project has not sought a permit for construction. Hillside Groves is the residential portion of The Reserve project with this application seeking approval for the final subdivision plan for phase one. The first phase residential development includes 245 units or about one-third of the residential unit total of 728.

Final Subdivision Plan

The final subdivision plan is the last step before the project is authorized for construction. The project has reserved sewage treatment capacity with the Central Florida Community Development District, and the final subdivision plans show the sewage collection system that will support the project. The Town has adequate potable water capacity to support the project. The traffic study found the affected roadway segments have adequate capacity to operate within the designated level of service for phase one and for the project at buildout. The traffic study recommended turn lanes at the project entrance, and the project will include turn lanes at the intersection with Number Two Road as required by Lake County. Additional right-of-way dedication is also required by Lake County. The stormwater plan meets current state and Town requirements per the engineering review. Due to the age of the project it is exempt from Lake County School concurrency.

The first phase of the project includes the central collector road and residential neighborhoods in the center of the project as shown on the accompanying diagram. The first phase residential component includes 129 units on 50 x 80 foot lots and 116 units on 50 x 115 foot lots. This phase also includes stormwater systems and utilities to support the residential development. Some of the utility work will be off-site to extend water and sewer systems from the current plant locations.

The project was reviewed by the Development Review Committee at several meetings with the last review conducted on August 10, 2023. Following that DRC meeting the applicant made final adjustments that were reviewed by the Town engineer and found to be in compliance with the Town code and engineering practice.

Final subdivision are required to begin construction within 18 months of final approval by the Town, unless the project is granted a time extensions. The applicant will be required to submit permits from state and local agencies including:

- Florida DEP for water and sewer system construction
- Florid DEP for wetland impacts
- FDOT for improvements within the SR 19 right-of-way
- Lake County for improvements within the Number Two Road right-of-way
- St Johns River Water Management District for stormwater systems
- An NPDES permit is also required for runoff control during construction

At the August 19, 2023 Development Review Committee meeting Mr. Miles submitted a list of eight questions about the proposed plan set. The applicants were asked to provide a response for each of these items. The response from the project engineer is attached. In addition to the engineer's response there are a couple of related points from the Town comprehensive plan and code.

Item 1. Number Two Road Improvements:

Ultimately the Town will be guided by the requirements of Lake County as the entity responsible for Number Two Road. The plan shows turn lanes as noted by the project engineer, and the Town is requiring dedication of additional right-of-way along the full length of the project in support of Lake County's efforts to acquire a standard right-of-way for Number Two Road. This is a standard requirement by the Town for any project fronting on Number Two Road. The applicant will be required to obtain a right-of-way development permit from Lake County to ensure the county requirements are being met.

Item 2 Street Lighting

Town code requires street lights but defers the actual design of the system to Duke Energy. The applicant will be required to submit a final design plan prepared by Duke Energy which may include additional lights and/or relocation of some fixture locations shown on the plan. While the Town does not have a distance standard in the code, spacing of street lights at intersections, on major curves and spaced at 300 foot intervals is a typical standard. Applying this standard to a mile of street yields a total of 18 fixtures.

Item 7 Second Access to Townhouse Tract

One of the required revisions to the final plan set is to include a road access from the townhouse tract to Number Two Road. The form this access takes will be in large part guided by Lake County. If the County is willing to allow another road connection, even if it is restricted to right-in/right-out, then the access can be a road access. If Lake County is unwilling to approve a road connection, an emergency access may need to be considered.

Item 8 Connection at SR 19.

The intersection design has been directed by FDOT in their application of the intersection design standards. As the project engineer's response notes, once drivers enter the project from SR 19, they are quickly presented with turn lane options to the two commercial tracts leaving the through lane open to minimize any potential back-up.

Recommendation

The final subdivision plan is consistent with the approved preliminary subdivision plan, and the Town's engineering consultant has found the plans to meet the Town's design requirements and good engineering practice. The recommendation is to approve the final subdivision plan.