

MEMORANDUM

TO: Howey-in-the-Hills development Review Committee
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Simpson Parcel PUD Agreement Review
DATE: April 7, 2022

The applicants are seeking rezoning from the current MDR-1 and MDR-2 to Planned Unit Development. They have submitted a proposed PUD Development Agreement and a conceptual land use plan prepared by the Green Consulting Group, Inc dated March 23, 2022. The DRC will review the proposed development agreement and plan in preparation for submittal of the proposal to the Town's Planning Board. DRC will apply the standards of a preliminary subdivision plan along with the PUD requirements for a concept plan. Should the proposed development be approved, applying the preliminary subdivision approval will allow the project to move to the final subdivision plan stage for a phase of the project or for the entire project. The comments provided in this report will address the comprehensive plan considerations, basic zoning considerations, comments on the conceptual land use plan and comments on the proposed development agreement.

Comprehensive Plan Considerations

1. The subject property is designated as Medium Density Residential on the future land use map. Medium Density Residential allows development up to four units per acre with the maximum unit yield being calculated on the net land area. (Future Land Use Policy 1.1.4.) Based on the net land area identified on the conceptual land use plan, the maximum unit yield for the project is 297 units (74.35 acres x 4units/acre).
2. The applicant needs to provide a concurrency analysis for the proposed project documenting that public services are available to support the proposed development or will be available at the time actual demand occurs.
3. The applicant needs to submit an application for concurrency review to the Lake County School District. The district has a specific application process.
4. The proposed concept plan and development agreement seek a single entrance to the development. Future Land Use Policy 1.1.7 provides the standards for

transportation access to new developments and Section 8.03.05 of the land development code requires two separate and distinct access points to the project.

- a. Based on the proposed concept plan an additional access point may be provided off Revels Road or off SR-19. (Even if a SR-19 access is limited to right-in/right-out it would comply with the code requirements.)
 - b. In addition, an access to the property to the south needs to be extended from at least one of the roads in the central part of the project across Buffer 11.
5. The property does not include wetlands or designated flood hazard areas

Preliminary Subdivision Plan Comments

1. Section 4.05.12 of the Town's land development code identifies the requirements for a preliminary subdivision plan and Section 4.10.09 identifies the requirements for a conceptual land use plan included as part of a planned unit development agreement. The two sets of requirements are similar but not identical. The following items need to be added to the plan:
 - a. Current zoning
 - b. Location map
 - c. Width of existing streets
 - d. Boundary survey
 - e. Proposed phase lines if any.
2. Typically a tree survey is required as well, but in this case all of the area proposed for development is former grove. Any existing wooded areas are in locations where buffers or open space are proposed, so there does not appear to be a need to do a tree survey. If this factor changes during later design review, a tree survey may be required at that time.
3. The site access issues discussed above need to be corrected.
4. Has Lake County or FDOT been contacted regarding the re-alignment of Revels Road and the intersection with SR 19? If not, this needs to be done to determine if the proposed alignment is allowable.
5. Has consideration been given to discussing a round-about at the Revels Road and SR 19 intersection?
6. The maximum lot coverage at 70% needs to be reduced. At the minimum lot size the impervious lot coverage encroaches into the setback area by over 1,000 square feet.

7. The project buffers along SR 19 and Revels Road (Buffers 1 and 2) need to comply with Section 7.02.01 B. The development agreement needs to include buffer cross-sections for these locations.
8. Is it expected that the planned retention areas will be dry?
9. Staff has no objection to vacating the unopened subdivision right-of-way or the Revels Road right-of-way following relocation provided Lake County concurs.
10. Connections should be indicated on the plan for linkages to the walking trails from the two connectors to the internal street system.
11. What type of facilities are planned for the proposed park area?

Development Agreement Comments

1. Delete references to Gray Robinson on page 1.
2. Reduce the maximum lot coverage on page 4 per comment above.
3. Revised the building design section to state that the project will comply with the design requirements of Section 4.06.02 B and 4.06.03. Compliance is required not encouraged. (page 4)
4. The wetlands buffer requirement (page 5) is a minimum of 25 feet, not an average.
5. The transportation section on page 5 needs to be revised to comply with the access requirements detailed previously.
6. The second paragraph under transportation needs to be revised to read “shall be” not “should be”.
7. The reference to Section 8.02.07 can be deleted. This section of the code is now 8.03.07 and has been revised to make these design elements optional.
8. A section needs to be added to include a commitment to funding a fair share of traffic improvements along SR-19 and other key roads. The fair share contribution will be driven by the traffic study’s analysis of project traffic contributing to the needed improvements.
9. The Town’s approved light fixture is the Sanibel fixture which is a Duke energy standard fixture. Please reference this fixture in the lighting section (page 6) or propose an alternate if desired.
10. Include a definition of “conceptual” as meaning the location of land uses on the site including areas for residential development, open space, stormwater

management, parks and roads in relation to the site area and other uses on the site. Subsequent plan development is expected to result in a refinement of the details based on the application of more detailed engineering design. “Conceptual” does not mean the modification of proposed housing types or the relocation of land uses and roads other than minor adjustments dictated by engineering needs.