

MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Lake Hills Commercial Parcel Pre-Application
DATE: July 11, 2022

This pre-application review is based on the concept plan dated December 16, 2021 and submitted by the project engineer on July 1, 2022; the Lake Hills development agreement recorded in the public records of Lake County on February 24, 2016 and the Town's land development regulations. The proposed development includes land within Pod 1 and designated as commercial by the conceptual land use plan in the approved agreement. The plan calls for a primary commercial parcel of approximately 8.65 acres along with four outparcels designated as A through D. The primary commercial parcel includes 58,887 square feet of building, associated parking, landscaping and stormwater retention.

General Comments

1. Is the property proposed for subdivision to allow individual ownership of the primary commercial parcel and the four outparcels? Subdivision will require platting under the Town's land development regulations.
2. A concurrency analysis is required for the project. Water, sewer, and traffic are key concerns. Water and sewer capacity are not currently available for the project. The Town has a plan for construction of water treatment facilities to address potable water issues. Currently sewer capacity needs to be addressed with the Central Lake Community Development District. An updated traffic impact assessment is needed which includes both the pending residential portion of the development along with the proposed commercial development.

Development Agreement Comments

1. Specific permitted uses are listed on conceptual land use plan, and the proposed commercial development needs to conform to these uses. So far as specific uses have been identified, they are conforming to the agreement.

2. FAR is capped at 0.23. The proposed development is at 0.156 so it complies with this requirement. The total project is capped at 140,000 square feet of commercial area so 81,113 square feet of building area remain to be allocated to the four outparcels.
3. Maximum building height for non-residential structures is 35 feet with 45 feet allowed for architectural enhancements.
4. Commercial building design needs to conform to the standards of Section 5h of the development agreement and the typical architectural designs included in conceptual land use plan (page 30 of 32).
5. Sidewalks are required on CR 48 and SR 19 per Section 5g of the development agreement.
6. Project buffers along SR 19 are required to be 25-feet and landscaped according to the layout provided on page 31 of 32. Project buffers along CR-48 are a minimum of 15 feet.
7. Non-residential buffers are required to conform to the land development code Section 7.02.02. Buffer width is 10 feet abutting non-residential uses and 15-feet abutting residential development with planting content consisting of one canopy tree, two understory trees and 30 linear feet of shrubs per 50 linear feet of buffer. (7.02.02 B)
8. Foundation planting area consisting of a minimum of 10-feet in width is required per section 7.04.02.
9. Landscaping for vehicular use areas is required to meet the provisions of Section 7.05.00. Plantings include terminal islands, interior islands and landscaped dividers between row of parking.

Conceptual Plan Comments

1. Are the rectangular areas near the buildings intended as stormwater retention? If so, can the design be improved to make them better integrated into the project?
2. Proposed parking exceeds the minimum level required by the Town code by a factor of about 32%.
3. Has the proposed intersection with CR 48 been coordinated with Lake County? The proposed access is an increase in scale beyond the driveway access to the Town's proposed water plant as previously discussed.