

MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Thompson Grove Application Package
DATE: August 31, 2022

The owners of the property on the south side of SR 19 opposite the Lake Hills project has applied for annexation of a small parcel into the Town and combined with other parcels, the applicants are seeking an amendment of the future land use plan and the adoption of a planned unit development agreement. The applicants prepared a conceptual development plan for the property and held a public information meeting with Town residents to discuss the proposed development. The meeting was held on August 29, 2022 and will likely lead to some revision to the concept development plan. Given the state of flux for the concept development plan, the following comments may be more limited with regard to the plan.

Annexation

Annexation can be done concurrently with the other actions. The process requires a petition for voluntary annexation which can be simply a letter from a property owner authorized to make the request and a boundary survey of the property with a legal description.

Comprehensive Plan Amendment

The comprehensive plan amendment needs to identify how the proposal is consistent with the goals, objectives, and policies of the comprehensive plan and how the proposed amendment is compatible with the comprehensive plan and the future land use map designations. The application package included some discussion on the compatibility issue, but additional detail should be provided.

- The designation of the Lake Hills PUD and the Mission Inn PUD predated the designation of the Thompson Grove tract as low density residential, so the Town was aware of these projects when the current land use designation was applied.
- While the proposed Medium Density Residential is the same land use designation applied to the neighborhoods to the south, the actual development density in

these neighborhoods is less than the maximum, and this factor should be considered in the discussion. It might be instructive to calculate the actual gross and net density in the neighborhood to the south to compare with the proposed project.

- The proposed commercial area is going to need some justification considering the large amount of undeveloped and unused commercially designated area already in Town. The Town has 535,000 square feet of authorized commercial use between Venezia South, Lake Hills, and The Reserve with 150,000 square feet of this total located directly across SR 19 from the subject property. These totals exclude the developed and vacant commercial area along Central Avenue.
- A concurrency analysis with some numerical detail should accompany the application. Timing for potable water is generally known, but timing for sewer is less certain and at least a pathway to service provision needs to be considered. We have some traffic studies that we can make available for review although none of them include the subject property in the analysis. The study done for Hilltop Groves/The Reserve is the most current and indicates where issues are beginning to arise. School concurrency also needs to be reviewed.
- The September 1, 2021 staff report that was included in the application package includes some policy citations regarding environmental factors that should be addressed. When a revised concept plan is developed, the plan should note how these policies were addressed.

Concept Plan Comments

The public information meeting yielded some information on neighborhood concerns that may be taken into consideration when the revised plan is prepared. Some general notes include:

- A second access is required for the project and the priority should be to provide the second access point on SR 19. Even a right-in right-out access would be sufficient.
- If a second access cannot be provided within FDOT rules, then an emergency only access from the south can be identified. (Even if two access point can be accommodated on SR 19, an emergency access from the south might still be advisable given that two access points on SR 19 could easily be affect by the same roadway conditions.)
- The updated plan should include a bike path facility that links SR 19 to Lakeshore Drive where it can connect to the existing pathway on the lake front.
- The plan could allow for pedestrian connections at other points along the south boundary if appropriate. In discussions at the August 25, 2022, Planning Board

meeting, residents from the neighborhood suggested that bicycle, pedestrian, and golf cart connections could be acceptable linkages along with emergency use vehicular access if necessary.

- Along with a revised concept, a draft planned unit development agreement needs to be prepared with the concept plan as an exhibit to the agreement.