

Town of Howey-in-the-Hills
Attn: Mr. John Brock
City Clerk
101 N. Palm Avenue
Howey-in-the-Hills, FL 34737

RE: PRE-APPLICATION MEETING REQUEST NARRATIVE - THOMPSON GROVE SUBDIVISION

To Mr. Brock:

On behalf of our client, Pulte Home Company, LLC (“Applicant”), please find the enclosed Pre-Application Meeting request regarding the above referenced single-family residential to discuss annexation, Future Land Use amendment, and rezoning. The subject property consists of three (3) parcels with Alt Keys 1209081, 3692756, and 1301912 and is approximately 89.93 acres in size. It is generally located west of Little Lake Harris, east of State Road 19, and northeast of Palm Avenue.

Of these parcels, two (2) are already incorporated within the municipal limits of the Town of Howey-in-the-Hills, and the third is within unincorporated Lake County. The request is to annex the Lake County parcel (Alt Key 1209081) into the Town of Howey-in-the-Hills and rezone it from R-1 in Lake County to SFR to match the rest of the subject property. Said parcel will also require a Future Land Use amendment from Urban Low (Lake County) to Low Density Residential that will run concurrently with the rezoning request. Per Ordinance 2023-013, this Future Land Use designation allows for a maximum density of two dwelling units per acre (2 DU/Ac.), allowing a maximum yield of 169 lots. A variance will be filed concurrently with the rezoning application to allow for 10-foot side setbacks (20-foot between buildings), a 30-foot front setback, and a five-foot front porch encroachment for the proposed lots.

The surrounding lands to the north and south consists of single-family residential dwellings and some agricultural lands. The lands to the west consist of the proposed Lake Hills Development which consists of 473 single-family dwelling units and a commercial portion consisting of a Publix. Also proposed in the Lake Hills Development is a roundabout at the intersection of Palm Avenue and State Road 19.

The proposed development will consist of 80-foot-wide lots with an amenity, open space areas, and stormwater ponds with pedestrian pathways and seating located around them. Onsite wetlands have been preserved with no planned impact, and appropriate buffering will be provided per SJRWMD and the Town of Howey-in-the-Hills requirements.

If you have any questions, please do not hesitate to contact our office at (407) 960-5868.

VERY TRULY YOURS,
APPIAN ENGINEERING, LLC



LUKE M. CLASSON, P.E.
PRINCIPAL/SENIOR PROJECT MANAGER