



TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Watermark Development Phase 3 Expansion
DATE: July 18, 2024

The Town has received an application from Revels Road Investors to amend the existing PUD agreement to increase the project from the current 225 units to a new total of 305 units and add a third phase of residential development. The expanded unit total is supported by an addition of 33.40 acres to the project. The added area is designated as medium density residential land use on the future land use map. The medium density residential land use is consistent with the proposed type of development.

In support of the application, the Town has received a revised development agreement and a revised concept development plan. The current plan permits 107 lots dimensioned at 70 x 120 and 115 lots measuring 80 x 120 as minimum lot sizes. The proposed plan calls for 136 lots at 70 x 120 and 167 lots at 80 x 120. The proposed concept plan carries forward the key layout and design elements from the original plan, but it does modify the internal street layout and shifts the phase boundaries somewhat. Individual lot locations by size may also be modified. The following comments are offered on the revised concept plan.

Major Issues

The Town has adopted an amendment to Policy 1.1.1 and Policy 1.2.6 of the Future Land Use Element which makes extensive revisions to both the Medium Density Residential and the Village Mixed Use land use classifications. The two most significant changes reduce the maximum density from four to three units per acres and secondly require any new single-family residential development in VMU and other locations to conform to a minimum lot size of one-quarter acre. The following excerpt is taken from the revised policy for medium density residential. The revised policy directs the use of Village Mixed Use standards for any project that exceeds 100 acres or exceeds 300 units. The revised project meets both of these thresholds so the revised VMU standards do apply. The revised Village Mixed Use portion of the updated Policy 1.1.1 is also provided.

Excerpt from Policy 1.1.1 Future Land Use

Medium Density Residential (MDR)	Up to 4.0 <u>3.0</u> dwelling units per acre. A 25% minimum open space is required. Developments with 100 units or more shall be required to have a public recreation component. Developments with <u>either</u> more than 300 proposed <u>dwelling</u> units <u>or more than 100 acres</u> must use the Village Mixed Use designation. May include support community facilities and elementary schools. Maximum building height is <u>2-1/2 stories</u> <u>and no higher than 30-35 feet</u> .
----------------------------------	--

This application is the first time the Town will be applying the new policy to a specific development application, so some learning curve will be apparent. We believe the following guidance is appropriate.

- The one-quarter acre lot size requirement will apply to the unit yield for the project above the 225 units currently approved.
- The one-quarter acre lots may be distributed throughout the project as appropriate to the project design.
- The application of Village Mixed Use standards in Medium Density Residential projects applies to residential land use activity. MDR has its own standards for open space and recreation components. Nonresidential land uses may not be required.

Other Concept Plan Comments

1. The added tract has a connection to SR 19. Is there any value in exploring this access, perhaps as an entrance rather than a full access point?
2. The plan should consider a future roadway connection to the south. This road could eventually connect to Spanish Oak Dr.
3. The maximum unit total is 303 on the concept plan map but 305 in the revised development agreement. These totals should agree.
4. MDR land use open space at 25% requires 33.14 acres and the plan shows 40.20 acres.
5. The Town still needs to take action to vacate the old right-of-way internal to the project.

6. Can at least some of the designated open space in phase three be applied to a park area?

Draft Development Agreement Comments

1. Throughout the document the term “amendment” has been substituted for “agreement”. Is there a particular reason for this terminology?
2. The text references 305 units while the concept plan references 303 units. (Page 3)
3. The discussion of canopy trees needs to note the developer will provide trees where there is no lot frontage. (Page7). This same requirement applies to sidewalks as well.
4. The road cross-section included with the earlier concept plan is the approved road section for the project. Please add the road section to the concept plan.

Excerpt from Policy 1.1.1 Future Land Use

Minimum of ~~25~~ 100 acres to apply for this land use.

Maximum density of ~~4-3.0~~ dwelling units per acre, ~~which may be increased to 6 dwelling units per acre if the development includes 20% usable public open space (no wetlands).~~ Residential areas shall comprise a minimum of 70% of the net land area and a maximum of 85% of the net land area.

Commercial/non-residential areas shall comprise a minimum of 15% of the net land area and a maximum of 30% of the net land area. This includes community facilities and schools.

All single-family lots must have a minimum lot area of 10,890 square feet (1/4 acre) exclusive of any wetlands or waterbodies that might be included with the lot.

~~For developments with more than 100 acres,~~ Five percent (5%) of the non-residential land shall be dedicated for public/civic buildings.

Commercial/non-residential may be 2 stories with 50% coverage as long as parking and other support facilities (stormwater) are met. The maximum building height is 35 feet.

Public recreational uses must occupy a minimum of 10% of the useable open space (no wetlands).

The following are minimum requirements in Village Mixed Use:

- i. 25% open space;
- ii. 10% parks and recreation; and
- iii. 3% active recreation uses

The 10% and 3% requirements in ii and iii count toward the 25% requirement in i. To be counted against the 10% park/recreation requirement, parcels dedicated to park uses may be no smaller than 1/2 ac.

The Land Development Code must require that plans for active recreation uses be submitted for approval by Town Council no later than application for final plat approval. Town Council may require a performance surety bond for park and recreation improvements.

The maximum building size is 30,000 sq. ft.; unless a special exception is granted to the developer by the Town Council.