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MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: M. MacFarlane, Mayor, S. O'Keefe, Town Administrator
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Simpson Property Pre-Application Meeting
DATE: June 10, 2021

Duane Booth at BESH Engineering has request a pre-application meeting to discuss development opportunities for an approximately 97-acre parcel located at the southeast corner of the intersection of Revels Road with SR-19. The property consists of ALT Numbers 1257913, 2987448 and 1257751. A review of the Town's comprehensive plan and land development codes offer the following insights.

1. The property is designated as medium density residential on the future land use map, and it is zoned MDR-1 which requires 15,000 square foot lots with a minimum lot width of 100 feet.
2. The medium density residential land use classification allows development up to four units per acre. Policy 1.1.1 of the comprehensive plan details the requirements for the medium density residential land use, and the following information is an excerpt from that policy.

POLICY 1.1.1: *Land Use Designations.* The Town shall establish, adopt and implement density and intensity standards for all future land uses, as applicable, and as indicated on the *Future Land Use Map* and the adopted Town Zoning Map.

Density and intensity standards for land uses in Howey-in-the-Hills are featured below

Medium Density Residential (MDR)	Up to 4.0 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 more than 300 proposed units must use the Village Mixed Use designation. May include support community facilities and elementary schools. Maximum building height is 2-1/2 stories and no higher than 30 feet.
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Note that the comprehensive plan policy requires projects with over 100 units to include a public recreation component and projects with over 300 units to follow the Villae Mixed Use guidelines. The staff estimate is that the maximum number of units allowed is 290 based on a calculation as follows:

Totals Acres (gross land area)
Less rrequired open space at 25% or
Less any waterbodies or wetlands
Times four units per acre

$$96.81 - (96.81 \times .25) - 0 + 290 \text{ units}$$

This calculation assumes no wetlands or waterbodies are present as indicated by the aerial photograph. The applicant will need to document any wetlands present on the site.

3. The applicant has the option of proceeding with subdivision using the current MDR-1 zoning or seeking approval for alternate dimensional standards through a planned unit development agreement.
4. Density calculation is based on comprehensive plan Policy 1.1.4 of the Future Land Use Element and open space calculations are based on Policy 1.1.4 and Policy 1.2.2.

POLICY 1.1.4: *Interpretation of Open Space and Density Designations.* Open space is figured on the Gross Land Area. Up to 50% of the open space requirement may be met with wetlands. Open space may include landscaped buffers and stormwater facilities if they are designed to be a park-like setting with pedestrian amenities and free form ponds. Open space may be passive or active. Open space may include public recreational components of developments. The majority of the open space shall be permeable; however, up to 10% may be impervious (plazas, recreational facilities, etc.). Wet ponds are not counted as part of that 10%.

Densities would be determined by the Net Land Area. The Net Land Area is figured by taking the Gross Land Area (total property less any lakes or water bodies), then subtracting from that any open space requirements, then subtracting from that any remaining unbuildable acreage (remaining wetlands).

POLICY 1.2.2: *Open Space Requirements.* The Town shall continue to ensure that residential development is consistent with the open space requirements established below:

Medium Density Residential	25%
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Open Space: Open space is figured on the Gross Land Area. No greater than 50% of the open space requirement may be met with wetlands. Open space may include landscaped buffers and stormwater facilities if they are designed to be a park-like setting with pedestrian amenities and free form ponds. Open space may be passive or active. Open space may include public recreational components of developments. The majority of the open space shall be permeable; however, up to 10% may be impervious (plazas, recreational facilities, etc.). Wet ponds are not counted as part of that 10%.

5. Any project will be required to conduct a review of the Town concurrency standards including a traffic study and a concurrency report from Lake County Schools.
6. The Town will be responsible for potable water, and a full assessment of service needs will be required to maximize the efficiency for service to the southern portion of the Town given other projects currently under consideration.
7. Sewage treatment capacity will need to be obtained from the Central Lake Community Development District. The Town will be responsible for managing the collection system.
8. The aerial map appears to show an unopened right-of-way between the 17-acre parcel and the 69-acre parcel. Consideration should be given to vacating the right-of-way to allow for the parcels to be connected.
9. The project will need to consider and contribute to the re-alignment of the Revels Road intersection with SR-19. Coordination will be required with Lake County and FDOT.
10. Consideration should be given in the project design to providing some level of buffer or transitional lot patterns along the eastern side of the property where it abuts larger lot semi-rural housing.

The specific procedure going forward will depend on whether the applicant is considering a subdivision based on the current land use and zoning or is seeking to change the land use designation, the zoning or both. Specific advice can be given when this direction becomes clear.