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MEMORANDUM

TO: Howey-in-the-Hills DRC
CC: J. Brock, Town Clerk, S. O’Keefe, Town Administrator
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Simpson Parcel Concept Plan
DATE: September 2, 2021

The following comments are based on the concept plan prepared by the Green Consulting Group dated August 25, 2021. This meeting is being considered a pre-application meeting for the proposed single-family subdivision. The project covers about 93 acres located at the southeast corner of the intersection of Revels Road with SR-19. The plan proposed 260 lots with 60-foot lot widths (215 lots) and 70-foot-wide lots (45 parcels).

Comprehensive Plan Considerations

The property is designated medium density residential (MDR) by the future land use map. The MDR land use category allows up to four units per acre (Future Land Use Policy 1.1.1) which would allow a maximum of 372 units provided the site contains no wetlands or waterbodies. The proposed project at 260 units is within the maximum density allowed by the comprehensive plan.

Policy 1.1.1 also requires a 25% minimum open space or 23.25 acres. The concept plan notes 35% open space, but a review of the concept plan suggests that the land area designated as open space to generate the 35% calculation does not meet the comprehensive plan requirements for qualified open space. It appears that the retention pond areas are the primary open space components. For land to count as qualified open space Policy 1.2.2 limits the use of stormwater facilities as follows:

“...Open space may include landscaped buffers and stormwater management facilities if they are designed to be a park-like setting with pedestrian amenities and free form ponds....”

At least some of the stormwater facilities can be reworked to meet these requirements, but it appears the open space component will need to be improved.

Policy 1.1.1 also includes a public recreation component when the project exceeds 100 units. A public recreation component will need to be incorporated into the design. This requirement does not mean a public park is required. Subdivision related recreation facilities can be used to meet the requirement.

Zoning Considerations

The project site includes two zoning classifications with Medium Density Residential 1 (MDR-1) located south of the existing unnamed right-of-way and Medium Density Residential 2 (MDR-2) north of the right-of-way. These district requirements are presented below:

Requirement	MDR-1	MDR-2
Lot Size	15,000 sq. ft.	9,000 sq. ft.
Lot Width	100 ft.	75 ft.
Lot Depth	120 ft.	120 ft.
Front Setback	35 ft.	25 ft.
Side Setback	12.5 ft.	12.5 ft.
Rear Setback	25 ft.	25 ft.
Building Height	35 ft.	35 ft.
Minimum Floor Area	1,700 sq. ft.	1,200 sq. ft.
Minimum Garage Area	400 sq. ft.	400 sq. ft.
Maximum Lot Coverage	50%	50%

The proposed lot sizes do not conform to the zoning classifications, so the lot sizes will need to be modified to conform to the zoning of the property or the property will need to be rezoned to allow the desired project. The applicant could seek to rezone the property to a planned unit development classification or seek to rezone the entire parcel to MDR-2 which would allow for 75-foot-wide lots throughout.

Other Considerations

The property ownership includes two other land areas which are not reflected on the concept plan. What is the proposal for these areas?

Water and sewer will need to be provided to the property. The applicant will need to coordinate with the Town and The Reserve development on the provision of these facilities. The applicant will also need to address sewer capacity with the Central Lake Community Development District.

A traffic study will be required. The traffic study will need to address capacity and operational issues with regard to SR -19 and coordinated with Lake County on the proposed Revels Road relocation.

A full concurrency analysis will be required with a subdivision submittal, including school concurrency. The applicant should contact the Lake County School Board for application information.

The land development code requires a subdivision buffer along SR-19 and along the Revels Road frontage. See Section 7.02.01 for the buffer design options.

The two areas designated as open space on the concept plan are essentially useless in this application and should be incorporated into residential lot area.

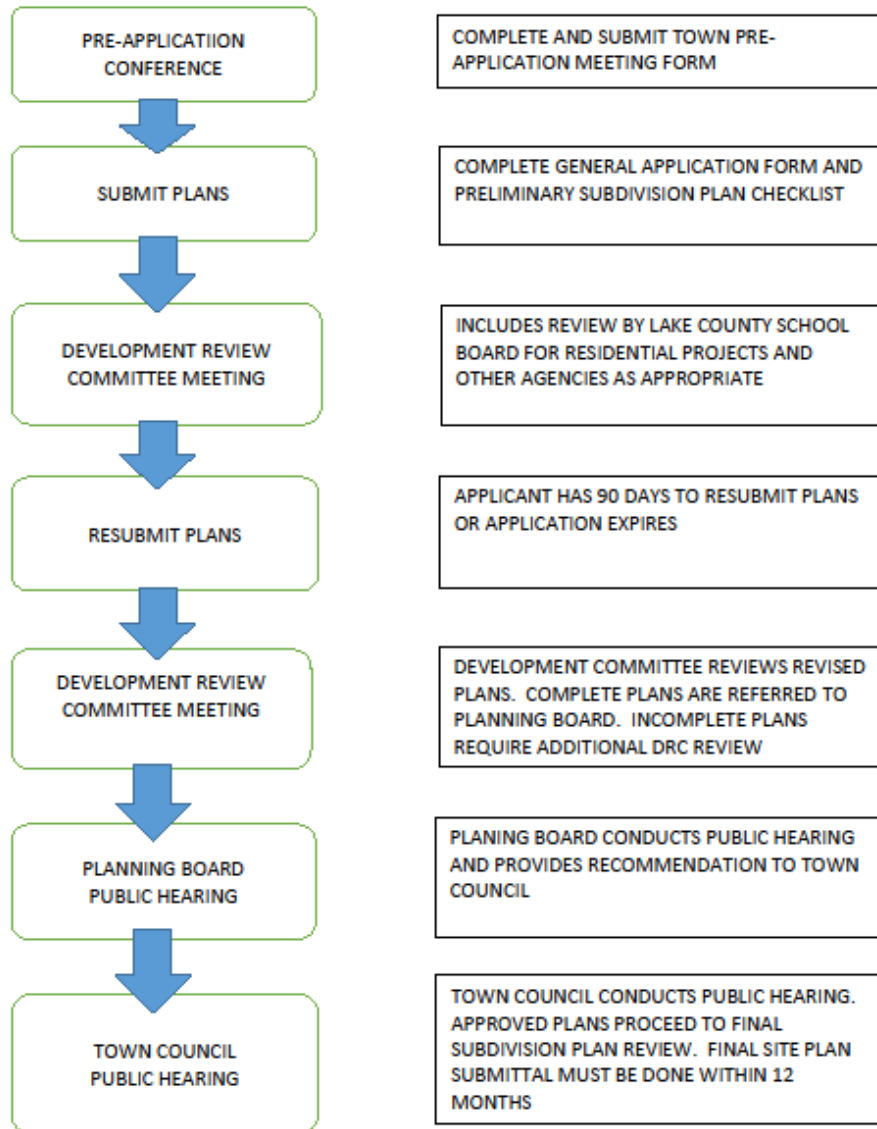
Development Review Procedures

Subdivision consistent with the current zoning requires a preliminary subdivision plan, followed by a final subdivision plan and then a final plat submittal. Chapter 4 of the land development code has details on the process and requirements.

If rezoning is considered, the applicant will need to follow the procedures for rezoning which are also set out in Chapter 4.



TOWN OF HOWEY-IN-THE-HILLS PRELIMINARY SUBDIVISION PLAN REVIEW PROCESS





TOWN OF HOWEY-IN-THE-HILLS LAND DEVELOPMENT CODE AMENDMENT REVIEW PROCESS

