



Development Review Committee

November 14, 2024 at 2:00 PM
Howey-in the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

Join Zoom Meeting: <https://us06web.zoom.us/j/86479337566?pwd=ac2hOIoVV7iS83UXPxfWaf6EyPJYkE.1>
Meeting ID: 864 7933 7566 | **Passcode:** 953759

AGENDA

CALL TO ORDER ATTENDANCE

NEW BUSINESS

- 1. Discussion: Thompson Grove Subdivision - Pre-Application Meeting**

PUBLIC COMMENTS

Any person wishing to address the Development Review Committee and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.

ADJOURNMENT

To Comply with Title II of the Americans with Disabilities Act (ADA):

Qualified individuals may get assistance through the Florida Relay Service by dialing 7-1-1. Florida Relay is a service provided to residents in the State of Florida who are Deaf, Hard of Hearing, Deaf/Blind, or Speech Disabled that connects them to standard (voice) telephone users. They utilize a wide array of technologies, such as Text Telephone (TTYs) and ASCII, Voice Carry-Over (VCO), Speech to Speech (STS), Relay Conference Captioning (RCC), CapTel, Voice, Hearing Carry-Over (HCO), Video Assisted Speech to Speech (VA-STTS) and Enhanced Speech to Speech.

Howey Town Hall is inviting you to a scheduled Zoom meeting.

Topic: **Development Review Committee**

Time: **Nov 14, 2024 02:00 PM Eastern Time** (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86479337566?pwd=ac2hOIoVV7iS83UXPxfWaf6EyPJYkE.1>

Meeting ID: 864 7933 7566

Passcode: 953759

Dial by your location

+1 646 558 8656 US (New York)

+1 346 248 7799 US (Houston)

Meeting ID: 864 7933 7566

Passcode: 953759

Find your local number: <https://us06web.zoom.us/j/keEQOmVjqN>

Please Note: In accordance with F.S. 286.0105: Any person who desires to appeal any decision or recommendation at this meeting will need a record of the proceedings, and that for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The Town of Howey-in-the-Hills does not prepare or provide this verbatim record. Note: In accordance with the F.S. 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, FL 34737, (352) 324-2290 at least 48 business hours in advance of the meeting.



ZONING MEMORANDUM

November 05, 2024

Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager



Thompson Grove- Pre-application

Parcel ID: 23-20-25-0004-000-00800, 24-20-25-0003-000-00600, 24-20-25-0003-000-00601

Applicant: Pulte Home Company, LLC

Project Description

This application includes three properties identified by parcel ID above. Together, they comprise approximately 89.93 acres. Two of the parcels are in the jurisdiction of Howey-in-the-Hills and one (24-20-25-0003-000-00601) is proposed to be annexed into the City and be assigned a Future Land Use of Low Density Residential (LDR) and companion Zoning District designation of Single Family Residential (SFR). These designations are the same as the two parcels already in the jurisdiction of Howey-in-the-Hills.

Proposed Development

A single-family dwelling unit subdivision is proposed, consisting of 169 homes. The proposed density is 1.99 dwelling units per acre.

Review Comments

1. The application seeks multiple variances from the Town's Land Development Code (LDC). These include the following items which conflict with the requirements of the SFR Zoning District:
 - a. The requested minimum lot size (80 feet by 140 feet) is 11,200 square feet. LDC Sec. 2.02.03 (D) requires a minimum lot size of 21,780 square feet (a half-acre). This Section also stipulates that the minimum lot width is 100 feet, and a minimum lot depth is 150 feet.
 - b. The requested setbacks include a 30-foot front setback (35 feet is required); a 10-foot side setback (20 feet is required); and, a request for front porches to encroach five feet into the front setback.
2. Variance approvals are based on a hardship which is peculiar to the land and not self-created by the property owner/ applicant. Since this is vacant undeveloped land, it is difficult to see how the development cannot be designed to meet the requirements of the SFR Zoning District with respect to lot size, area requirements, and setbacks. As a condition to authorizing a variance



from the terms of the LDC in Sec. 4.13.04, the Town Council as the Board of Adjustment must find:

- a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district,
 - b. That the special conditions and circumstances do not result from the actions of the applicant,
 - c. That literal interpretation of the provisions of this LDC would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this LDC and would work unnecessary and undue hardship on the applicant,
 - d. That the variance created is the minimum variance that will make possible the reasonable use of the land, building or structure, and
 - e. That the granting of the variance will be in harmony with the general intent and purpose of this LDC and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - f. In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this LDC. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this LDC.
3. The Comprehensive Plan and LDC prohibit certain development aspects to be included in meeting the open space calculation. These would need to be revised on the plans accordingly:
- a. Comprehensive Plan Policy 1.1.4 does not allow wet ponds to be included in the 10% of impervious that may count as open space. The LDC defines wet ponds as impervious surface.
 - b. Open space may only include landscaped buffers and stormwater facilities if they are designed to be park-like with pedestrian amenities.
4. The proposed development does not meet the threshold requirements for rezoning to Planned Unit Development (PUD) as this would require a minimum of 100 acres pursuant to LDC Sec. 2.02.13.

Staff Recommendation

Revise the application to conform to the SFR Zoning District requirements including lot size, area requirements, and setbacks and Comprehensive Plan policies regarding open space.

November 6, 2024
Thompson Grove Subdivision – Pre-Application
Engineering Review Comments
Page 1

1. The centerline of the access connection to SR 19 needs to align with the centerline of the Lake Hills access connection. The concept plan appears to be offset by about 11'.
2. The intersection on SR 19 created by this project and the Lake Hills project will most likely require a traffic signal in the future. The need for the signal is fully due to the traffic generated by these developments. Accordingly, the costs for the construction and the ongoing operation and maintenance of the traffic signal should be the responsibility of the developments.
3. In lieu of a signalized intersection with full right & left turn lanes at SR 19, a roundabout should be considered. The developers of Thompson Grove and Lake Hills, in coordination with each other, the Town, and FDOT, should explore the feasibility of that alternative.
4. This project should provide a proportionate share contribution towards the construction of the roundabout at the intersection of SR 19 & CR 48.
5. The project should include a sidewalk or trail along its SR 19 frontage.
6. The local road right-of-way width in the Land Development Code is 60'. The concept plan is showing a 50' width.

LETTER OF TRANSMITTAL

Project: Thompson Grove Subdivision - Pre-Application Meeting Request
Project No.: PUL-053

Attention: Town of Howey-in-the-Hills – Planning Dept.
Attn.: John Brock
Town Clerk

101 N. Palm Ave
Howey-in-the-Hills, Florida 34737

From: Appian Engineering, LLC
Attn: Luke M. Classon, P.E.

2221 Lee Road, Suite 27
Winter Park, Florida 32789

(407) 960-5868

We are sending you:

- Attached
- Shop Drawings
- Plans
- Specifications

- Under Separate cover via the following:
- Prints
- Samples
- Copy of Letter

Sent via:

Hand-Delivered

COPIES	DESCRIPTION
1	Check #6386 for \$400.00 for Pre-Application Meeting fee
1	Pre-Application Meeting Request Narrative
1	Pre-Application Meeting Form
1	Location Map
1	Aerial Map
1	Conceptual Plan

These are transmitted as checked below:

- For Approval
- For Your use
- As Requested
- For review and comment
- For bids due __/__/__

- Re-submit copies for approval
- Submit copies for distribution
- Return corrected prints
- _____



TOWN OF HOWEY-IN-THE-HILLS, FLORIDA
PRE-APPLICATION MEETING FORM

You must set up a pre-application meeting **before** submitting your application. Please submit a completed form to the Town Clerk at Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, Florida 34737.

The following background information is required to schedule a pre-application meeting. Staff will use this to research the project site in preparation for the meeting. Although this is the minimal amount of background material required, more information is welcome. Please attach additional sheets or plans as needed.

APPLICANT
Name: PULTE HOME COMPANY, LLC
Address: 4901 Vineland Road Suite 500
City/State/Zip: Orlando, FL 32811
Phone: (407) 967-5564 Fax: _____
E-Mail Address: aaron.struckmeyer@pultegroup.com
Contact Person: Aaron Struckmeyer

OWNER
Name: Patricia & Paul Thompson, Stephanie Bouis
Address: 31217 Overbrook St
City/State/Zip: Mount Plymouth, FL 32776
Phone: (352) 561-1114 Fax: _____
E-Mail Address: _____
Contact Person: Patricia & Paul Thompson, Stephanie Bouis

Application Type: (Please check)

Site Plan Review Subdivision Rezoning Comprehensive Plan Amendment Other

PROJECT INFORMATION

Tax parcel number(s): 23-20-25-0004-000-00800, 24-20-25-0003-000-00600, 24-20-25-0003-000-00601
Address of parcel: N Tangerine Ave Howey-in-the-Hills, FL 34737
Size of parcel: ±89.93 acres Existing Use: Vacant
General Project Summary The project site is made up of three (3) parcels totaling approximately 89.93 acres. The proposed development consists of 169 single-family dwelling units as shown on the attached Conceptual Plan. For more details please see the attached request narrative.

STAFF USE ONLY

Planner's Comments/Notes: _____

Notifications Discussed

Date Submitted: _____ Taken By: _____ Time: _____ a.m./p.m.

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.

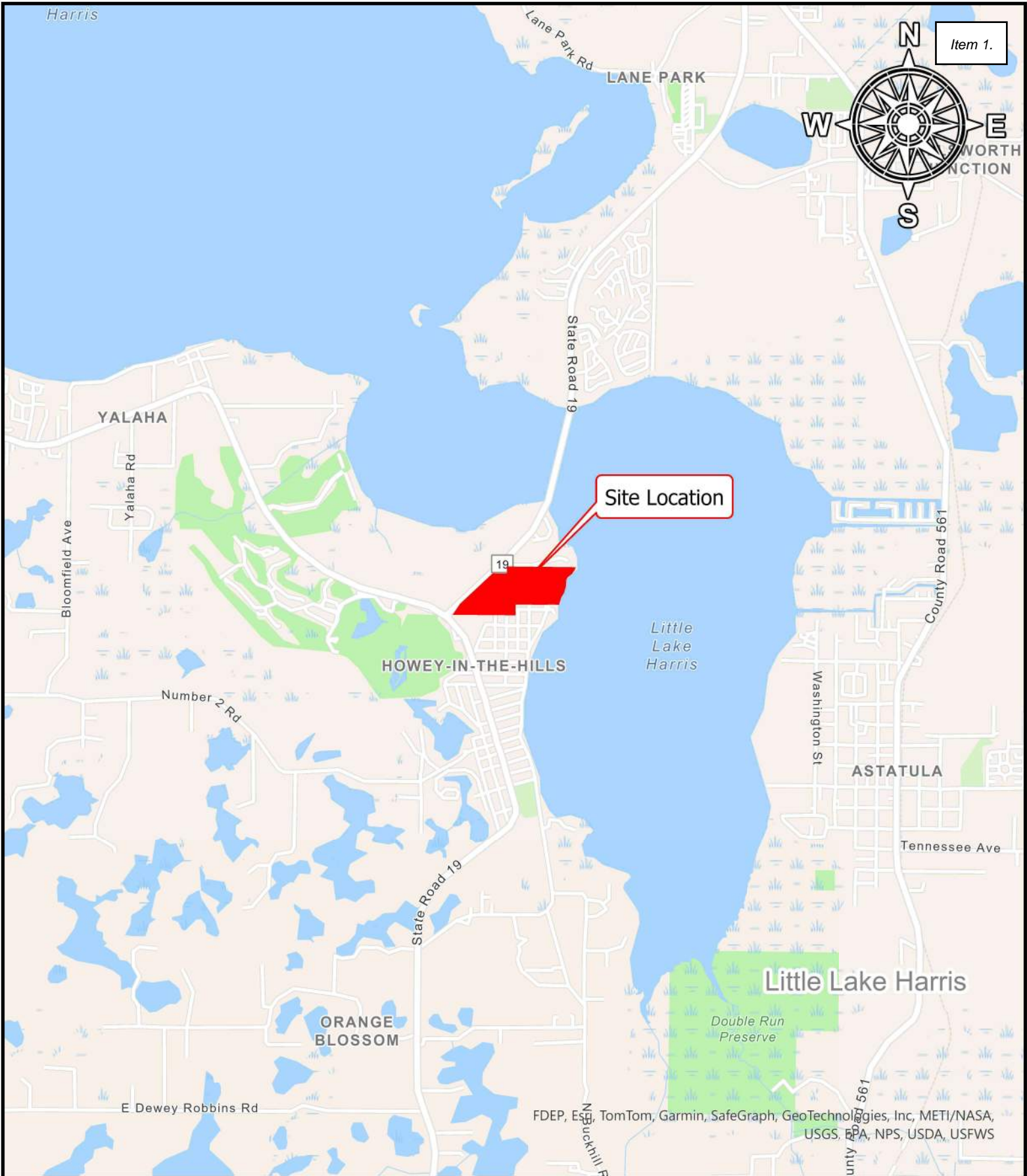
The proposed development will consist of 80-foot-wide lots with an amenity, open space areas, and stormwater ponds with pedestrian pathways and seating located around them. Onsite wetlands have been preserved with no planned impact, and appropriate buffering will be provided per SJRWMD and the Town of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



FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS



CIVIL ENGINEERING | LAND PLANNING

APPIANFL.COM • 407.960.5868

2221 LEE ROAD, SUITE 27, WINTER PARK, FLORIDA 32789

Location Map

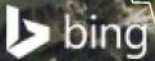
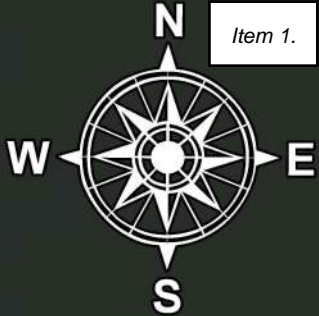
Howey-in-the-Hills, Florida

PUL-053

1" = 4,000'

Date: 8/13/2024

Item 1.



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2221 LEE ROAD, SUITE 27, WINTER PARK, FLORIDA 32789

Aerial Map

Howey-in-the-Hills, Florida

PUL-053

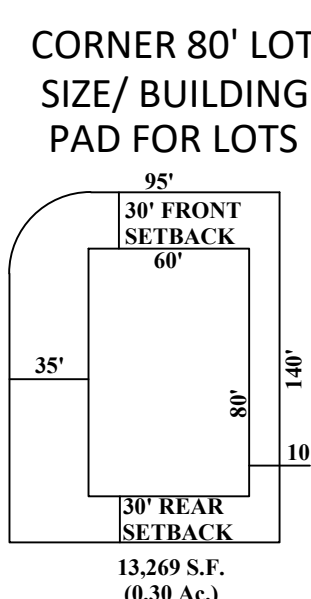
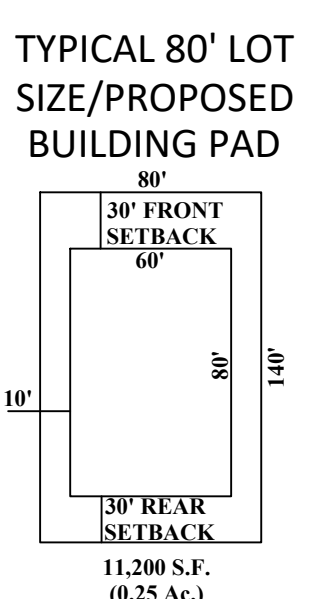
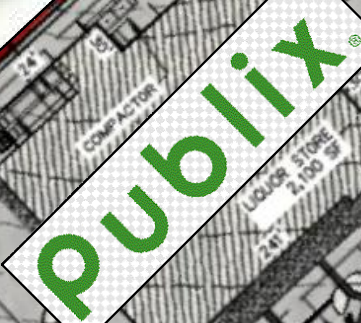
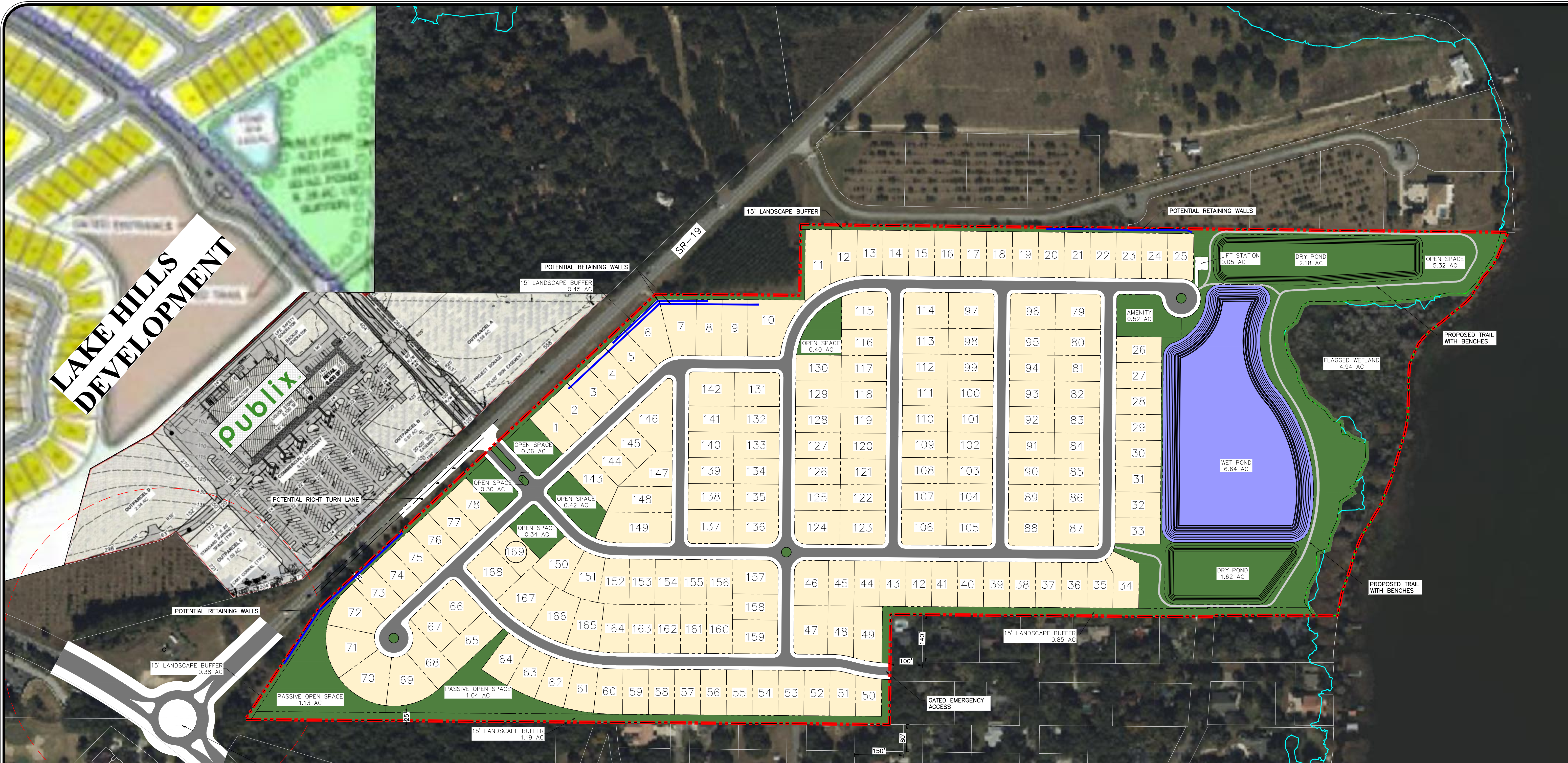
1" = 70'

10

Date: 8/13/2024

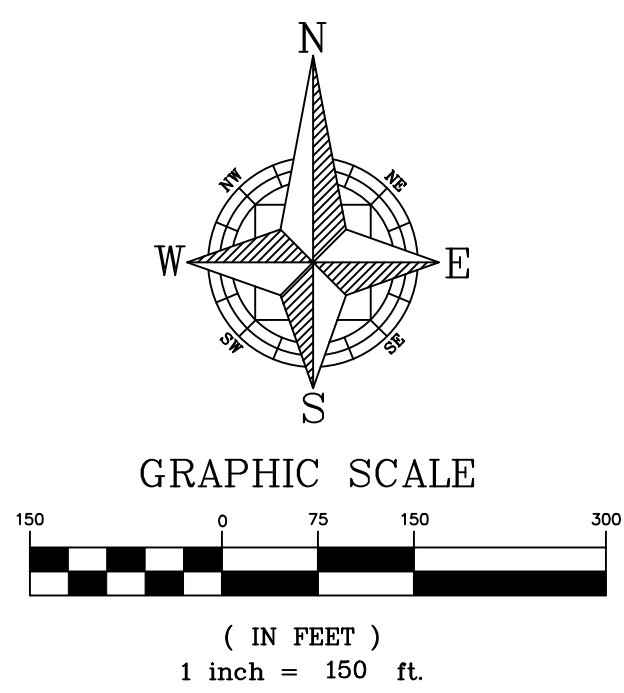
P:\PROJECT DRAWINGS\PUL-053 Thompson Grove Subdivision Drawings\CAD\Civil3D\LAYOUTS\Conceptual Plans\Conceptual Plan 4-1.dwg Modified: 10/8/2024 By: alopez Plotted By: amir.lopez

LAKE HILLS DEVELOPMENT



SITE DATA:

LCPA - PARCEL ID #:	23-20-25-0004-000-00800 (TOWN) 24-20-25-0003-000-00600 (TOWN) 24-20-25-0003-000-00601 (COUNTY)	DEVELOPMENT PROGRAM:	80'x140' LOTS 169 LOTS
PROPERTY ADDRESS:	N HAMLIN AVE HOWEY IN THE HILLS, FL 32776	ALLOWED DENSITY:	2.00 DU/AC
GROSS PROPERTY AREA:	± 89.93 AC	PROPOSED DENSITY:	± 1.99 DU/AC (169 LOTS)
WETLAND/LAKE AREA:	± 4.95 AC	OPEN SPACE REQUIRED:	± 17.00 AC (20.0%)*
NET LAND AREA:	± 84.98 AC	PROPOSED OPEN SPACE:	AMENITY ± 0.52 AC OPEN SPACE / PARK ± 9.31 AC LANDSCAPE BUFFER ± 2.87 AC WETLANDS (25% MAX) ± 4.25 AC STORMWATER POND ± 10.44 AC TOTAL ± 27.39 AC (±32.2%)
EXISTING FUTURE LAND USE:	LDR (TOWN) URBAN LOW (COUNTY)	STORMWATER POND**:	± 10.44 AC (±12.3%)
PROPOSED FUTURE LAND USE:	LDR (TOWN)	ROADWAY CENTERLINE LENGTH:	± 10,813 LF
EXISTING ZONING:	SFR (TOWN) R-1 (COUNTY)	**THE STORMWATER AREA HAS NOT BEEN EVALUATED. PRELIMINARY STORMWATER CALCULATIONS MUST BE DONE BEFORE MORE ACCURATE POND SIZING TO BE PROVIDED. ***VERIFICATION REQUIRED FOR HOWEY IN THE HILLS OPEN SPACE REQUIREMENT.	
PROPOSED ZONING:	SFR (TOWN)		
SETBACKS:	TRANSITION		
FRONT	30 ft.*		
FRONT PORCH	25 ft		
REAR	30 ft.*		
SIDE	10 ft.*		
CORNER	35 ft.		
*A VARIANCE REQUEST TO REDUCE SIDE SETBACKS FROM 20' TO 10' (20' MINIMUM BETWEEN BUILDINGS) & REQUEST TO REDUCE FRONT SETBACKS FROM 35' TO 30' WILL RUN CONCURRENT WITH RE-ZONING OF THE PROPERTY			



- LEGEND**
- PROPERTY BOUNDARY
 - - - WELLHEAD PROTECTION AREA
 - FLAGGED WETLANDS
 - - - 25' WETLAND BUFFER
 - FEMA FLOOD LINE
 - RETAINING WALLS
 - 80' LOTS

<p>CIVIL ENGINEERING LAND PLANNING</p> <p>APPIAN ENGINEERING LLC.</p> <p>APPIANFL.COM • 407.960.5868</p> <p>2231 Lee Road, Suite 27, Warner Park, Florida, 32789</p>	<p>CONCEPTUAL PLAN 4</p> <p>THOMPSON GROVE SUBDIVISION</p> <p>HOWEY-IN-THE-HILLS, FLORIDA</p>
<p>SCALE: 1" = 150'</p> <p>PROJECT: PUL-053</p> <p>SHEET: CP-4</p> <p>DATE: 10/8/2024</p>	<p>DRAWN: A. LOPEZ</p> <p>DESIGNED: L. CLASSON</p> <p>CHECKED: L. CLASSON</p> <p>DATE: 10/8/2024</p>
<p>NOT FOR CONSTRUCTION</p> <p>10/11/24</p>	

Item #. _____
REV. _____
DATE _____
DESCRIPTION _____