

## MEMORANDUM

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March 17, 2020

TO: Honorable Mayor and City Commission

VIA: Kenneth Fields, City Manager

FROM: Kathy Bangle, Assistant City Manager of Planning and Economic Development  
Prepared by Autumn Cochella, Development Services Manager

RE: Hunters Glen Master Planned Development Project (PDP) and Phase I Multifamily Apartments  
East side of US Highway 27, South of Waverly Road  
PID: 272909000000032020  
**Public Hearing**

### **SYNOPSIS**

BGE, Inc, engineer and agent for Lake Wales MFP, LLC, owner, is requesting approval for a PDP Master Planned Residential Subdivision, and Phase I Multifamily Apartments, on a total of 350.75 acres of land along the east side of US Highway 27. The southern property boundary of the project abuts the Peddler's Pond residential community.

### **BACKGROUND**

The property was annexed into the City in 2001 as "Imperial Ridge" and originally included a 40-acre industrial parcel to the north, fronting on Waverly Rd., now under separate ownership. The annexation agreement included a conceptual master plan "for possible future use of the property."

Phase I, an 81-lot single-family subdivision called Rabbit Ridge, was platted in 2007. An entrance from US 27 and a spine road (shown as Rabbit Run/Hunter's Glen Blvd. on plans) were constructed at some point to serve the development. The property has changed hands several times, as recently as 2018. In August of 2018, home builders DR Horton were granted a waiver of minimum setbacks and maximum lot coverage from the Planning Board in order to develop the 81 single-family 6,000 square-foot lots with their product. Development has not moved forward.

With the exception of Rabbit Ridge and a medical office just north of the entrance (now a separate property) no development approvals have been granted for the property.

### **Proposal**

*Master Planned Subdivision:*

The 350-acre site is irregularly shaped and scattered with wetlands. The two phases of development for the multifamily project will be proposed on 88.25 acres of land. The remaining undeveloped areas will be divided into development pods where density will be spread out, so that the total development will not exceed the maximum density allowance of 3 units per acre.

Pods/Phases:

1. Existing platted low-density residential – 35.45AC – 81 DU
2. Multifamily residential – 88.24AC – 480DU
3. Storm water lake/community focal point – 7.08AC
4. Medium density residential – 47.15AC – 86DU
5. Medium density residential/community recreation center – 25.35AC – 14DU
6. Medium density residential – 43.91AC – 84DU
7. Low density residential – 34.92AC – 130DU
8. Low density residential – 34.56AC – 133DU
9. Low density residential – 20.21AC – 44DU

**Total DU (dwelling units) proposed: 1,052**

**Total wetland: 73.04AC (acres)**

#### *Phase I Multifamily*

Phase 1 will consist of 240 apartment units. Phase 2 will consist of 240 apartment units within the same 88.25-acre tract as Phase 1 and will be permitted at a future time. A spine road second access to the site will be provided south of the existing Hunters Glen Boulevard entrance from US Highway 27 to the project.

The Future Land Use designation for the property is LDR Low Density Residential with a maximum density of 3 units per acre. The PDP process allows for greater concentrations of densities in areas within the project boundary, so long as the density allowed for the overall site is not exceeded.

A spine road second access to the site will be built south of the existing Hunter's Glen Boulevard, using the existing median opening at US Highway 27 for the primary development entrance.

Parking requirements for multifamily is calculated at 1.5 spaces per dwelling units; 773 spaces are proposed.

The proposed Phase 1 multifamily apartment buildings will consist of ten 3-story buildings, at 8 units per floor for a total of 24 dwelling units per building. Three building types are provided in the Phase 1 development. Building Type A has a building footprint area of approximately 9,600 square feet, Building Type B has a building footprint area of

approximately 8,800 square feet, and Building Type C has a building footprint area of approximately 8,200 square feet.

Improvements include asphalt paved road and parking areas, potable water distribution system, sanitary sewer, stormwater management system, landscape, hardscape, and irrigation. A pool and clubhouse, neighborhood parks, and mini parks are proposed as amenities for the development.

### **PDP Approval Process**

A PDP is a special exception use permit that requires a recommendation by the Planning & Zoning Board and approval by City Commission. Waivers of dimensional requirements can be granted with certain limitations and conditions.

Section 23-224 of the zoning regulations sets forth the PDP approval process and sec. 23-441 through 443 set forth standards and guidelines for residential PDPs.

The PDP process is “intended to promote high quality site design” and “allows flexibility in project layout and relief from standard subdivision grids in order to preserve natural features of the land, maximize common open space and landscaping, and create vital neighborhoods.”

Following approval of the preliminary plans by City Commission, a site development application (engineering plans) can be submitted, and upon approval (administrative) and receipt of all outside agency permits, construction of site improvements can be commenced. Phased construction can be approved under the site development permit.

### **RECOMMENDATION**

At a regular meeting on February 25<sup>th</sup>, 2020, the Planning and Zoning Board unanimously voted to recommend approval to City Commission of the plan, including the following Waivers of Strict Compliance listed below:

- Waiver of strict compliance granted for housing type to allow multifamily land use within the R-1A Residential /LDR designated zoning within the Hunter’s Glen PDP (Sec. 23-224)
- Waiver of strict compliance granted to allow parking to be located along the access drives A, B, C, D, and E. (Sec. 23-306.2.a.2).
- Waiver of strict compliance granted to allow 25-foot high light poles for access drive and parking safety where a 14-foot maximum height is required by code (see Article III) – light poles over 14 feet in height must have full dark sky compliant head casings; light poles 14 feet or below in height must have partial dark sky compliant head casings.

*Approved plan:*

Planned Development Project Land Use Plan/Multifamily Site Plan for Multifamily Pod 2  
Phase 1, Hunters Glen, Prepared by BGE, Inc., and Dated November 27, 2019

**OPTIONS**

Following the public hearing, the City Commission can approve the application with or without conditions, approve with modified conditions, deny with specific reasons with reference to the land development regulations. The Commission could also table the application for further discussion or revisions.

**ATTACHMENTS**

Approved plan