

MEMORANDUM

DATE: March 16, 2021

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, City Manager

FROM: Mark J. Bennett, Development Services Director
Autumn Cochella, Development Services Manager

SUBJECT: Leoma's Landing Planned Development Project (PDP) Modification
Public Notice is required – notice requirements have been met

SYNOPSIS: *JSK Consulting, agent for Leoma's Landing LLC, the approval of City Commission for a modification of the Leoma's Landing Planned Development Project (PDP) modification.*

RECOMMENDATION

Staff recommends approval of the modification of the Leoma's Landing Planned Development Project.

At a regular meeting on February 23, 2021, the Planning and Zoning Board made a unanimous recommendation of approval to City Commission.

BACKGROUND

The 94-acre site is located on the north side of Chalet Suzanne Road, just opposite Carlsberg Estates and east of the Preserve Apartments, and west of Dinner Lake Shores subdivision. It is currently vacant, unimproved property formerly used as cattle range.

The original PDP was approved in 2005 depicting 256 townhomes and 139 single-family homes. In 2014, the approved plan was modified to replace the townhomes with 281 single-family homes. The plan has received multiple extensions of time on approval at the request of the owner, as recently as 2019.

In February of 2020, the project entered into the Site Development process by submitting detailed engineering plans. As of July of 2020, the project has approved site construction plans to begin developing Phase I.

Following Site Development plan approval, the owners began discussions with a specific homebuilder. As a result of those discussions, and in direct response to current industry and market demands, the applicant has decided to modify the plan once more in order to offer a wider variety of single-family products. The modifications to the plan affect future phases only.

Project Description and Proposal

Leoma's Landing is designed to preserve and highlight two natural wetland areas. The wetland area to the north is visible from the roadway, surrounded by open space and protected by an adjacent storm water pond. The wetland area to the south is also protected by an adjacent storm water pond and is accessible via a proposed scenic active recreation trail. Additionally, another scenic active recreation trail is proposed along the east border of the community.

Density and Open Space

The maximum density of dwelling units in the MDR land use category is 6 units per gross acre; therefore, this 94-acre site could support a maximum of 564 dwelling units while still being compliant with the Comprehensive Plan. However, approximately 42% of the overall development will be preserved as open space (52.9 acres). The number of dwelling units proposed in the modified plan is still significantly lower than the maximum allowed, at 335 homes – an increase of 55 dwelling units from the originally approved plan. This creates a project density of 3.57 units per acre.

Building Setbacks

Front: 15 feet; garages must be setback a minimum of 25 feet in order to comply with residential driveway length requirements

Side: 5 feet; no obstructions will be permitted in the side-yard (AC systems, pumps, and other mechanical equipment).

45' and 55' wide lots may have fencing in the side-yard, setback 15 feet from the front plane of the home.

40' and 50' wide lots may have fencing 15 feet in front of the rear plane of the home, which pushes the fence toward the rear of the lot and leaving the majority of the side yard open.

Rear: 10 feet

Streets, Sidewalks, & Parking

The proposed PDP modification plan depicts a greenway boulevard section connecting Chalet Suzanne and C.F. Kinney. The greenway section meets the City's requirements for a minor collector roadway with 66' of right-of-way.

Five-foot sidewalks are depicted on both sides of the greenway section. Other internal local streets depict five-foot sidewalks on one side of the roadway section. In addition, a six-foot external sidewalk is depicted along the frontage of Chalet Suzanne Road. This proposed sidewalk will meander along our Landscape Buffer. It will serve as part of the Active Recreation Trail as well as the County's sidewalk along Chalet Suzanne Road.

In accordance with Polk County requirements, the proposed PDP modification plan depicts ten feet of right-of-way dedication along the frontage of Chalet Suzanne Road. The approved roadway improvement plan depicts the construction of new dedicated right-hand and left-hand turn lanes. In addition, the approved roadway improvement plan also depicts the construction of a new dedicated left hand turn into the existing development to the South.

The PDP modification plan provides for driveways which allow for at least one car and a second car in the garage. This design provides at least 2 spaces per lot which is consistent with the City's requirements.

Traffic Study

An updated Major Traffic Study was completed and certified for the project in January of 2021 by Stantec. The purpose of the report is to document the transportation impacts for the proposed development. According to the study, two separate elements of the analysis were completed – concurrency analysis, and operational analysis. The concurrency analysis determines the project impacts during the PM peak hour of adjacent street traffic. The operational analysis analyzes the access point of the site.

The resulting PM peak hour of adjacent street indicates that the project will generate 338 PM peak hour trips (213 inbound and 125 outbound). It was also determined that no roadway segments within the study area exceeds the adopted LOS (level-of-service) standard under total traffic conditions.

In conclusion, the traffic study reported that no transportation improvements will be required in order to accommodate future traffic.

Landscaping, Tree Removal, & Buffers

The width of the proposed landscape buffer along Chalet Suzanne Road averages 35' with a minimum width of 20'. The plan depicts a continuous wall along the back of the landscape buffer with landscaping in front of the wall. In addition, a wall along the entrance road is proposed as part of the PDP modification. Specifically, the internal wall is proposed along the lots backing up to the entrance road.

The site does not currently have many existing trees. The proposed PDP modification site plan identifies existing Oak Tree Clusters to remain.

Community Standard Highlights

Metro Development has a proven track record for creating quality communities. By implementing engineering standards, strict monotony controls and builder design guidelines they are an industry leader. Specific Community Standards planned for this development include the following:

Community Architectural Review Board (ARB)

Monotony Controls (the City also has anti-monotony standards)

Restrict Against Use of Plywood, Vinyl, Aluminum Materials for Exterior Surfaces

Restrictions on Types of Residential Fencing Allowed

Requirement for Minimum Residential Landscape Package

Greenway Boulevard Landscaping

Decorative Street Lighting with Potential Solar Power for Energy Conservation

100-Year Flood Plain

The site is comprised of Zone X and Zone AE Areas per FEMA Insurance Rate. The approved Southwest Florida Water Management District Environmental Resource Permit depicts compensating storage for encroachments into the existing floodplain areas.

Approved Waiver Request

In order to protect the wetlands, provide for recreational opportunities and develop a quality, marketable, environmentally friendly community, the applicant proposed the following waiver of strict compliance:

- A reduction in minimum lot size, street frontage and lot width to allow for a mix of 40', 50' and 55' lots.

Code References and Review Criteria

Specific sections of the Land Development Regulations applicable to a PDP are:

- Review Process for subdivisions/PDPs: Section 23-223 and 224
- General standards and requirements for PDPs: Section 23-441-2
- Residential PDP design standards and design guidelines: Section 23-443
- General Development Regulations for Land Development: Article III, Div. 1.
(Waivers from standards in this section are requested)

Abutting land uses:

North – groves and scattered single-family houses

East – Dinner Lake Shores single-family subdivision

South – Carlsberg Estates and vacant land

West – Former railroad right-of-way, City's Fire Station #2 and The Preserve Apartments

Staff Comments and Findings

- The plan meets the Residential PDP standards found in Section 23-442.
- The use is compatible with the intentions of Policy 2.12: Medium Density Residential (MDR) of the City's Comprehensive Plan.
- The site is located within the City of Lake Wales utility service area.
- The Development Review Committee (DRC) reviewed the project on December 3, 2020 and had no comments or concerns at that time.
- Phase I of the project has not been modified and has Site Development approval to commence work following a pre-construction meeting with City staff.
- Staff communicated to the applicant on December 4, 2020 that a street trees plan will be required for approval by Development Services staff prior to final plat approval.

OTHER OPTIONS

Decline to approve the modification of the PDP.

FISCAL IMPACT

Approval of the PDP Modification would enable the development of this property and the potential increase in property value.

ATTACHMENTS

Aerial of project area

Project Site Plan

Leoma's Landing PowerPoint Presentation