

MEMORANDUM

DATE: June 15, 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: Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval for a Residential Planned Development Project (PDP)
PID: 283006000000012010; 012040; 012060
283006000000014010; 014040; 014060
"80 Acres Lake Wales"
PUBLIC HEARING requirements have been met

SYNOPSIS: *Quigg Engineering, agent for CG Citrus, owner, is requesting approval by City Commission, of a 349-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on 80 acres of land east of Buck Moore Road and north of Sunset Drive*

RECOMMENDATION

Approval of a 349-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP, with conditions of approval recommended by the Planning and Zoning Board at a regular meeting on May 25, 2021.

BACKGROUND

General:

The 80-acre vacant grove land is located at the northeast corner of Buck Moore Road and Sunset Drive, just north of Sunset Pointe Subdivision. The site also abuts the recently-approved Buck Moore Development residential subdivision to the north.

The proposed 349-lot single-family subdivision is designed as a Planned Development Project in three phases, including requested Waivers of Strict Compliance and elevated design standards.

Maximum density on the site is calculated at 5 units per gross acre under the updated Comprehensive Plan for LDR Low-Density Residential; a density of 4.4 dwelling units per acre is proposed.

Lot sizes range from just over 5,600 square feet, to 7,800 square feet, with widths ranging from 40-feet-wide to 60-feet-wide. Lots that abut Buck Moore Road are designed larger in order to achieve compatibility with the surrounding area, with the smaller lots shown interior to the development.

Roadways & Access:

Access to the site is shown from Buck Moore Road, with a secondary entrance from Sunset Drive. An access permit for both Buck Moore Road and Sunset Drive must be obtained from Polk County, as both are County Roads. Any off-site or intersection improvement requirements will be determined by the permitting agency.

A stub out is shown which will create a cross-connection with the subdivision approved to the north. All roadways within the development will be built at 24 feet wide with curbing built to City standards.

Buck Moore Road is classified as an Urban Collector per the Polk Transportation Planning Organization 2020 Roadway Network Database. Currently, this roadway has an estimated Annual Average Daily Traffic of 9,200 trips, with 406 peak hour trips northbound and 422 southbound. The level of service standard of this roadway is LOS "C" with a maximum of 792 peak hour trips, and currently operates at LOS "B".

Transportation data for Sunset Drive, a County Road, is not available.

Traffic Generation for 80 Acres:

Projected Average Daily Trips: 2,726

PM Peak Hour Trips: 353

Landscaping and Buffering:

The landscape plan provided exceeds the standards within the City's Landscape Code. Perimeter buffer trees are spaced at one shade tree per 30 linear feet, where one per 50 linear feet is required by code. Additionally, a street tree plan is provided with one street tree per lot throughout the development.

The Buck Moore Road perimeter landscape buffer is designed with an alternating aluminum rail fence and masonry stucco wall with landscaping. The Sunset Drive buffer

is a landscaped split rail fence. Flexibility in the buffer design is requested, in the event that a landscaped berm is desired and is more cost feasible.

Residential tree density requirements will be enforced at building permit issuance, pursuant to section 23-307.2.a.3: *a minimum of two, two-inch caliper shade trees, minimum of eight feet at planting.*

Recreation:

A large, 3.23-acre centralized neighborhood park with a pool and bathhouse, and walking trails. The western mini-park will have children's playground equipment, and the eastern mini-park will have playground equipment as well as large and small dog parks.

Required neighborhood park space: 1.31 acres

Provided neighborhood park space: 3.23 acres

Required mini-park space: .22 acres

Provided mini-park space: 1.45 acres

Waivers of Strict Compliance:

The Planning and Zoning Board recommended approval of the applicant's requested Waivers of Strict Compliance from certain dimensional and area standards in the R-1A zoning district:

- 1.) Minimum lot area: 5,600 SF is requested where 12,000 SF is required by code.
- 2.) Minimum lot width at building line: 40 feet wide is requested where 85 feet wide is required by code.
- 3.) Front building setback: 20 feet is requested where 30 feet is required by code.
- 4.) Corner lot front/Functional side yard building setback: 15 feet is requested where 30 feet is required by code.
- 5.) Side building setback: 5 feet is requested where 10 feet is required by code.
- 6.) Rear setback: 10 feet is requested where 20 feet is required by code.
- 7.) Maximum lot coverage: 70% coverage is requested where 40% is required by code.

Proposed Superior Design Standards:

In exchange for the consideration of the above-mentioned Waivers of Strict Compliance requested, the applicant proposes the following elevated design elements in order to demonstrate a superior product:

1. The installation of sidewalks on both sides on interior streets (only one side is required by code).

2. Enhanced recreational amenities including a neighborhood pool and bathhouse, playground equipment, walking trails, and small and large dog park areas.
3. A fuller perimeter landscape buffer to include a tree per every 30 linear feet where only one per 50 linear feet is required.
4. Street trees throughout the development.
5. Decorative, dark sky friendly street lighting to minimize glare and reduce light pollution. Street lighting design/type to be approved by the City, and maintained by the HOA.
6. Staggered front building setbacks at a minimum of two feet difference between adjacent lots.
7. A required minimum front setback for garages at 25 feet.
8. Garages will be a minimum of 400 square feet.

Staff Comments and Findings:

1. The Plan meets the Residential PDP standards found in Section 23-443.
 - a. 23-443.1.a. Density does not exceed the maximum allowed.
 - b. 23-443.1.b. Open space makes up a minimum of twenty percent of the site.
 - c. 23-443.2.a. Development is not isolated from the surrounding area and provides recreational connectivity beyond the project boundary.
 - d. 23-443.2.b. Parks and open space areas are designed as focal points.
2. The use is compatible with the intentions of Policy 2.11: Low Density Residential of the City's Comprehensive Plan.
3. This site is located within the City's utility service area and will connect to municipal water and sewer.
4. The proposed plan demonstrates design elements that are superior to the requirements of a standard subdivision.

The Planning and Zoning Board recommends the following conditions of approval:

- a. Fences must be setback a minimum of 15 feet behind the front building expression line.
- b. Tract F shall be made available for additional right of way for possible future intersection improvements if needed.

OTHER OPTIONS

Decline to approve the preliminary subdivision plat and PDP.

FISCAL IMPACT

Approval of the preliminary plat and PDP would enable the development of this property and the potential increase in property value. Specifically, estimating an average of

\$175,000 in taxable value per unit, it could potentially result in over \$61 million in taxable value, and generate \$415,151 in ad valorem taxes.

*Adjusted values for potential homesteaded properties have not been factored into this estimate.

ATTACHMENTS

Plan: 80 Acres Lake Wales, signed April 21, 2021, prepared by Quigg Engineering, LLC