

## MEMORANDUM

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November 10, 2014

**TO:** Honorable Mayor and City Commissioners

**VIA:** Kenneth Fields, City Manager

**FROM:** Margaret Swanson, Director of Planning and Development  
Kathy Bangley, Assistant Director of Planning and Development

**RE:** PDP Master Plan - amendment  
Preliminary Residential PDP Plan, Multi-family “Pod 2” phase 1 – Public Hearing  
Hunter’s Glen, BlockSouth Properties LLC

**SYNOPSIS:** The request is for approval of an amended Master Plan for Hunter’s Glen, a 350-acre residential planned development project (PDP) and preliminary PDP plan for “Pod 2” phase 1, consisting of 240 units of a 480-unit multi-family complex on 93 acres. Hunter’s Glen is located on the east side of US Highway 27 and south of Waverly Road.

### RECOMMENDATION

The Planning Board held a public hearing on the request October 28, 2014. The Board voted unanimously to recommend approval with conditions of the Master Plan and preliminary PDP plan for phase 1 of “Pod 2” as shown on “Hunter’s Glen, Planned Development Project, Land Use Plan/Multi-Family Site Plan” dated 10.15.2014 by Professional Design Associates, Inc.

Note: Approval of a “preliminary PDP plan” allows the project to move forward to staff review of engineering/construction plans. No further board approvals are required unless major changes are requested. The Master Plan must be updated with the approval of each phase.

A public hearing is required. Public notice requirements have been met.

### 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 945 dwelling units on about 350 acres. Housing types proposed were primarily single-family, with some patio homes and 360 multi-family units to be located on the south side of the entrance from US 27.

Pod 1, 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 earlier in the decade. The property has changed hands several times in recent years.

Two or three conceptual plans were reviewed by staff, but the developers did not proceed with them given the economic downturn. 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.

The preferred alignment for the extension of the Central Polk Parkway crosses US 27 just north of Pedaler's Pond mobile home park and continues eastward through the Hunter's Glen Property before veering north near its intersection with the Scenic Highway. (See Transportation map in packet.)

It is likely that the interchange for US 27 and the Parkway will be south of the entrance to Hunter's Glen and that the Parkway will impact future development of this property southward of Hunter's Glen Blvd.

### **Master Plan**

The 350-acre property is a difficult site. Highly irregular in shape, the property has frontage on only one road, US 27. There is no median cut in US 27 at the existing entrance. Much of the property is located in the 100-year floodplain, according to FEMA maps, although the applicant has stated that the floodplain actually covers significantly less area, based on site elevation data.

There are also numerous wetlands, many of them on the National Wetlands Inventory (NWI) requiring preservation.

The proposed master plan shows nine (9) pods (phases) of residential development. The proposal is to develop a variety of housing styles without exceeding the maximum of 3 units per acre allowed in the LDR – Low Density Residential land use designation. The maximum gross density is 1,038 dwelling units (346.13 x 3 du/ac). The site includes 3.75 acres of open water that cannot be included in the density calculation.

The property is zoned R-1A for single-family development; however, a variety of housing types can be approved under the PDP process.

#### Pods/Phases:

- 1 – Existing low density residential – 30.03 acres (81 single-family lots)
- 2 – Multi-family residential – 93.04 acres (480 multi-family units)
- 3 – Medium density residential – 6.97 acres
- 4 – Medium density residential – 44.89 acres
- 5 – Community recreation center – 26.48 acres
- 6 – Medium density residential – 37.10 acres
- 7 – Low density residential – 31.48 acres
- 8 – Low density residential 39.14 acres
- 9 – Low density residential 14.91 acres

The multi-family units (Pod 2) and houses on the existing platted lots (Pod 1) will constitute 53% of the density allowed in the development.

A development schedule for the remaining pods/phases has not been established. Each phase will need to come through an approval process with the City.

*Frontage and road access:*

The property has minimal frontage along US Highway 27. Hunter's Glen Blvd. provides access to the 81 platted lots in pod1 and will also provide primary access to pod 2. This roadway has been unused since 2007 and will need some rehabilitation.

The applicant is asking for a waiver of the requirement for a secondary entrance for a development over 50 units. They are proposing to provide an emergency entrance and roadway that will be converted to a permanent, full access roadway with construction of the second phase of the multi-family project. There is a median cut in US 27 opposite the proposed second entrance, but not at the existing entrance.

*Wetlands:* On the site are 93.1 acres of wetlands, distributed across seven of the nine development pods. Pod 2 (multi-family) has 41.6 percent of the site's wetland area within its boundary.

*Floodplain:* Portions of the site are in the FEMA 100-year flood plain. The applicant proposes an application to FEMA to adjust the flood-plain boundaries based on elevation data.

A condition of approval is recommended to elevate all of the access roads and parking spaces for the apartments above the base flood elevation for the FEMA floodplain. City code requires that structures be constructed one foot above the base flood elevation.

**Multi-family "Pod 2" phase 1**

Pod 2 is 93 acres located north of Hunter's Glen Blvd. The applicant is proposing 480 units in twenty (20) three-story walk-up buildings and is seeking approval for the first phase, 240 units (buildings 1 thru 10) at this time.

*Layout:* Pod 2 surrounds a large wetland area, with Phase 1 on its western side. A temporary *cul-de-sac* will be constructed at the terminus of the road for Phase 1. This will be well lit and landscaped. When phase 2 is constructed, the *cul-de-sac* will be removed and the road will continue through Phase 2 to Hunter's Glen Blvd.

*Recreation and open space:* Recreation areas are provided throughout the site. Almost 30 acres of park, open space, and recreation area is proposed for all of Pod 2, with over 11 of those acres located in Phase 1. The minimum requirement for neighborhood and mini parks is 2.5 acres for 480 units. The minimum open space in a residential PDP is 15%. Multi-family development allows for much more common open space than single-family development.

A clubhouse with pool and tot lot area is proposed in phase 1 of Pod 2. There is an extensive sidewalk system throughout the development. A pedestrian trail is also proposed to provide additional recreation opportunities for residents. Final park amenities and layouts will be done with the final landscaping plan approval during the construction phase.

*Parking:* Proposed are 395 parking spaces, 35 above the 360 spaces required for phase 1. This includes ADA spaces that will be distributed throughout the development with a minimum of one ADA space per building.

***Conditions as recommended by the Planning Board:***

**Master Plan**

1. Allow for a mix of housing styles throughout the development as allowable through the PDP process as long as the overall density maximum of 3 units per acre in the LDR low-density residential designation is not exceeded. Specifically the overall development will not exceed 1,038 units on the 350 acres. Pod 2 will not exceed 480 units.
2. All access drives, roadways, and parking areas will be elevated to or above the Federal Emergency Management (FEMA) base flood elevation.

**Phase 1, Pod 2 (240 multi-family units)**

The following waivers are granted:

1. Allow parking to back into the access roads. (Sec. 23-306.2.a.2)
2. Allow for twenty-five (25) foot light poles for access drive and parking safety. (Sec. 23-303.12)
3. Allow the secondary access to be emergency vehicle only for phase 1 of Pod 2. A full secondary access is required for any construction beyond Pod 1 (81 houses) and Pod 2, Phase 1 (240 multi-family units). (Sec. 23-303.4)
4. Allow for the delay of construction of the required sidewalk along the main boulevard until realignment takes place. (Sec. 23-303.9)
5. Roads within the development are to be private. (Sec. 23-303.14)

The Board also recommended that the storm water system for Phase 1, Pod 2 be designed for the 25-year storm event if the site is an open basin and for the 100-year storm event if the site is a closed basin, and as required by the Southwest Florida Water Management District (SWFWMD).

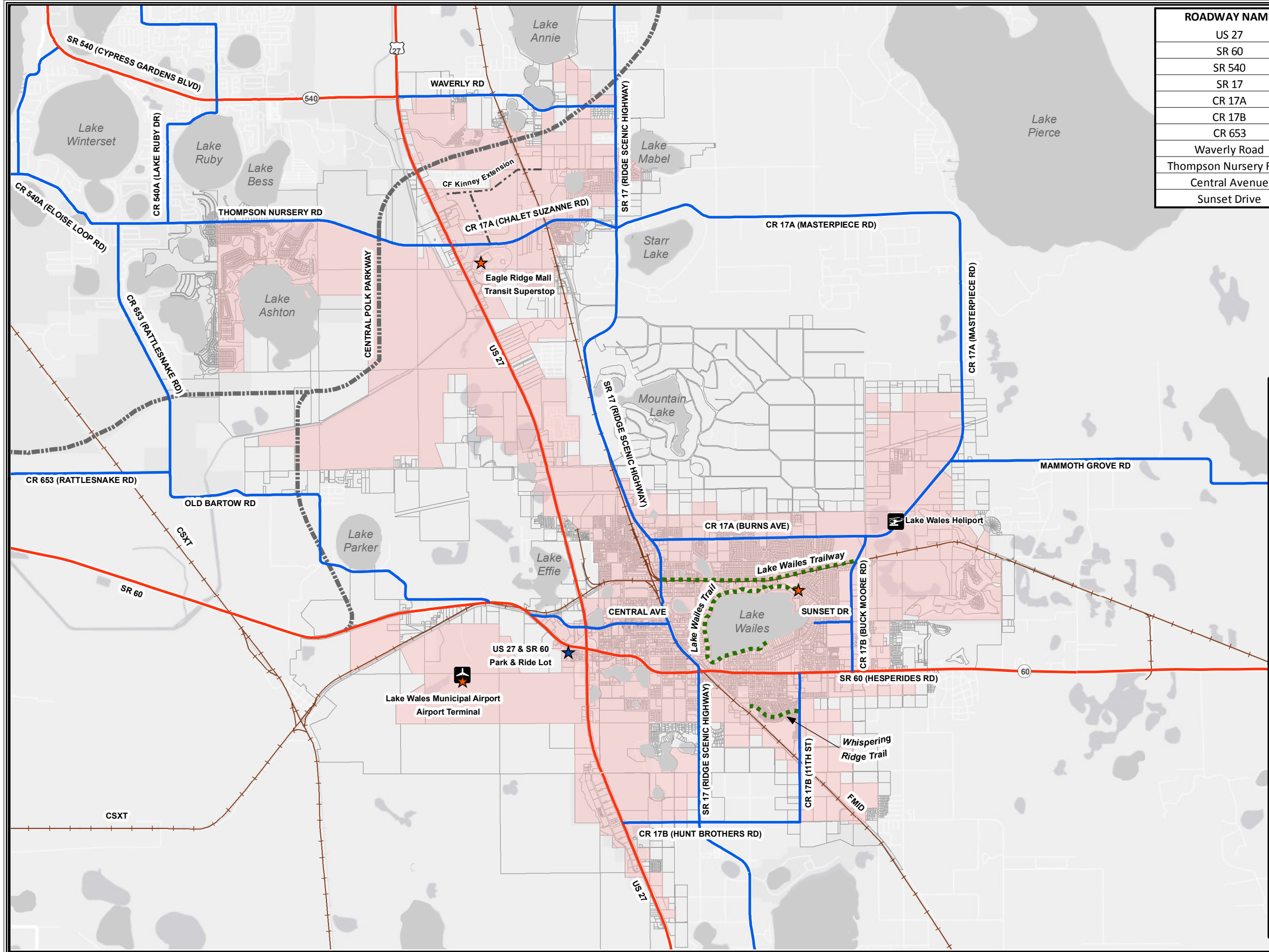
**OTHER OPTIONS**

Conditions of approval may be modified. The City Commission can deny a PDP plan with specific reference to the land development regulations.

**ATTACHMENTS**


- “Hunter’s Glen, Planned Development Project, Land Use Plan/Multi-Family Site Plan” dated 10.15.2014 by Professional Design Associates, Inc. (paper copy only)
- Transportation map showing proposed conceptual alignment of Central Polk Parkway Extension.

ROADWAY NAME	CLASSIFICATION	OWNER
US 27	Principal Arterial	FDOT
SR 60	Principal Arterial	FDOT
SR 540	Minor Arterial	FDOT
SR 17	Urban Collector	FDOT
CR 17A	Urban Collector	Polk County
CR 17B	Urban Collector	Polk County
CR 653	Urban Collector	Polk County
Waverly Road	Urban Collector	Polk County
Thompson Nursery Road	Urban Collector	Polk County
Central Avenue	Major Collector	Lake Wales
Sunset Drive	Major Collector	Lake Wales



**TRANSPORTATION ELEMENT**

**Map 6**  
**City of Lake Wales**  
**Comprehensive Plan**  
**Polk County, Florida**

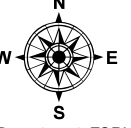


- Arterial Roadways
- Collector Roadways
- Future Central Polk Parkway (CPP)
- Future CF Kinney Road Extension
- Existing Trails
- Railway
- Property Parcels
- City Limits
- AIRPORT
- HELIPORT

**2035 Intermodal Facilities**

- Existing
- Planned

0 0.5 1  
Miles



Data Sources: City of Lake Wales Planning Department, ESRI, Polk County, Polk PA, FDOT, FGDL, SWFWMD  
This map is intended for general mapping purposes only and is not a survey. The City of Lake Wales shall be held harmless for inappropriate or unintended uses of the information.  
The City's owned and maintained minor collector and local roads (not shown) are designated by ordinance.

Date: 4/30/2014