
**HILLS OF MINNEOLA PUD
DEVELOPMENT STANDARDS**

Minneola, Florida

**As Approved at the
City Council Hearing on
_____, 2015**

Exhibit "B"

**Hills of Minneola PUD
DEVELOPMENT STANDARDS**

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Design Overview

Vision Statement: The Hills of Minneola will be a healthy, active, and appealing mixed use community where families are raised; children can walk to schools and to their grandparents' homes; adults can live near their jobs; and all segments of the community can live, work, shop and play together.

The Hills of Minneola will offer a variety of residential unit types in a market-responsive range of prices, providing a diversity of ownership and rental opportunities. An employment center will serve the community and the region, and will include office, commercial and light industrial uses. Supporting the community will be civic and public uses such as local government offices, public safety facilities, utilities, schools, open space, parks and recreation uses. Tying the community together will be a system of pedestrian and bicycle lanes, paths and trails. A village center will serve as a focal point for the community and adjacent area with retail, service, office, civic and residential uses located within easy walking distance of each other, sometimes sharing buildings in a true mixed use configuration. As a true village center, it will also provide places for public events.

All components of the community will be subject to development and design standards to establish comfortable, active and attractive residential neighborhoods, an employment center similar in appearance to campus styled research parks and a town center with the character, vitality and appeal of a model hometown.

The initial development standards defined here will establish the guiding framework for the community

Maintenance of the community will be controlled through local codes and a series of property owner associations and/or governing boards.

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Hills of Minneola PUD/~~DRI~~ DEVELOPMENT STANDARDS

1. **Master Conceptual** Development Plan *(See Attachment 1)*

The **Master Conceptual** Development Plan for Hills of Minneola is attached: *(see Attachment 1)*. Land uses and approximate acreages for each use are as follows:

Use	Acres
Residential	1,356.6
Village Center	20.6
Employment Center	271.1
Neighborhood Center	6.7
Public	78.1
Right of Way (major roads)	81.4
Preserved Wetlands	18.3
Total	1,832.8

Notes:

- (1) Residential uses include a variety of single-family and multi-family dwelling units, assisting living facilities, support recreation/park uses, civic/institutional/church uses and temporary sales office.
- (2) Village Center includes retail, office, residential, movie theater, hotel, and municipal office/civic uses.
- (3) Employment Center includes office, industrial/research park, hotel, hospitals, retail, movie theatre, and municipal office/civic uses. Residential uses are also allowed to promote easy pedestrian access from home to work, shopping, ~~hospitals~~, and civic uses.
- (4) Neighborhood Center includes retail, office and civic uses.
- (5) Recreation/park uses may include village greens, tot lots, linear parks, playfields, tennis golf and passive recreation areas.
- (6) Cemeteries and mortuaries shall be permitted uses within the community subject to design standards.
- (7) Public parcels are intended as combination schools/park sites. The sites are preliminary and may be reconfigured or relocated to meet School Board location criteria; such changes will be documented through the City's PUD approval process.
- (8) Communication towers are allowed subject to setback requirements specified in the PUD Development Standards.
- (9) Public and commercial athletic/recreation facilities shall be a permitted civic use within the community. Locations for civic uses to be determined through local approvals.

2. Development Program by Phase

Use	Phase 1 (2010 - 2020)	Phase 2 (2020 -2025)	Phase 3 (2025 - 2030)	Phase 4 (2030-2035)	Phase 5 (2035-2040)	Total
Residential	822 du	950 du	750 du	750 du	699 du	3,971 du
Retail/Service	25,000 <small>sf GLA</small>	265,000 <small>sf GLA</small>	300,000 <small>sf GLA</small>	300,000 <small>sf GLA</small>	--	890,000 <small>sf GLA</small>
Office	25,000 <small>sf GLA</small>	225,000 <small>sf GLA</small>	300,000 <small>sf GLA</small>	300,000 <small>sf GLA</small>	--	850,000 <small>sf GLA</small>
Industrial/Research	10,000 <small>sf GLA</small>	--	1,265,000 <small>sf GLA</small>	125,000 <small>sf GLA</small>	--	1,400,000 <small>sf GLA</small>
Park						
K-8 School	--	--	1,200 students*	--	--	1,200 students
High School	1,800 students*	--	--	--	--	1,800 students
Institutional	5,000 sf	17,000 sf	--	--	--	496,163 sf**

* Types of schools, timing of construction, and number of students to be determined with the City and Lake County Public Schools.

** Includes the square footage for the K-8 and high school facilities.

GLA - Gross Leasable Area

Note: Turnpike Interchange construction to occur in Phase 1.

The phase dates shown are estimated and are not intended to be binding. The ability to proceed with each phase will be controlled by the results of transportation analyses to be conducted prior to the commencement of each phase. The development program shown for each phase is proposed, and the actual development per phase may be less or more due to market demands, provided the total development program does not exceed the approved maximum.

The program may be adjusted through the use of a Transportation Equivalency Matrix (*see Attachment 2*), which will enable one use to be converted to another with no increase in traffic impacts. The matrix is based on trip generation rates in the latest edition of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE). The matrix may not be used to eliminate the mix of uses in the community; the following maximum and minimum amounts shall apply to the use of the conversion matrix to ensure that no single use becomes prevalent and no use is totally eliminated without further action by the City:

Use	Approved Program	Maximum Allowed	Minimum Allowed
Residential	3,971 du	4,170 du	2,000
Retail/Service	890,000 sf GLA	934,500 <u>sf GLA</u>	250,000
Office	850,000 sf GLA	892,500 <u>sf GLA</u>	350,000
Industrial/Research	1,400,000 sf GLA	1,470,000 <u>sf GLA</u>	3,772 du
Park			845,500,000
Institutional	496,163 sf	520,971 sf	10,000 sf GLA
			807,500 sf GLA
			1,330,000 sf GLA
			471,355sf

All densities and intensities must be consistent with those allowed by the City's Comprehensive Plan. Use of the Transportation Equivalency Matrix is not intended, and may not be used, to exceed allowable densities and intensities.

3. **Residential Densities**

a. Allowed by Comprehensive Plan

A total of 4,487 residential units would be allowed, based on land use categories and densities in the City’s Comprehensive Plan. Fewer units (3,971) are proposed:

Land Use Category	Allowable Density	Acres	Allowable Units	Proposed Units
Low Density	2	610.0	1,220	1,041
Medium Density	3	403.8	1,211	1,067
High Density	6	342.8	2,056	1,863
Total	3.01	1,356.6	4,487	3,971
Proposed Density 2.93 du/acre (Total Proposed Units/Total Res. Acres)				

b. Parks/Recreation/Open Space

Parks/Recreation/Open Space of approximately 366.6 acres will be provided. The open space area will protect upland habitat, provide mitigation of limited habitat impacts, provide ~~area~~areas for open space, passive and active recreation, and community gathering, and serve as a visual buffer. Stormwater management facilities will be allowed within the open space areas ~~provided they are designed as amenities.~~ Portions of the open space area may be deeded to the public or non-profit agencies. Conservation easements may be applied to portions of the open space area as may be required through the environmental permitting process. The open space area subject to conservation easements will meet the requirements of the ~~City code~~City’s Land Development Code related to conservation areas.

c. Clustered Densities

No homes will be built within the open space area. Allowable densities from the open space area will be transferred to the balance of the community so that some homes may be clustered. The resulting “clustered” densities by Land Use Category are calculated as follows based on the number of units proposed:

Land Use Category	Proposed Units	Gross Upland Acres	Less Upland Preserve <u>Open Space Area</u>	Net Acres	Clustered Density
Low Density	1,041	610.0	192.80	416.4	2.5
Medium Density	1,067	403.8	89.7	314.1	3.4
High Density	1,863	342.8	0.0	342.8	5.5
Total	3,971	1,356.6	282.5	1,073.3	3.7*
* Gross Density is 2.93 du/acre					

Dwelling units may be clustered at densities up to 21 units/acre on multi-family development parcels and up to 10 units/acre on single family development parcels as long as the overall number of proposed units (3,971) is not exceeded, development standards are met, and proper buffers and transitions are provided with neighboring residences outside of the Hills of Minneola, subject to City’s review and approval of each subdivision plan and each site plan.

4. Residential Standards

The residential standards herein represent a deviation from the typical residential standards set forth in the ~~City of Minneola's~~ City's Land Development Code for residential land use categories. Such standards are intended to reflect the unique characteristics of this planned development. Requests for variances from these residential standards are not anticipated and will be strictly construed by the City of Minneola.

Lot Size and Setbacks

Residential District	Single Family Lot Size (sq. ft.)	Single Family Min. Lot Width	Typ. Lot Width Range	Minimum Setbacks (feet)				
				Front	Front Porch	Rear	Side	Street Side
Low Density	6,000 – 12,000	55	55-100	20	15	20	7.5	20
Medium Density	4,400 – 8,400	40	40-70	20	15	20	5	20
High Density	3,000 – 8,400	20	20-70	20	15	20	5	20

Notes:

1. In the Low Density district, no less than 10% of the home sites will be greater than 10,000 sq. ft. and no more than 50% will be at the minimum lot area of 6,000 sq. ft.
2. Townhouse units may be allowed in all districts subject to overall density limitations, buffering, and transitioning to perimeter external uses and City approvals of subdivisions and site plans. Townhouse units may have a minimum lot size of 1,078 sq. ft. and a minimum lot width of 14 ft. No more than 20% of the homes in the Low Density district may be Townhouses. No more than 40% of the homes in the Medium Density district may be Townhouses.
3. Multi-family residential units (condominiums and apartments) other than Townhouses may account for no more than 30% of the homes in the Medium Density district and shall not be allowed in the Low Density District.
4. Lot size, minimum lot width, and typical lot width standards do not apply to multi-family residential.

A minimum setback of 5' from the rear lot shall apply to accessory structures, detached garages, and pools, with or without screen enclosures. The side yard setback for principal structure shall also apply to accessory structures, garages, and pools, with or without screen enclosures. These uses shall not be allowed within the front yard.

Driveways for all residential units, including multi-family and single family homes with front loaded garages, must have a minimum length of 25 feet.

Minimum Home Sizes

Single family homes within the Low Density district shall be a minimum of 1,800 sq. ft. of air conditioned space and a minimum of 1,500 sq. ft. within the Medium Density district. Townhomes shall be a minimum of 1,100 sq. ft.

Building Heights

Residential Type	Maximum Building Height
Single Family	30 35 feet
Townhouse	50 feet
Multi-family	-60 feet

Maximum Impervious Surface Ratio

The maximum overall Impervious Surface Ratio (ISR) for residential areas within the Hills of Minneola is as follows:

Residential District	Max. ISR per District	Max. ISR per Lot
Low Density	50%	60%
Medium Density	60%	80%
High Density	75%	100%

The ISR for a given residential neighborhood or tract of land may be greater than the maximums shown for the district as long as the overall ISR for each district does not exceed the maximums shown and the overall residential ISR does not exceed 60%. Swimming pools and impervious decks shall count as impervious surface areas.

Perimeter Buffer

Lots next to existing large lot (1/2 acre or greater) single family homes adjacent to the perimeter of the Hills of Minneola must have a landscaped buffer with a minimum width of 25 feet, except in those cases where the subject Hills of Minneola lots are 1/2 acre or greater in size, in which case the required landscaped buffer shall be a minimum width of 10 feet.

The buffer will include existing natural vegetation, and planted pines or similar materials. No structures or paving will be allowed within the buffer except for trails and related support structures which will be set back a minimum of 10 feet from existing adjacent residences property line; comfort stations, if provided, will be set back a minimum of 75 feet. Where new right-of-ways are required next to existing external perimeter residential lots of 1/2 acre or greater, a buffer with a minimum width of 25 feet will be provided by the Hills of Minneola.

5. **Open Space, Parks & Trails**

a. Overall System (~~See Attachment 3 – Illustrative Master Plan~~)

The 366.6 acre Parks/Recreation/Open Space area will serve multiple purposes: Providing passive and active open space, assisting aquifer recharge protection, and enhancing visual screening. Parts of the trail system will be included within the open space area. Also included in the Parks/Recreation/Open Space area will be ~~the 18.3-acre wetland preserve area~~18.3+/- acres of preserved wetlands.

There will be community park sites of a total of 65.8 acres minimum. These sites are intended to be located where possible next to schools to allow for shared use. Schools are not counted toward meeting the minimum open space requirements. The joint use of recreation facilities is encouraged and will be subject to a separate agreement between the City of Minneola and the Lake County School Board.

The locations shown for the park and K-8 school sites on the Conceptual Development Plan are conceptual. The location, and configuration and number of the K-8 school sitesite may vary depending on the actual needs of the school system based on the area wide school plan for service.

Neighborhood parks will be provided within residential areas and may range in size from 5,000 sf for mini parks/tot lots/village greens to 5 acres or larger for active/combo parks. The requirements of the Americans with Disabilities Act will be met and at least one "all access" park will be provided.

Connecting the several components of the open space and parks system will be a comprehensive network of trails, paths, sidewalks and lanes for pedestrian and bicycle travel.

b. Applicable Standards

Two applicable standards are established in the City's Comprehensive Plan and/or Land Development Code; both will be exceeded in the Hills of Minneola as demonstrated below:

(1) City's Open Space Standard

20% of total acreage of a mixed use PUD

(2) City's Recreation Space Standard

2 acres per 1,000 residents

c. Requirements Per Standards

Applying the City's standards to the Hills of Minneola produces the following requirements:

(1) Open Space Required

$20\% \times 1832.8 \text{ acres} = 366.56 \text{ acres of required open space}$

(2) Recreation Space Required

$3,971 \text{ du} \times 2.92 \text{ (pop./du)*} = 11,595 \text{ pop}$

$2 \text{ acres}/1000 \times 11,595 = 23.2 \text{ acres}$

* Lake County average per 2010 Statistical Abstract

d. Open Space and Recreation Space Provided

The acreage to be provided in the Hills of Minneola meets or exceeds the requirements as follows:

(1) Parks/Recreation/Open Space Provided:

Upland Open Space/Recreation	282.5 acres
Preserved Wetlands	18.3 acres
Community Parks (open to general public)	65.8 acres
Minimum open space to be provided	366.6 acres
Total Required by Code (20% of Total Project)	366.6 acres

(2) Recreation Space Provided

Community Parks (open to general public)	65.8 acres
Total minimum Recreation space to be provided	65.8 acres
Total Required by Code (2 acres/1000 population)	23.2 acres

Additional Parks/Recreation/Open Space will be provided in the form of buffers, plazas in non-residential areas, and trails. The acreage shown for parks is the minimum amount to be provided; additional parks may be provided.

e. Recreational Facilities

Recreational facilities for the required recreation space (23.2 acres) will be provided consistent with the City's Guidelines for Active Recreation Land and Improvements Plan except for perimeter fencing will only be installed where required for safety purposes and multi-purpose fields will not be required in parks of 2.5 acres or less. Actual facilities to be installed in each park will depend on the demographics of the service areas and market demands and will be established through the development plan approvals. Recreation facilities within parks provided above and beyond the required 23.2 acres total will be determined jointly by the City and the developer. No parking will be required for neighborhood parks, but parking may be provided. Parking will be provided for Community Parks.

6. Non-Residential and Mixed Use Standards

Land Use Category	Max. Intensity (Floor Area Ratio)	Max. ISA (%)	Maximum Height
Commercial	.6	90	75 feet
Office	.5	70	75 feet
Industrial	.6	75	75 feet
Institutional/Civic	.5	60	75 feet
Recreation	.3	50	45 feet
Utilities	.15	85	30 35 feet

Note: Mixed-use buildings, such as buildings including office, commercial and residential uses, will be subject to standards for the Commercial Land Use Category established here. Church steeples, bell towers, communication towers and similar structures will be exempt from height limitations, but subject to perimeter setback requirements established here.

Buffers/Setbacks for Perimeter

Non-residential uses at the perimeter of Hills of Minneola must provide a buffer with a minimum width of 50 feet when abutting external residential uses; provided, however, that a buffer consisting of a natural vegetated greenbelt corridor of 75' in width shall be provided along a portion of the eastern and southeastern boundary of the Property, as generally shown on the Conceptual Development Plan. Perimeter, by definition, shall not include frontage along Florida's Turnpike. Non-residential buildings next to the Turnpike must be set back a minimum of 25 feet and residential buildings must be setback a minimum of 50 feet from the Turnpike.

Building setback requirements for non-residential buildings from the perimeter of Hills of Minneola shall vary with the height of the buildings as follows:

Building Height	Minimum Setback (feet)
20 feet max.	50
30 feet max.	75
40 feet max.	100
50 feet max.	125
60 feet max.	150
75 feet max.	200
Non-Residential Buildings next to Turnpike	25
Residential Buildings next to Turnpike	50

Church steeples, bell towers, and similar structures shall be set back from the perimeter of Hills of Minneola a distance equivalent to 50% of the structure height, except along the Turnpike where a 25' minimum setback will be required. Communication towers must be set back a minimum distance of 10% of the tower height from properties adjacent to the Hills of Minneola.

Any industrial uses proposed within Pod 35 as shown on the Conceptual Development Plan shall be limited to the western portion of Pod 35 as denoted on such Plan.

7. Village Center

The Village Center of Hills of Minneola is envisioned as a mixed use, pedestrian-friendly activity center. Uses allowed will include retail, office, residential, and municipal office/civic uses. Mixed use buildings such as office and/or residential uses above street level retail space will be allowed; therefore the design standards will be waived for residential within the Village Center. Wide sidewalks, on-street parking, side and rear parking lots and well-designed pedestrian crossings, with traffic calming measures, will be utilized to promote pedestrian/bicycle travel within and around the town center. A municipal services complex site of at least 5 acres will be reserved for uses such as a city hall, police station, and fire station. Actual uses to be determined by the City, with design and development of facilities subject to the Hills of Minneola Architectural Review Committee (ARC) Standards (Commercial Design Standards), as adopted by the developer or property owners association, as applicable. The City shall have the option to appoint a City representative to the ARC.

8. Parking

Requirements and provisions of the City's Land Development Code (Section 122-35) shall apply, except that on-street parking may be allowed subject to City review and approval of specific site development plans. On-street parking is anticipated within the Village Center, selected portions of the Employment Center, and in limited parts of residential areas. Published standards and/or case studies may be used to establish reduced parking requirements for mixed use areas.

9. Signage

Requirements and provisions of the City's Land Development Code (Chapter 118) shall apply; provided, however, that signage may be subject to additional design standards adopted by the developer or property owners association, as applicable.

10. Lighting

All outdoor lighting shall be designed so as to not negatively impact neighboring uses. Lights shall be shielded, directed, and located so that neighboring uses may not directly see the light source. Lighting may also be subject to additional design standards adopted by the developer or property owners association, as applicable.

11. Utilities

Central water and sewer service will be provided, although temporary wells and septic tanks may be allowed for temporary sales office until such time as central services are available. Wells and septic tanks may also be used on a temporary basis consistent with State standards, where dry lines are installed, with an agreement requiring connections as soon as service is available. Where wells and/or septic tanks are allowed, they shall be allowed for up to 12 months with a possible 12 month extension by the City, only if City services are not available.

12. Stormwater Management

Stormwater management areas will be designed to be unfenced, attractive, open space areas in compliance with all applicable water management district and local code requirements.

13. Maintenance

The ownership and maintenance responsibility for necessary public facilities will be as follows:

	Ownership	Maintenance
Water, Sewer, Re-Use Irrigation	City	City
Roads		
- Main Collector	County	County
- Locals - Gated	HOA	HOA
- Locals - Ungated	HOA/City*	HOA/City*
Parks		
- Community/School	City/School board	City/School Board
- Neighborhood	HOA	HOA
- Open Space	Public or Non-Profit Agency/HOA (with conservation easements)	Public or Non-Profit Agency/HOA

* Ownership and maintenance to be at City’s discretion.

One or more property owners or homeowners associations (HOA) will be established as development proceeds. The HOA(s) will be responsible for the maintenance of the identified common areas of the community and for the enforcement of internal development standards and restrictions. The HOA will, in no way, diminish the City’s enforcement powers.

14. Landscaping

To the greatest extent feasible, the developer shall comply with the Florida Friendly Landscaping criteria in all common areas, as well as in landscaping packages offered to single-family homebuyers. Landscaping shall comply with the consumptive use permit requirements in effect at the time of development.

15. Water Conservation Measures

Water conservation measures will be imposed through the PUD Agreement.

16. Land Development Code

PUD zoning will be utilized to establish, refine, and implement these Development Standards for the Hills of Minneola. Unless otherwise specified herein or through the PUD zoning process, the procedures and standards of the City’s Land Development Code shall apply.

17. Energy

To the greatest extent feasible, the developer should encourage residential construction to be built in accordance with the Energy Star and Waterwise criteria for new homes and non-residential construction to be built in accordance with LEED standards, although such criteria and standards are not required to be met for either residential or non-residential construction within the project. To encourage development in compliance with such criteria and standards, the City may choose to provide incentives, including, but not limited to, impact fee credits.