



November 28, 2022

Mr. Tom Harowski
Consulting Planner, Town of Howey-in-the-Hills
P.O. Box 128
101 N. Palm Avenue
Howey-in-the-Hills, FL 34737

RE: Pre-Application Meeting Request
Mission Rise PUD Rezone

Dear Mr. Harowski,

On behalf of the Property Owner, ASF TAP FL I, LLC ("Applicant"), please find the enclosed pre-application meeting request in regard to the above referenced Planned Unit Development (PUD) rezone. The subject property ("Property") consists of four (4) parcels and is approximately 241.3 +/- acres in size. It is generally located south of Number Two Road, west of SR 19, and east of Silverwood Lane in the southwestern portion of the Town of Howey-in-the-Hills.

The request is to rezone the Property from PUD to PUD with a new Binding Development Concept Plan and Developer's Agreement, to allow for a maximum of 592 dwelling units, along with supportive amenities and infrastructure.

The Property has a future land use designation of Village Mixed Use (VMU) and Conservation (CON). In 2005, the Property was zoned PUD per Ordinance 2005-357 with a binding conceptual development plan allowing for development of 400 dwelling units. The Developer's Agreement related to the Rezone was approved in 2007 and expired 10 years later in February 2017.

The surrounding lands to the north, south, and west of the Property consist of vacant agricultural lands, groves, or pastures along with a few dispersed single-family residential dwellings. The Reserve PUD was approved to the east of the Property in November 2021 (Ordinance 2021-010), allowing for 284 single-family homes, 291 single-family cluster homes, and 153 townhouse units, along with up to 300,000 square feet of commercial uses and 100,000 square feet of institutional uses. Lands to the east of SR 19, known as the Simpson Parcel, are also in the process of being rezoned to PUD. This rezone petition is currently under review by the Town Council.

The Conceptual Plan included in the application materials depicts the proposed site layout. While the density is being increase since the original approval in 2005, it is within the limitations of the base density permitted per the Comprehensive Plan and reflects demand changes in the market. The proposed density calculations are as follows:

Net Land Area = Total acreage – Waterbodies acreage¹ – Required open space² – Remaining Wetlands acreage³

¹ Only pre-existing water bodies are to be included in the calculation.

² 25% of gross land area has to be reserved as open space. Per Policy 1.2.2 of the Future Land Use Element of the Town's Comprehensive Plan, no more than 50% of the open space requirement can be met with wetlands. Landscaped buffers and stormwater facilities may be counted towards open space if

designed in a park-like setting with pedestrian facilities and free-form ponds. Up to 10% of open space may be impervious.

³ Wetlands not counted towards the open space requirement.

Net Land Area = 241.3 – 0 – 60.3 – 33.03
 = 147.94 acres

Total Yield = 147.94 x 4 = **592 dwelling units**

A mix of 75-foot-wide and 50-foot-wide lots are proposed within the PUD. The smaller lots are strategically located in the interior of the Property, with larger lots proposed along the boundaries. Compatibility with the adjacent properties will be addressed via sensitive site design that addresses the placement of buffers, open space/preserve areas, and proposed residential development tracts. The proposed lot sizes and density is consistent with the recent approval for The Reserve PUD to the immediate east. On site wetlands have been preserved along with upland buffers to the greatest extent possible, with no planned impacts. A majority of the stormwater infrastructure has been designed to have a public edge through the provision of bike trails and pedestrian pathways. The bike trail is proposed through the length of the project connecting Number Two Road to the eastern boundary of the Property along Revels Road.

If you have any further questions, please do not hesitate to contact me directly at (607) 216-2390, or rlopes@rviplanning.com.

Sincerely,



Rhea Lopes
Project Manager

RVi Planning + Landscape Architecture

10150 Highland Manor Dr, Suite 450 • Tampa FL 33610

607.216.2390 Mobile • 813.443.8282 Main

www.rviplanning.com

cc. Jason Humm, Turnstone Group

 Mike Ripley, Land Advisors

 Jonathan Huels, Lowndes



TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

PRE-APPLICATION MEETING FORM

You must set up a pre-application meeting **before** submitting your application. Please submit a completed form to the Town Clerk at Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, Florida 34737.

The following background information is required to schedule a pre-application meeting. Staff will use this to research the project site in preparation for the meeting. Although this is the minimal amount of background material required, more information is welcome. Please attach additional sheets or plans as needed.

APPLICANT

Name: ASF TAP FL I LLC
Address: 3565 Piedmont Rd NE Bldg. One # 200
City/State/Zip: Atlanta, GA 30305
Phone: 630.816.7002 Fax: _____
E-Mail Address: jhummm@turnstonegroup.com
Contact Person: Jason Humm

OWNER

Name: ASF TAP FL I LLC
Address: _____
City/State/Zip: _____
Phone: _____ Fax: _____
E-Mail Address: _____
Contact Person: _____

Application Type: (Please check)

☐ Site Plan Review ☐ Subdivision ☒ Rezoning ☐ Comprehensive Plan Amendment ☐ Other

PROJECT INFORMATION

Tax parcel number(s): 02-21-25-0002-000-04800; 34-20-25-0004-000-01003; 34-20-25-0001-000-00100; 27-20-25-0004-000-01200
Address of parcel: No address assigned, south of Number Two Road and west of SR 19
Size of parcel: 241.3 +/- Existing Use: Agriculture/Pastures
General Project Summary Please see the attached request letter.

STAFF USE ONLY

Planner's Comments/Notes: _____

☐ Notifications Discussed

Date Submitted: _____ Taken By: _____ Time: _____ a.m./p.m.

ORDINANCE 2005-357

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA; PROVIDING FOR THE REZONING OF APPROXIMATELY 241.263 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF NUMBER TWO ROAD AND WEST OF STATE ROAD 19; APPROVING CONCEPTUAL DEVELOPMENT PLAN; PROVIDING FOR CONTINGENCIES; PROVIDING FOR AMENDMENT TO TOWN ZONING MAP; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, an application has been received from Richard H. Langley, Applicant on behalf of Roxbury Ventures, LLC, William Kent Stokes as Trustee of the Elizabeth S. Hull Family Trust UAD 12/10/99 and Richard H. Langley, Owners, requesting that approximately 241.263 acres of property, 173.149 acres of which has been annexed into the Town pursuant to Ordinances 2005-353, 2005-354 and 2005-355 and 68.114 acres of which was previously located within the Town limits, be rezoned to Planned Unit Development (PUD); and

WHEREAS, notice of the requested rezoning has been provided as required by law; and

WHEREAS, the Planning and Zoning Board, Local Planning Agency and Town Council of the Town of Howey-in-the-Hills have reviewed the application, staff report and other evidence submitted in support of the application and have found the requested application to be consistent with the Comprehensive Plan of the Town of Howey-in-the-Hills.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS.

Section 1. The following described property, consisting of approximately 241.263 acres generally located East of State Road 19, North of Revels Road and West of Lakeshore Boulevard is hereby zoned Planned Unit Development (PUD), to wit:

See Exhibit "A" attached hereto.

Section 2. The conceptual development plan attached hereto as Exhibit "B" is hereby approved. All development of the property shall substantially conform with the provisions of the attached Exhibit "B".

Section 3. The rezoning provided in Section 1 and the approval of the conceptual development plan provided in Section 2 above are contingent upon the adoption of an amendment to the Town of Howey-in-the-Hills Comprehensive Plan by the Town Council after review by the Florida Department of Community Affairs pursuant to Chapter 163, Florida Statutes which amendment has been transmitted by the Town of Howey-in-the-Hills by Ordinance 2005-356.

EXHIBIT "A"

PARCEL A

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ LYING SOUTH OF CLAY ROAD IN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

CONTAINING 9.143 ACRES, MORE OR LESS.

PARCEL B

THE E $\frac{1}{2}$ OF THE NE $\frac{1}{2}$ OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

CONTAINING 81.953 ACRES, MORE OR LESS.

PARCEL C

EAST HALF OF SOUTHEAST QUARTER (E $\frac{1}{2}$ OF THE SE $\frac{1}{4}$) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY (20) SOUTH, RANGE TWENTY-FIVE (25) EAST.

CONTAINING 82.053 ACRES, MORE OR LESS.

PARCEL D

NORTH HALF OF GOVERNMENT LOT 4, SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

CONTAINING 37.956 ACRES, MORE OR LESS.

PARCEL E

NORTH HALF OF GOVERNMENT LOT 3, SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. LYING WEST OF THE RIGHT-OF-WAY FOR HIGHWAY NO. 19.

LESS THE EAST 262 FEET THEREOF.

CONTAINING 29.154 ACRES, MORE OR LESS.

PARCEL G

THE SOUTH 707 FEET OF THE EAST 262 OF THE FOLLOWING DESCRIBED PROPERTY;

NORTH HALF OF GOVERNMENT LOT 3, SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. LYING WEST OF THE RIGHT-OF-WAY FOR HIGHWAY NO. 19.

LESS THE SOUTH 540 FEET THEREOF.

CONTAINING 1.004 ACRES, MORE OR LESS.

Section 4. Development of the property is subject to the approval by the Town Council of a preliminary and final development plan for the property as provided by the Land Development Regulations of the Town of Howey-in-the-Hills.

Section 5. Upon adoption of this Ordinance and satisfaction of the contingencies established in Section 3, the Town Planning Director shall be authorized to amend the Town's zoning map.

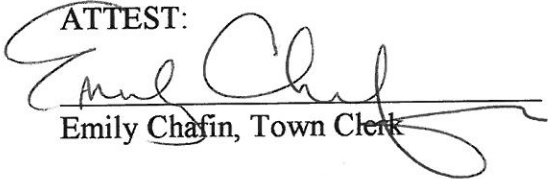
Section 6. This Ordinance shall be effective upon passage.

PASSED and ORDAINED this 28th day of March, 2005 by the Town Council of the Town of Howey-in-the-Hills, Florida.



Scott Kearney, Mayor

ATTEST:

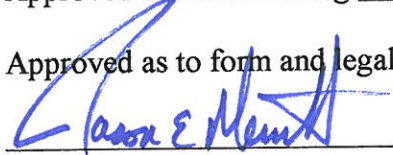


Emily Chafin, Town Clerk

Approved First Reading 3/14/05

Approved Second Reading 3/28/05

Approved as to form and legality:



Jason E. Merritt, Town Attorney