

MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Mission Rise 2022 Submittal Pre-Application
DATE: December 1, 2022

The applicant has requested a pre-application meeting to discuss a development proposal for a 241-acre parcel previously known as the Mission Rise property. The property is designated as Village Mixed Use on the future land use plan and zoned as planned unit development. The previously approved planned unit development agreement has expired and, therefore, a new development agreement is required. The Village Mixed Use (VMU) land use classification requires developments to be approved using PUD agreements. The applicants have submitted a concept plan which will be used to evaluate the proposal and provide comments. The applicants intend to develop the property under the VMU land use classification, so an amendment to the comprehensive plan is not required.

Mission Rise Parcel Data

The subject parcel is reported as being 241.3 acres, with wetlands accounting for 61.1 acres of the property. There are no surface waterbodies reported. The property has access from SR 19 at Revels Road and from Number Two Road east of Silverwood Lane. Revels Road extends through the southern portion of the subject property eventually connecting to Orange Blossom Road. The property also abuts the Hillside Groves development (The Reserve) which has proposed interconnections with the subject property.

The concept plan submitted with the application package calls for a residential development of 592 units with two amenity centers. All development is proposed as single-family residences with lot widths proposed at 75 feet and 50 feet. The 50-foot-wide lots are the predominant lot type with the 75-foot lots proposed at the project perimeter along Silverwood Lane and along the southern part of the parcel. The plan includes a proposed bicycle path extending through the project from SR 19 to Number Two Road. Supplemental pedestrian paths are proposed at locations throughout the project.

Village Mixed Use Criteria

The Village Mixed Use classification has a set of specific criteria the development must meet. These are set out in Policy 1.1.1 and Policy 1.1.2 of the Future Land Use Element. Policy 1.1.4 includes essential information on open space and density calculation and Policy 1.2.2 sets out the minimum open space requirements. The criteria for VMU are reviewed below:

1. Residential development can occupy a maximum of 85% of the net land area of the project. (Net land area is the total land area of the project less wetlands and waterbodies. In this case the net land area is reported as approximately 148 acres.) The maximum allowable land area to be devoted to residential development is 125.8 acres.
2. Non-residential development must occupy 15% of the net land area but not more than 30% of the net land area. In previous development plans for the subject property, it was accepted that the property does not have reasonable commercial development potential, but other options for non-residential use are available. For example, a church site could be proposed. In one previous submittal the Town agreed to allow the land area devoted to a regional bicycle facility to count towards the non-residential component, and the current submittal appears to be offering that option again. The land area devoted to the regional bicycle facility must occupy at least 22.2 acres of the project area and the Town must agree to accept this proposal as meeting the non-residential requirement. If this proposal is accepted as the non-residential component, the bicycle facility may not be applied to meet any of the open space or recreation requirements.
3. A minimum of 5.0% of the non-residential land area of the project needs to be devoted to public/civic buildings. Again, this could be church site, or it could be community center buildings or similar buildings open to the public and devoted to civic activities. The concept plan is not specific about how this requirement is met.
4. Public recreation area is required at a minimum of 10% of the usable open space. (Open space that is not wetland or waterbodies). This requirement is calculated at a minimum of 3.0 acres. No park or recreation facilities have been identified on the concept plan.
5. Total open space is required to be a minimum of 25% of the project area. Wetland areas may account for only half of this requirement. Required open space is calculated on the gross project area or 60.3 acres in this case. Total open space is reported as 85.8 acres or 36% of the project area.

Concurrency Assessment

In evaluating the development proposal, the Town will need to review its public services and determine that the Town can serve the project when the impacts of development occur. The facilities that need to be evaluated are listed below, and the applicants should expect to include an analysis of public services with their formal submittal.

1. Potable Water: an estimate of projected demand will need to be compared with the Town's available treatment capacity.
2. The applicant will need to consider alternate sources for landscape irrigation other than potable water. Landscape demand should not be considered in evaluating potable water demand, but the applicant will need to identify what alternate sources are proposed.
3. Sewage Treatment: the applicant will need to secure a sewage treatment capacity allocation from the community development district or arrange for other treatment acceptable to the Town.
4. For both sewer and water, the collection and distribution network needs to be evaluated to determine if service lines will need to be upgraded. The Hilltop Groves development to the east has submitted a utility design plan that is available for consideration.
5. A traffic study is required.
6. A school capacity assessment is required. The applicant will need to contact Lake County Schools to make application for review through their process.
7. Typically, stormwater management is handled on-site. Given the changing needs due to hurricane and severe storm activity, the applicant should consider using a 100-year storm as the design storm for the drainage system.
8. The Town typically has adequate park area to support general recreation needs, but the concurrency analysis should identify proposed parks within the project and how these facilities will support overall Town recreation opportunities.

Other Comprehensive Plan Policies

In considering the project design the applicant should be cognizant of the following policies in the comprehensive plan as well as reviewing the land development code for applicable provisions.

- Policy 1.3.1 on wetlands supports the Town's requirement that fill in wetlands cannot be used to create development lot area. The Town does allow wetland

impacts for items such as utility crossings and road crossings where options are not available.

- Policy 1.3.2 established the Town's wetland buffers as a minimum of 25 feet. Some jurisdictions allow an average buffer, but the Town does not. Also note that impervious area setbacks from wetlands are 50 feet.
- Any proposed buffer areas whether for wetlands or other application need to be placed in tracts which are the responsibility of a property owners association and not located on private lots.
- Policy 1.3.7 addresses threatened and endangered species. These impacts will be reviewed as part of the submittal. Note: The Town has been advised of a potential eagle nest in or near the project area. The identifying code number was reported as LA 220, and this nest should be evaluated for any possible project impacts.

Comments on the Concept Plan

1. The density proposed is the maximum allowed by the code. Actual lot sizes are a policy decision for the Planning Board and Town Council to approve. Please note that recent Town Council action modified a project with lot widths proposed 65 feet and 70 feet to 75 feet and 80 feet respectively. The applicant may wish to consider how the project would fare with lot sizes in the 75 to 80 minimum range. Lot depths have been typically at 120 feet in the Town.
2. The Town Council has been seeking more space between units than typically provided with 50-foot lots. The Council appears to be supporting unit spacing of 15 to 20 feet which would yield a sideyard setback of 7.5 to 10 feet. This application supports the use of wider lots, and the applicant should consider this factor as well.
3. The proposed bike trail will need to be extended along Number Two Road to the eastern property boundary to connect to another trail segment. This extension may be within the Number Two Road right-of-way if acceptable to Lake County.
4. Lake County will require additional right-of-way for Number Two Road and will be the permitting agency for the intersection and other external road improvements.
5. Access points for vehicular use are appropriately located, with the following notes.
 - Revels Road will need to be improved from the project boundary to the intersection with Orange Blossom Road.
 - The connection with The Reserve at Revels Road near SR 19 will need to be coordinated with the Hilltop Groves development.
 - At the northeast corner of the project at Number Two Road some coordination with access to deadend street in Hilltop Groves will need to coordinate access if there is any upland available.

6. Is the central collector road proposed as two-lane or four-lane facility? The design needs to plan for a median and turn lanes at intersections. Make sure the traffic study supports whichever option is chosen.
7. Can the layout be modified to eliminate or limit the number of residential lots that directly access from the primary collector road?
8. Is there any intent to consider any other housing types?
9. Is there any intent to consider housing options such as assisted living or nursing home?
10. The parcel has an opportunity to create a significant park area in the open space adjacent to Wetland Area 1 and link with bicycle and pedestrian trails.
11. Each neighborhood area should contain some type of appropriate park facility.
12. The amenity areas will need to be better defined to verify compliance with VMU standards.
13. A proposed buffer along Silverwood Lane is noted. This buffer needs to be in a separate tract to prohibit direct lot access to Silverwood Lane. The full plan should provide a conceptual design for the buffer including width, proposed plantings and any fence or wall that might be proposed.
14. Is there a proposed use, other than greenspace, for the project area directly abutting SR 19?