



CEDAR CREEK

A Blue Sky Capital Development



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CONTEXT



Mission Inn Resort

Lake Hills PUD

Hwy 48

Hwy 19

Little Lake Harris

Downtown Howey-in-the-Hills

No. 2 Rd

No. 2 Rd

No. 2 Rd

Talichet

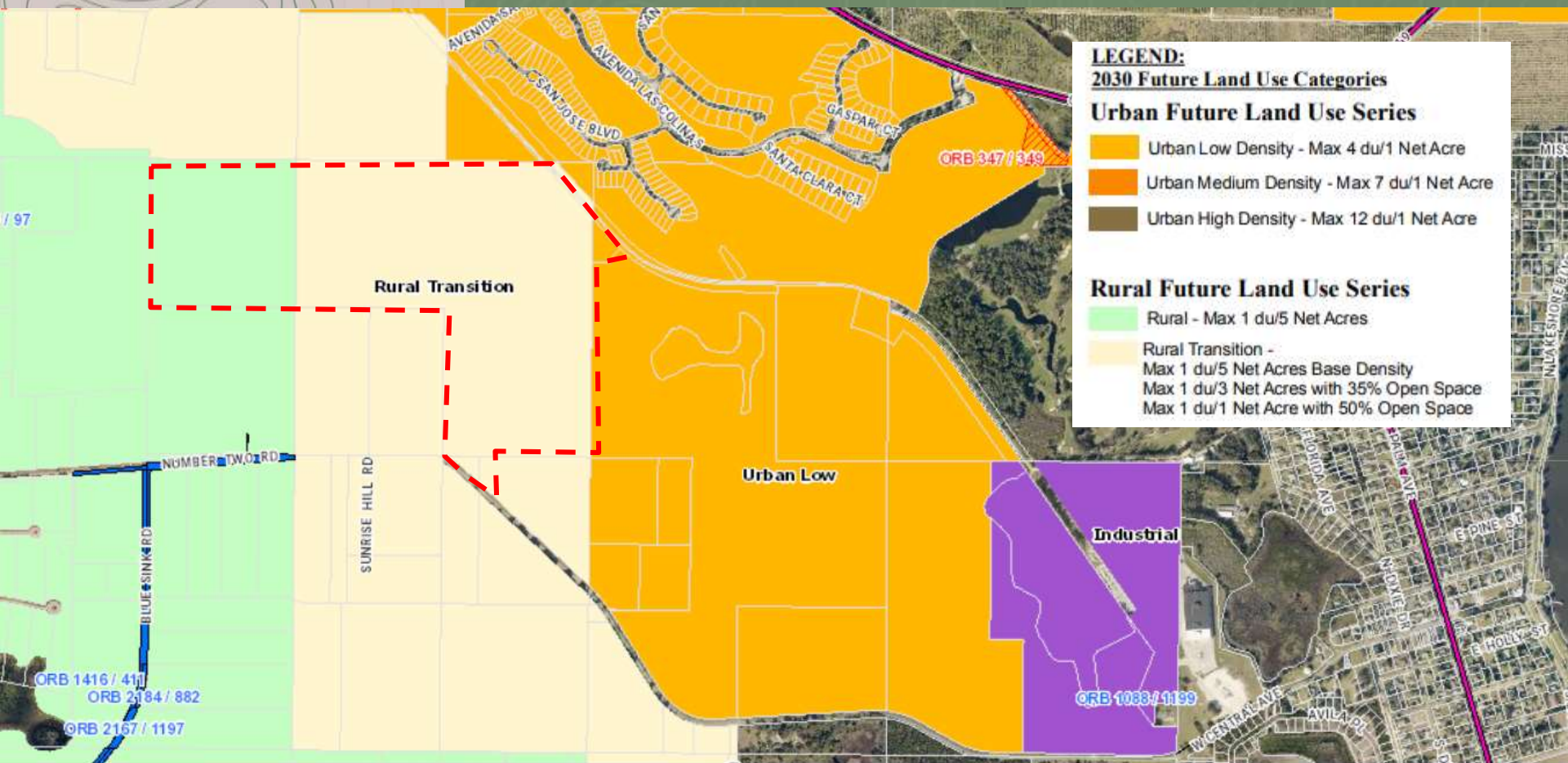
Hillside Goves

Hwy 19

Venezia

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CONTEXT



HISTORY



Dec. 2021
313 Units
50' Lots
1.94 du/ac
38% Open Space
50 Homes in Rural Land Use

July 2022
271 Units
50' Lots
1.68 du/ac
48% Open Space
No Homes in Rural Land Use

March 2023
174 Units
75' Lots
1.08 du/ac
48% Open Space
No Homes in Rural Land Use



Larger Premium Lots

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Typical Streetscape

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Community Amenities

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Amenity & Plaza

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Open Space Enhancements

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Natural Landscapes

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APPROVED DEVELOPMENTS

Development	Lot Size	Amenity
Venezia North/Talichet Phase 1	65 ft - 75 ft.	N/A
Talichet Phase 2	60 ft.	N/A
Venezia South	75 ft SF, 20 ft TH	N/A
Mission Inn (County)	55 ft min - 100 ft.	Golf/Resort
Current Proposal	75 Feet	Provided

The goal is to provide a *reasonable residential development* that can support infrastructure, utilities and City services.

Traffic Distribution

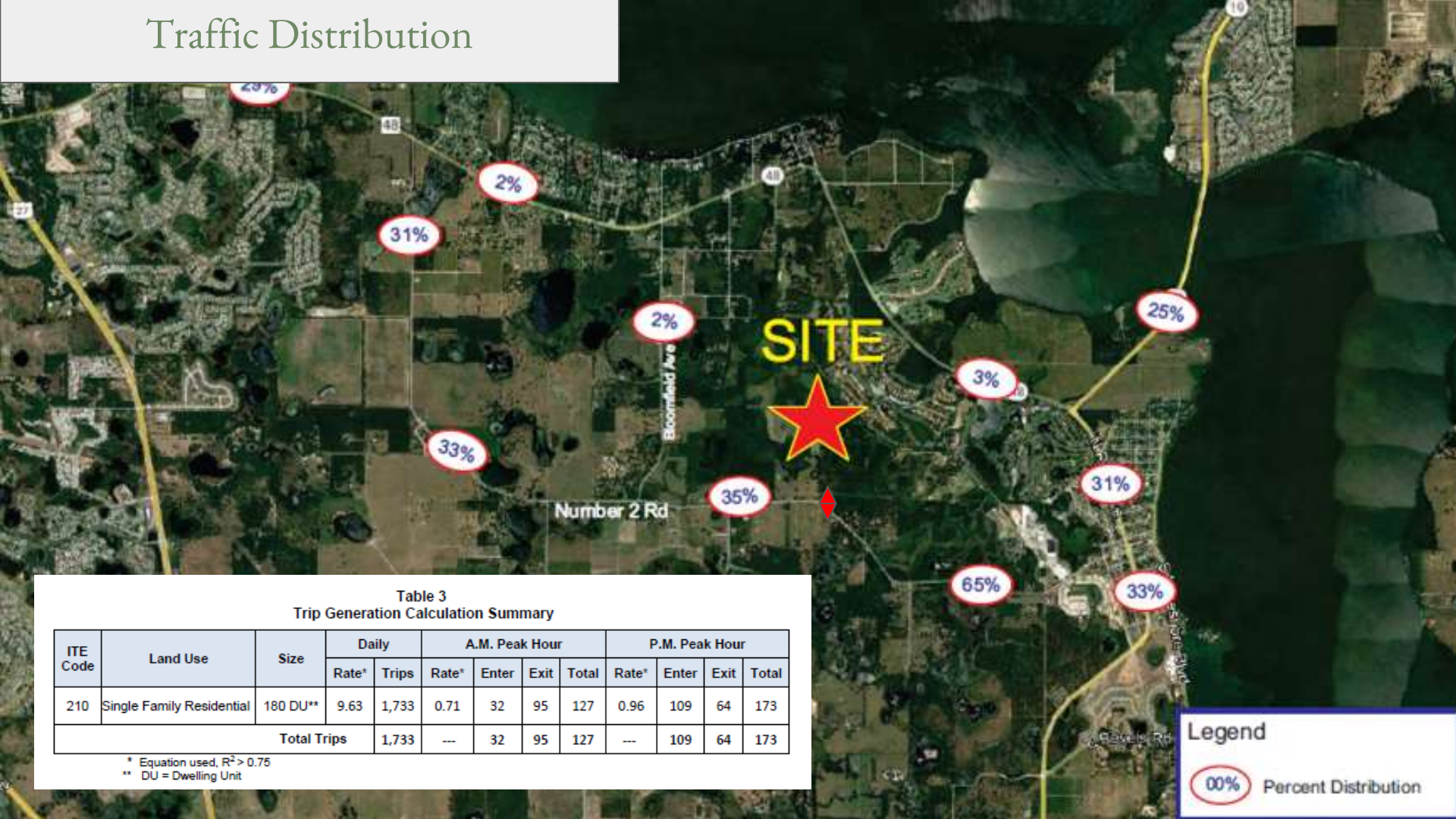


Table 3
Trip Generation Calculation Summary

ITE Code	Land Use	Size	Daily		A.M. Peak Hour				P.M. Peak Hour			
			Rate*	Trips	Rate*	Enter	Exit	Total	Rate*	Enter	Exit	Total
210	Single Family Residential	180 DU**	9.63	1,733	0.71	32	95	127	0.96	109	64	173
Total Trips				1,733	---	32	95	127	---	109	64	173

* Equation used, $R^2 > 0.75$

** DU = Dwelling Unit

Legend

00% Percent Distribution

Future Connectivity



INFRASTRUCTURE

- Required connection to potable/sewer, adjacent properties are not required to connect
- Roundabout on No.2 Road at community entrance in order to reduce speeding on No. 2 Rd.
- Proportionate share for intersections (i.e. S.R. 19 and No.2 Road)





Entrance Roundabout

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Monument Sign

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No. 2 Rd