



3/27/2025

Town of Howey-in-the-Hills
101 N. Palm Avenue
Howey-in the-Hills, Florida 34737

RE: Mission Rise
Atwell Project Number: 23000180

This letter is in response to your review of the Mission Rise project. The plans have been revised per the comments in your letter dated 3/12/2025. Below is a list of each comment with our responses in bold.

Town Planner

1. Please show Phasing consistent with the Mission Rise PUD Development Agreement dated September 4, 2024 and recorded in Lake County Official Records OR Book 6406, Page 1267.

Response: Please see sheet C100 for the Phasing Plan.

2. Please revise the lot widths on Lot 49 and Lot 135.

Response: Please see revised sheet C201 for the additional callouts for Lots 49 and 135.

3. Please revise the plans to show the acreage of each amenity tract and the access restrictions consistent with the Mission Rise PUD Development Agreement dated September 4, 2024 and recorded in Lake County Official Records OR Book 6406, Page 1267.

Response: Please see the Tract Area Table on sheet C200. The Acreage and Ownership for all tracts including Amenities were included in that table.

4. Please revise the plans to demonstrate on the plans how the Open Space calculations comply with Comprehensive Plan Policy 1.1.4- Interpretation of Open Space and Density Designations, which states:

Open space and parks and recreation requirements are figured on the Gross Land Area. Up to 25% of the open space requirement may be met with wetlands. Open space may include landscaped buffers and stormwater facilities if they are designed to be a park-like setting with pedestrian amenities and free form ponds. Open space may be passive or active. Open space may include public recreational components of developments. The majority of the open space shall be permeable; however, up to



10% may be impervious (plazas, recreational facilities, etc.). Wet ponds are not counted as part of that 10%.

Response: The revision to Chapter 1 of the Comprehensive Plan Policy was published after our Zoning application was submitted. We should be grandfathered into the old code and not have to change out open space requirements. Per our PUD Concept Plan under Notes, we are allowed "Up to 50% of required Open Space can be from Preserved Wetlands".

5. Please demonstrate how the proposed buffers are consistent with Mission Rise PUD Development Agreement dated September 4, 2024 and recorded in Lake County Official Records OR Book 6406, Page 1267.

Response: Please see revised sheets C201 to C203 for all buffers that are consistent with the Mission Rise PUD Development Agreement.

6. An Amenity is called out on Sheet C202 on the South side of the project but it is not listed as an Amenity Tract. What is this Amenity and please identify it on the Sheet.

Response: Please see revised sheet C202 for the callout for Tract E.

7. Please explain "Option 1" and "Option 2" for road design and how they relate to the Mission Rise PUD Development Agreement dated September 4, 2024 and recorded in Lake County Official Records OR Book 6406, Page 1267

Response: For the 50' ROW there are two options, one is a typical 50' ROW and the second includes parallel parking along the roadway. These are consistent with the Mission Rise PUD Development Agreement. Please refer to Sheet C200 for the typical sections.

8. Consistent with LDC Section 4.05.12 (M), please show the tree survey as a layer on the Preliminary Subdivision Plans to show the relation of the trees to the proposed improvements. The plans should also include a table indicating which trees are proposed to be saved and which are proposed to be removed.

Response: Please see sheets C204 to C211 for the tree survey over the preliminary layout and the tree tables. Refer to Sheet C211 for the save/remove feet.

9. Thank you for providing a copy of the application for concurrency review to the School District. Please provide subsequent communication with/from the Lake County School District as concurrency requirements are met.

Response: Acknowledged. Once we hear back from the Lake County School District, we will let you know.

Town Engineer

General

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1. Additional comments may be added to these with the reviews of subsequent submittals.

Response: Acknowledged.

2. The survey at the east end along SR 19 conflicts with the surveys of the two outparcels. Copies of those surveys are attached. The survey will need to be corrected and the PSP modified to reflect the adjusted project boundary.

Response: Acknowledged, we are working with all parties to resolve the survey issue.

Traffic & Transportation

1. The connection of Revels Rd & SR 19 should reflect the proposed roundabout. Attached is the most recent concept plan for the intersection. Building the roundabout with the construction of Mission Rise is a provision in the Development Agreement. The town is working with FDOT to establish the roundabout as the town's preferred improvement to this intersection. Revise the plan to incorporate the roundabout.

Response: Please see sheet C203 for the Roundabout Option at SR19 and Revels Road.

2. Provide greater detail on the proposed connection to No. 2 Road. Include turn lane configuration, additional right-of-way dedication, trail accommodation along No. 2 Rd.

Response: Per conversation with Lake County, they only want a Left Turn into our property as well as a Right Out Only leaving our property. This is shown on sheet C201 for reference.

Roads

1. Mission Rise should be designed as a Complete Streets, pedestrian friendly community. The intersections of the residential streets need to provide full pedestrian accommodation. Pedestrians need to have clearly designated means (crosswalks & signage) to safely traverse an intersection from any corner to any other corner or side.

Response: Please see revised sheets C201 to C203 for the additional pedestrian accommodations.

2. Intersection geometry and crosswalk layout needs to conform to the town standard (see Howey detail R-1A).

Response: Please see revised sheets C201 to C203 for the additional intersection geometry and crosswalks.

3. Revise the configuration of the Revels Road realignment to match the attached exhibit.



Response: Please see revised sheet C203 for the updated section of Revels Road to be a 65' ROW instead of 90'. We are working with Hillside Groves for ROW along Revels Road.

4. Revise the spine road to incorporate the comments in the attached markup.

Response: Please see sheets C201 to C203 for the addition of the comments from the previously attached markup.

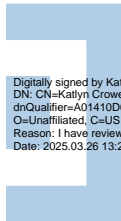
Respectfully,

Atwell, LLC

Katlyn Crowell, PE
Project Engineer

ATWELL, LLC

Orlando, FL - Magnolia



Digitally signed by Katlyn Crowell
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dnQualifier=A01410DD00001947027F0D900283595,
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