



# MISSION RISE PUD REZONE

Town of Howey-in-the-Hills Town Council

March 11, 2024

- 
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  - ❖ Jacqueline St. Juste, Atwell
  - ❖ Charlotte Davidson, Traffic Mobility Consultants
  - ❖ Mark Ausley, Bio-Tech Consulting
  - ❖ Jack Caldwell, Alexis Crespo & Rhea Lopes, RVi Planning + Landscape Architecture

# PROJECT TEAM

MISSION RISE PUD

# REQUEST SUMMARY

*Rezone 243 acres from PUD to PUD to allow for a maximum of 438 single-family dwelling units, public and private recreational amenities, 90+/- acres of combined open space and wetland preservation areas, and substantial public benefits via binding Developers Agreement*

# PROJECT TIMELINE





# VMU FUTURE LAND USE

Future Land Use	Maximum Density/Intensity	Description	
Village Mixed Use (VMU)	Must have a minimum of 25 acres for this land use. <b>4 dwelling units per acre;</b> may be increased to 6 dwelling units per acre if the development includes 20% usable public open space (no wetlands).	A mix of uses is permitted and required in this category in order to promote sustainable development, including the provisions of	2.86 DU/NA
	Residential areas shall comprise a minimum of 70% of the Net Land Area and a max. of <b>85% of the Net Land Area.</b>	the automobile, protecting	84.5%
	Commercial/non-residential areas shall comprise <b>a minimum of 15% of the Net Land Area</b> and a maximum of 30% of the Net Land Area. This includes community facilities and schools.	more open land, and providing quality of life by allowing people to live, work, socialize, and recreate in	15.5%
	For developments with more than 100 acres, <b>5% of the non-res. land</b> shall be dedicated for public/civic buildings.	close proximity. Elementary, middle, and high schools are also permitted in this category.	5.7%
	Commercial/non-residential may be 2 stories with 50% coverage as long as parking and other support facilities (stormwater) are met.		
	Public recreational uses must occupy a minimum of <b>10% of the useable open space</b> (no wetlands).		17.4%
	A minimum of <b>25% open space</b> is required.		28.5%

# TRANSPORTATION

- 90' Collector Roadway

## 7. Deficiencies in Town

Currently, there are no LOS deficiencies for roads in Town. Most of the roads have additional capacity to support growth. The primary transportation issue in Howey-in-the-Hills in the future will be SR 19. Although most of the traffic on SR 19 is through traffic that does not originate nor end in Howey-in-the-Hills, the Town understands the need to address this issue.

The Town has also addressed the issue of SR 19 with regards to new growth in the development review process. Two large planned unit developments that lie between SR 19 and County Road No. 2 were required to include collector roads within their developments that would connect SR 19 with County Road No. 2. These future roadways will allow for better distribution of traffic and prevent all trips from having to use SR 19 through the downtown area. As future growth is proposed in Howey-in-the-Hills, the Town will continue to ensure that the road network provides for the most efficient system and that alternative modes of transportation are encouraged. The Town's emphasis on mixed use developments and the redevelopment of the Town Center to a live-work environment will also help to alleviate traffic on SR 19 and the road network overall.





# AREAS OF CONCERN

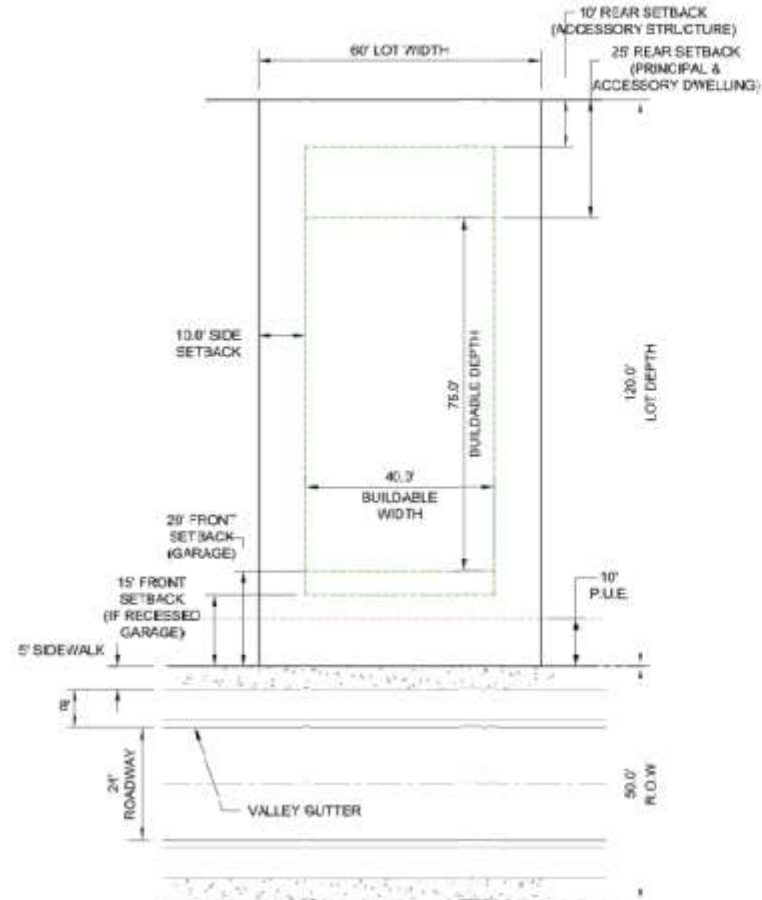
1. Lot Sizes
2. Project Density
3. Amenities/Park Commitments
4. Stormwater Areas Between Phase 2/3
5. Alley Width



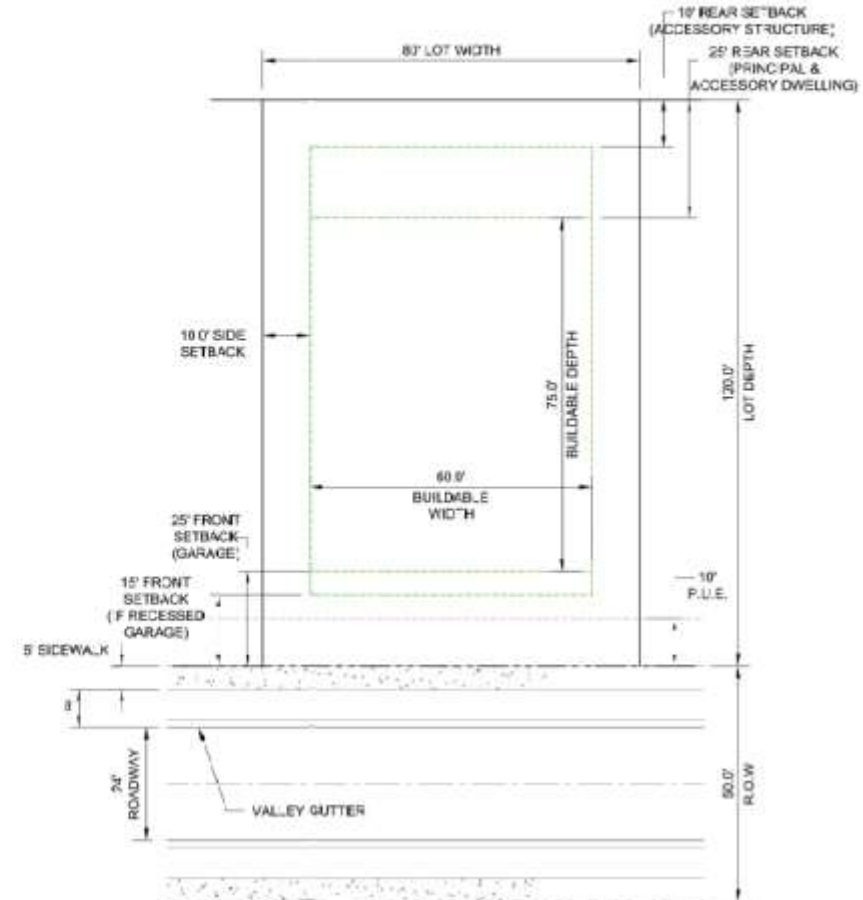
# 1 – LOT SIZES

- 55' → 60'
- 75' → 80'
- 10' side setbacks

60' LOT  
FRONT LOAD GARAGE

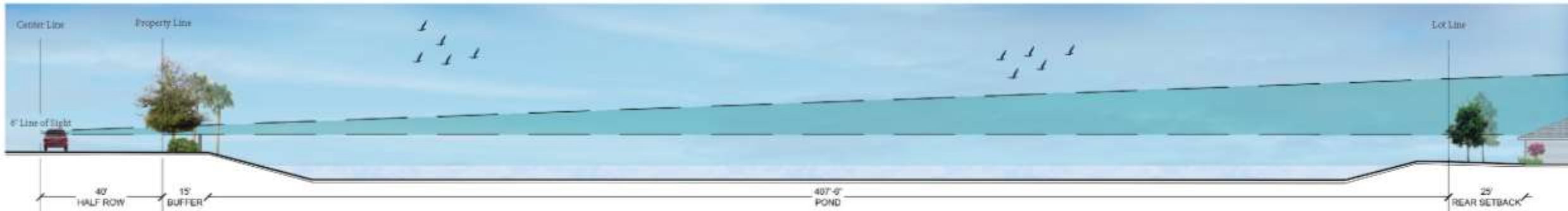


80' LOT  
FRONT LOAD GARAGE

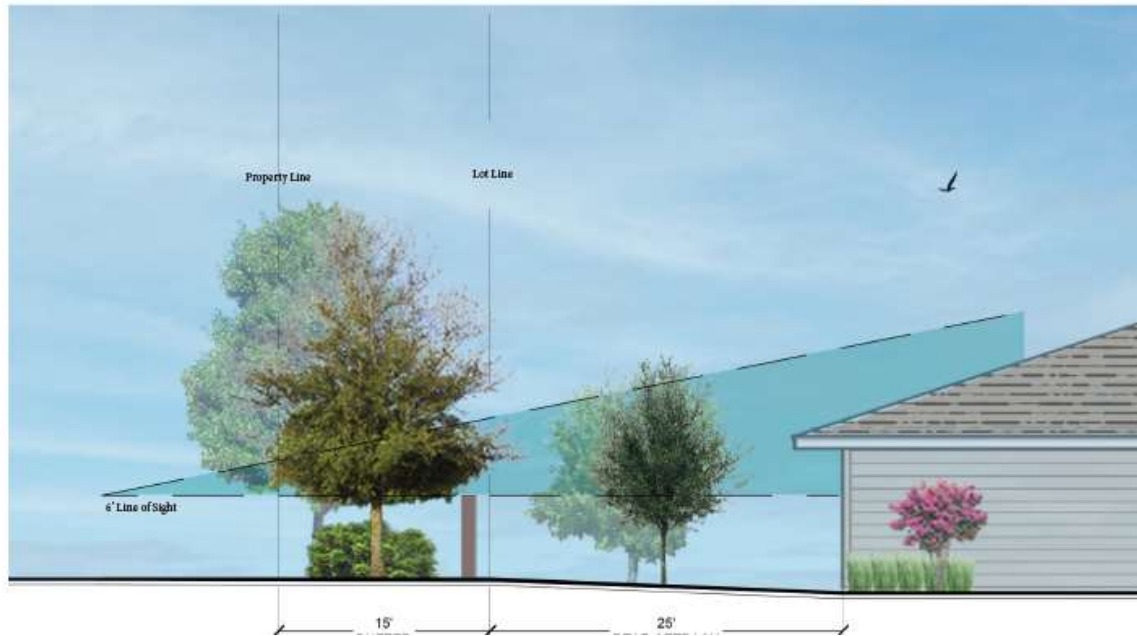
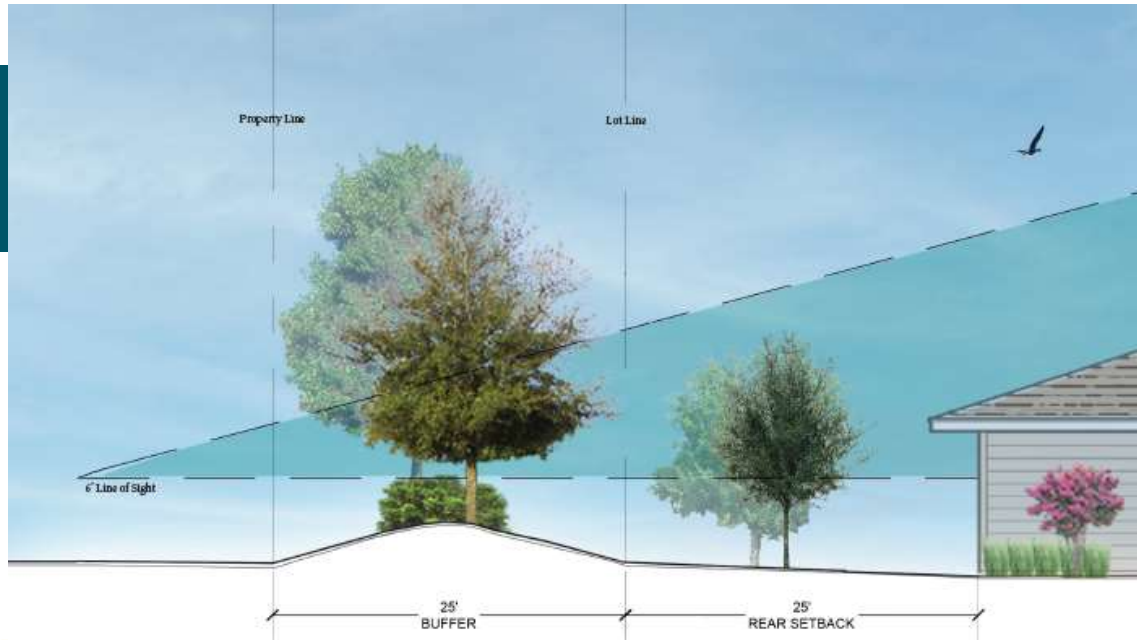




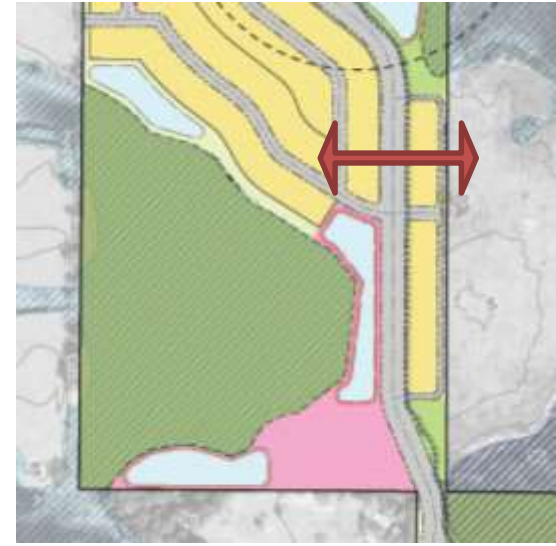
# COMPATIBILITY – SITE LAYOUT



# COMPATIBILITY - BUFFERS



# COMPATIBILITY - DESIGN





## 2 – PROJECT DENSITY

- Reduced Density from 499 to 438 units
- 2.86 DU/NA (Net Acreage: 153 AC)

### **POLICY 1.1.4:**

***Interpretation of Open Space and Density Designations.*** Open space is figured on the Gross Land Area. Up to 50% 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%.

Densities would be determined by the Net Land Area. The Net Land Area is figured by taking the Gross Land Area (total property less any lakes or water bodies), then subtracting from that any open space requirements, then subtracting from that any remaining unbuildable acreage (remaining wetlands).





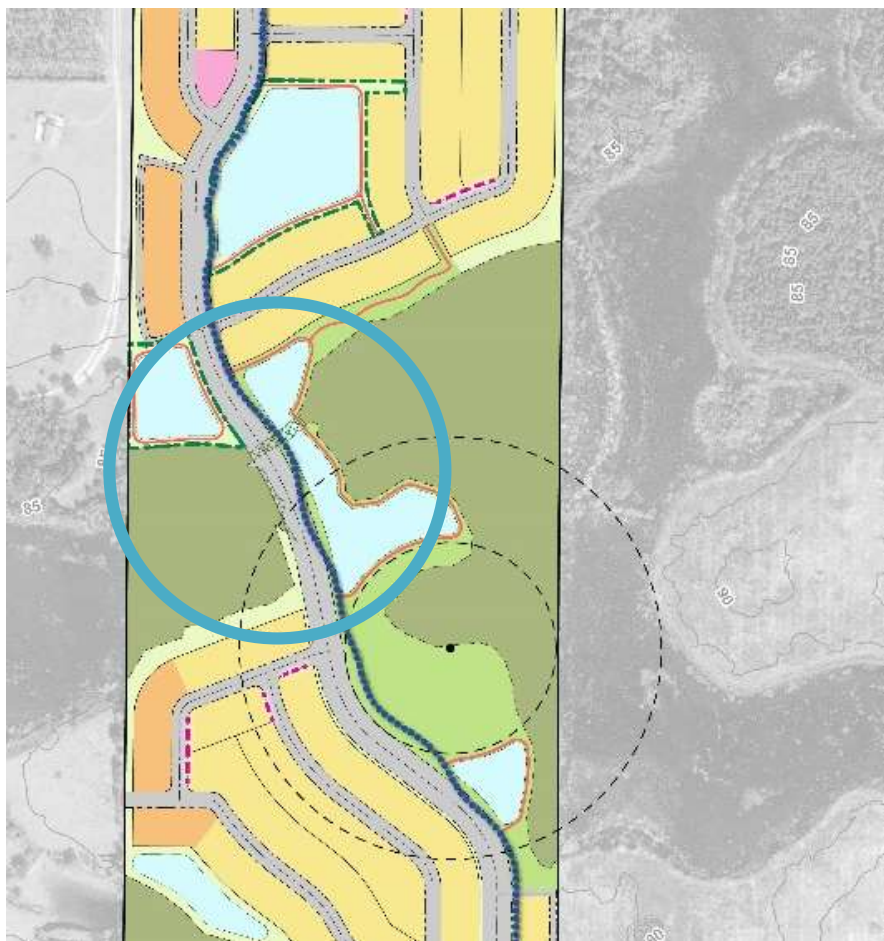
# 3 – AMENITIES/PARK COMMITMENTS

PARK & AMENITY FEATURES			
Amenity / Park	Acreeage	Access Restrictions	Minimum Features
Trail Head Site	1.3 Ac	Public	Restrooms, benches, picnic tables, bike repair station, cooling station, pet station(s)
Trail Head Park	0.6 Ac	Public	Benches, pathway(s)
Amenity 1	1.2 Ac	Private	Dog park or tot lot; flex lawn, benches, picnic table(s)
Amenity 2	4.0 Ac	Private	Pool & Cabana, Pickball Court(s), tot lot, flex lawn, pet station(s), pathways, gathering area
Neighborhood Park 1	2.2 Ac	Public	Benches, picnic table(s), exercise station(s), flex lawn, pet station, gathering area
Neighborhood Park 2	8.2 Ac	Public	Benches, picnic table(s), flex lawn, pathways, exercise station(s), gathering area, pet station(s)
Mini Park	0.4 Ac	Private	Benches, picnic table(s), flex lawn, pet station, gathering area
Neighborhood Park 3	3.9 Ac	Public	Benches, picnic table(s), flex lawn, pathways, gathering area, pet station(s)
Amenity 3	1.2 Ac	Private	Dog park or tot lot; flex lawn, benches, picnic table(s)
<b>Total</b>	<b>23.0 Ac</b>		

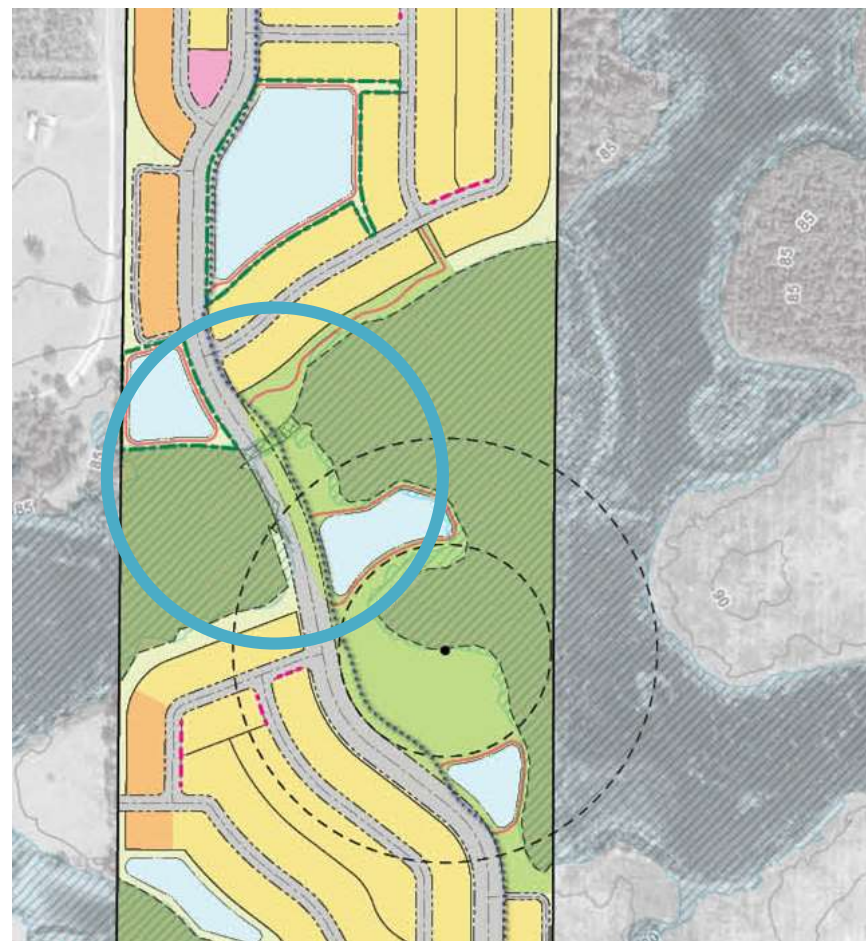
**Note:** Features may be change with the approval of the Town Council during the Subdivision Plan process without necessitating a change to these plans.



# 4 – STORMWATER AREAS



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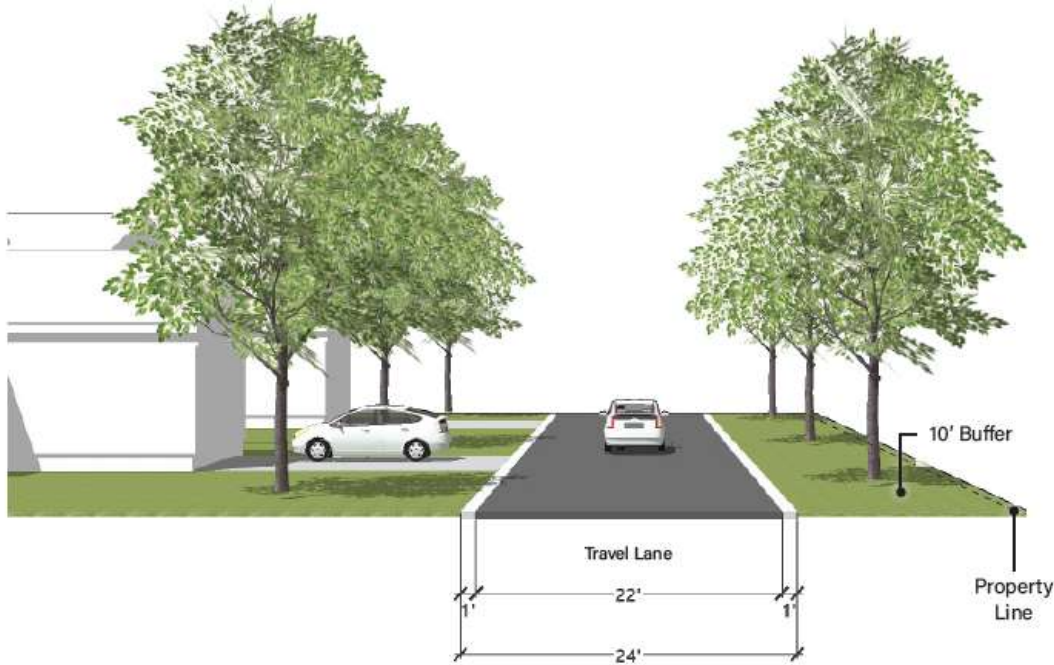


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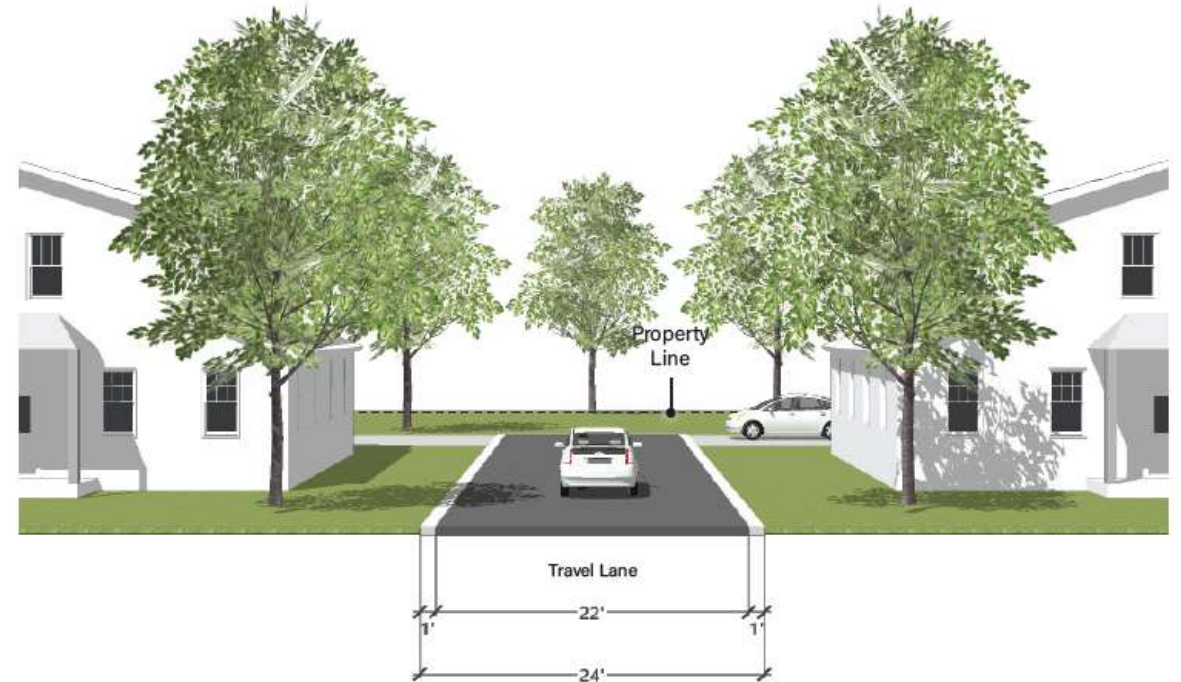


# 5 – ALLEY WIDTH

ALLEY ROAD  
OPTION 1 - PARALLEL 24' ROW



OPTION 2 - PAIRED 24' ROW



# PUBLIC BENEFITS OF PROJECT

- Open Space: 69.4 AC (28.5%)
- 99% Wetland Preservation ( $\pm$ 60.1 AC) & Eagle's Nest Buffer
- $\pm$  23.0 AC of Parks/Amenity Areas
- On-site Active Recreational Amenities
- 12' Wide Multiuse Trail & Trail Head Site
- 90' Wide Collector Roadway
- Intersection Improvements at SR 19 & Revels Road





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- CONSISTENT with the Comprehensive Plan & LDC
  - CONTEXT-SENSITIVE Site Design
  - ENVIRONMENTAL Preservation
  - SUBSTANTIAL PUBLIC BENEFITS via roadway improvements, public parks & multi-use trail system

## CONCLUSION

### MISSION RISE PUD



*THANK YOU!*

*QUESTIONS?*