



Commissioner Kirby Smith
Commissioner, District 3

March 12, 2024

Mayor Martha MacFarlane
Town of Howey-in-the-Hills
101 North Palm Avenue
Howey-in-the-Hills, FL 34737

RE: The Reserve at Howey-in-the-Hills & Mission Rise

Dear Mayor MacFarlane:

On behalf of the Board of County Commissioners, I am reaching out to you regarding concerns associated with the preliminary concept plan for The Reserve at Howey-in-the-Hills and Mission Rise subdivisions. The Reserve project consists of approximately 378 acres and the Mission Rise project consists of approximately 243 acres of property, both generally located north of Revels Road and South Palm Avenue, south of Number Two Road and straddling South Mare Avenue.

The Reserve already has zoning approval from the Town and contemplates approximately 740 single-family units, comprised of both detached and townhomes, 300,000 square feet of Retail/Office Commercial and up to 100,000 square feet of Institutional uses. Mission Rise is in the approval process and proposes to add an additional 499 single family units to this geographic area. It is the County's understanding that these two projects will be interconnected.

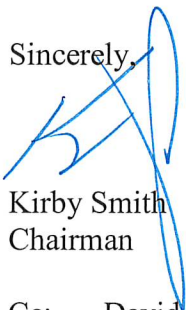
Number Two Road is classified as a Rural Minor Collector and is 6 miles in length from SR 19 to CR 48. It has been in place for at least 100 years and was first paved around 1970. It was constructed as primarily a farm to market road and has low traffic volumes. The required lane width for a Rural Minor Collector is 12-foot for a 24-foot width road; however, some portions of Number Two Road do not even meet the most minimum standards of 9-foot lane width. Increasing the traffic along Number Two Road with large developments such as The Reserve at Howey-in-the-Hills and Mission Rise will cause increased deterioration of the pavement edge and shoulders, and will result in a significant increase in maintenance and repair costs to the County.

Based on the size and mixed-use components of these projects, and the existing road conditions of Number Two Road, the Board of County Commissioners is requesting that the Town limit access to Number Two Road for emergency vehicles only, to include the installation of a gate equipped with an approved public safety access opening system.

This would allow for the provision of emergency services from a secondary access point to the residents of The Reserve and Mission Rise, while limiting the degradation of Number Two Road from high vehicular traffic that should otherwise be directed to SR 19. Alternatively, the Board requests that the Town require the access point from the development to Number Two Road to be designed and constructed as “right-turn” exit only, so that residential traffic is directed back to SR 19. This alternative would also help to alleviate the increased traffic by preventing new residents from using Number Two Road as a bypass to CR 48.

I look forward to working with the Town of Howey-in-the-Hills to make Lake County the best it can be. Please let me know if you have any questions or need any additional information.

Sincerely,



Kirby Smith
Chairman

Cc: David Miles, (via email only)
Dr. Renee Lannaman, (via email only)
George Lehning, (via email only)
Marie V. Gallelli, (via email only)