



MISSION RISE PUD REZONE

Town of Howey-in-the-Hills Town Council

January 22, 2024

- 
- ❖ Jason Humm, ASF TAP FL I LLC
 - ❖ Jonathan Huels, Lowndes
 - ❖ Mike Ripley, Land Advisors
 - ❖ Jacqueline St. Juste, Atwell
 - ❖ Charlotte Davidson, Traffic Mobility Consultants
 - ❖ Mark Ausley, Bio-Tech Consulting
 - ❖ Jack Caldwell, Alexis Crespo & Rhea Lopes, RVi Planning + Landscape Architecture

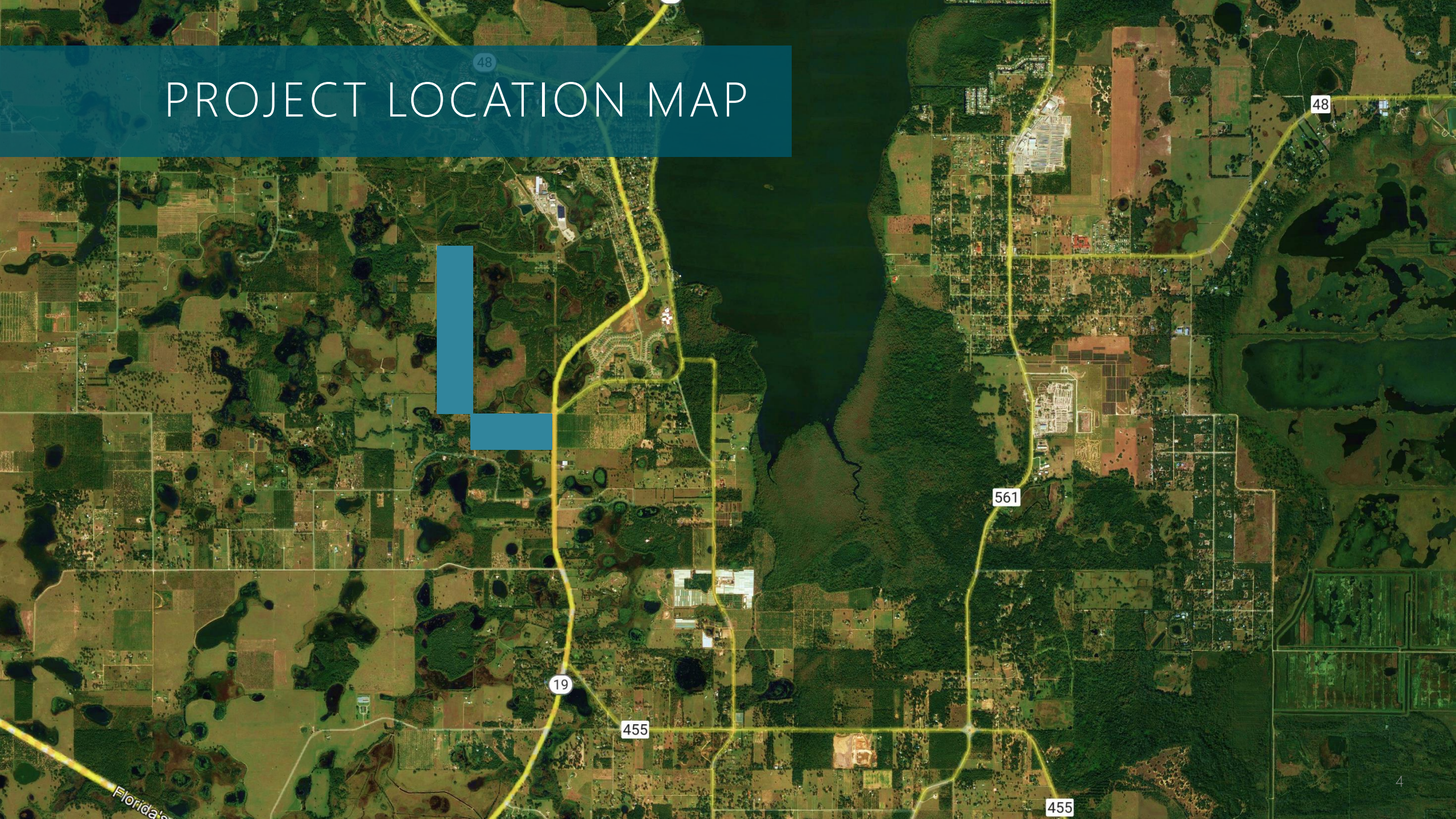
PROJECT TEAM

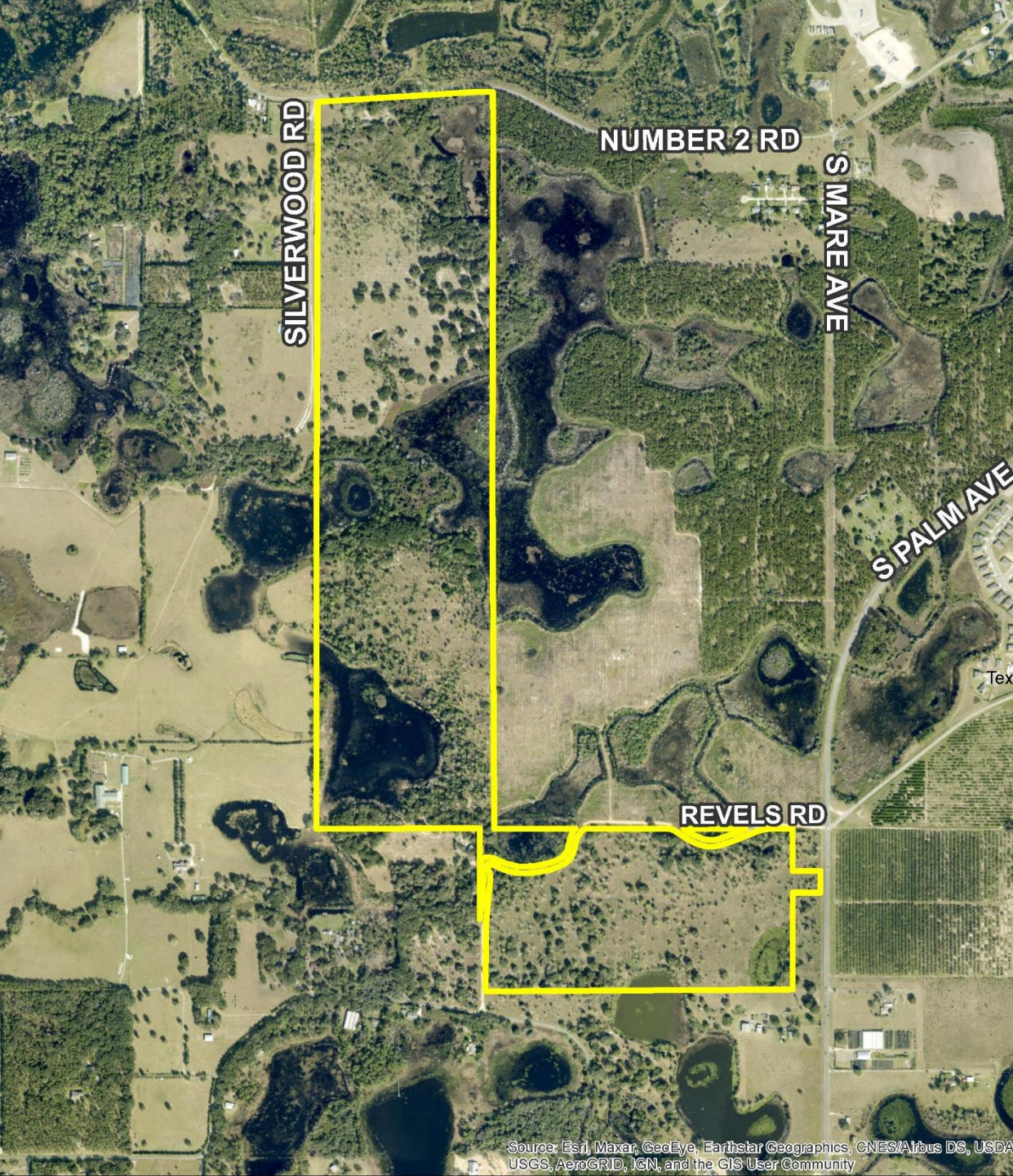
MISSION RISE PUD

REQUEST SUMMARY

Rezone 243 acres from PUD to PUD to allow for a maximum of 499 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 LOCATION MAP





SITE OVERVIEW

- 243+/- acres
- Accessed from S.R. 19 and Number 2 Road
- Currently vacant
- FLU: Village Mixed Use (VMU)
- Existing Zoning: Planned Unit Development (PUD)
 - Ordinance 2005-357 – 400 DUs
 - Developer's Agreement Expired in 2017

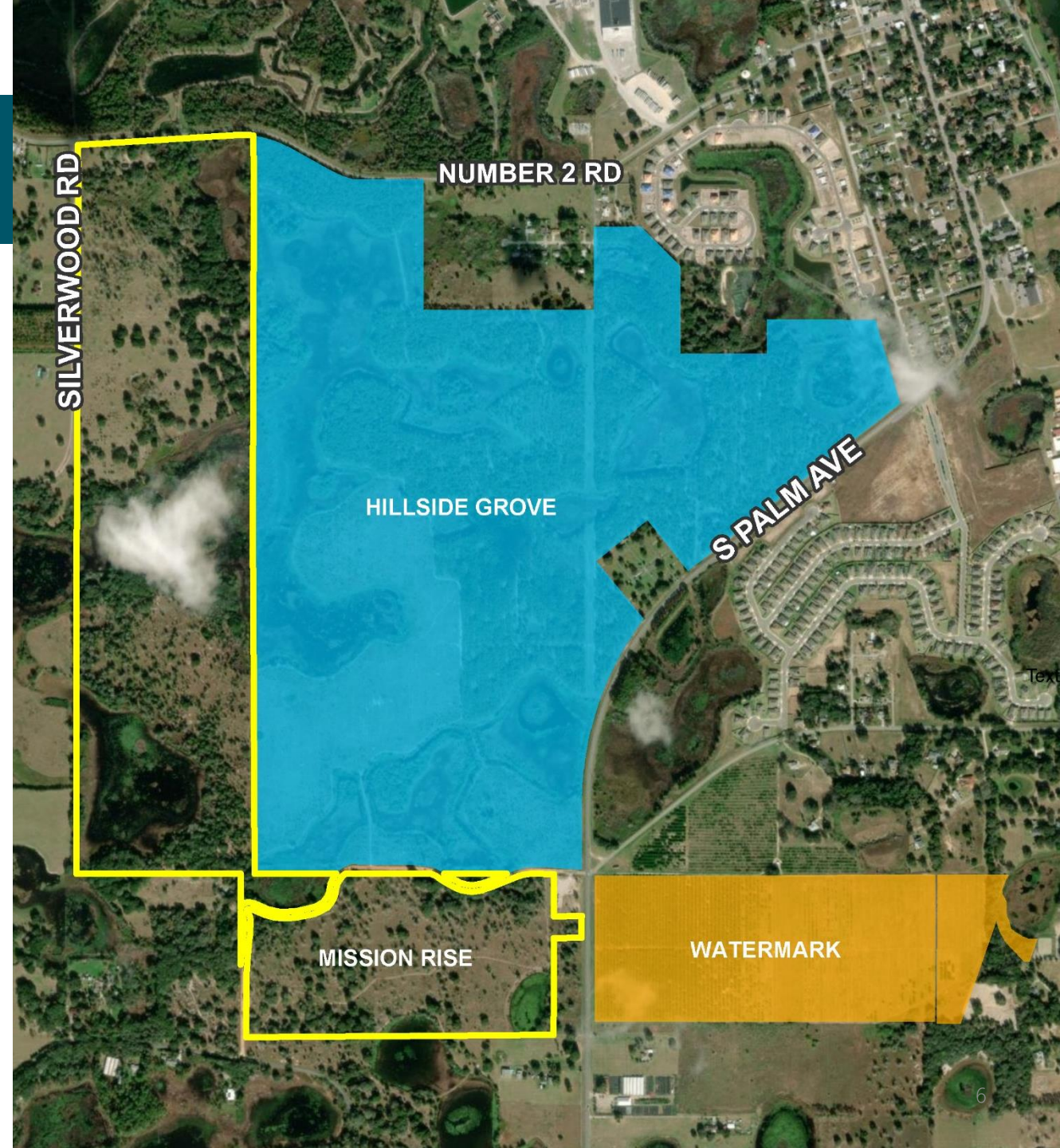
SURROUNDING PUDS

Hillside Grove (The Reserve)

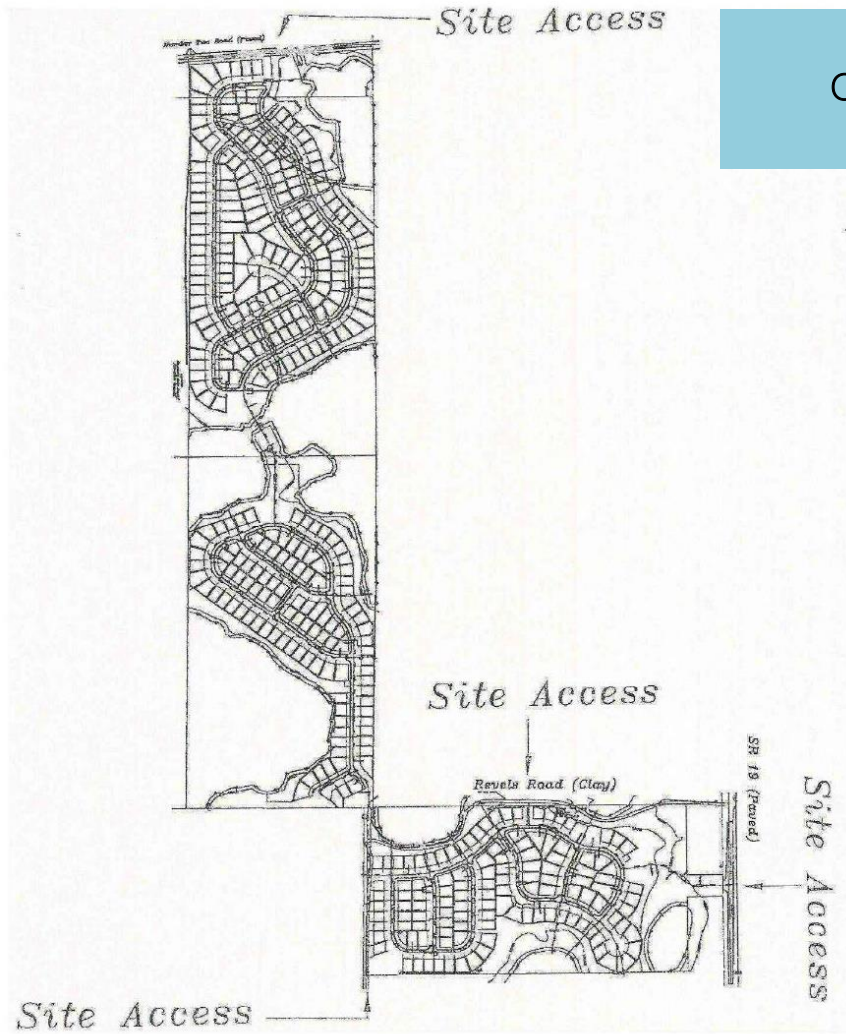
- FLU: Village Mixed Use (VMU)
- Zoning: Planned Unit Development (PUD)
- Entitlements:
 - 740 SFD Residential
 - 105,716 SF Office/Storage
 - 300,000 SF Retail/Office
 - 100,000 SF Institutional
- Lot Sizes
 - 50 x 80
 - 27 x 115
 - 50 x 115

Watermark (Simpsons Parcel)

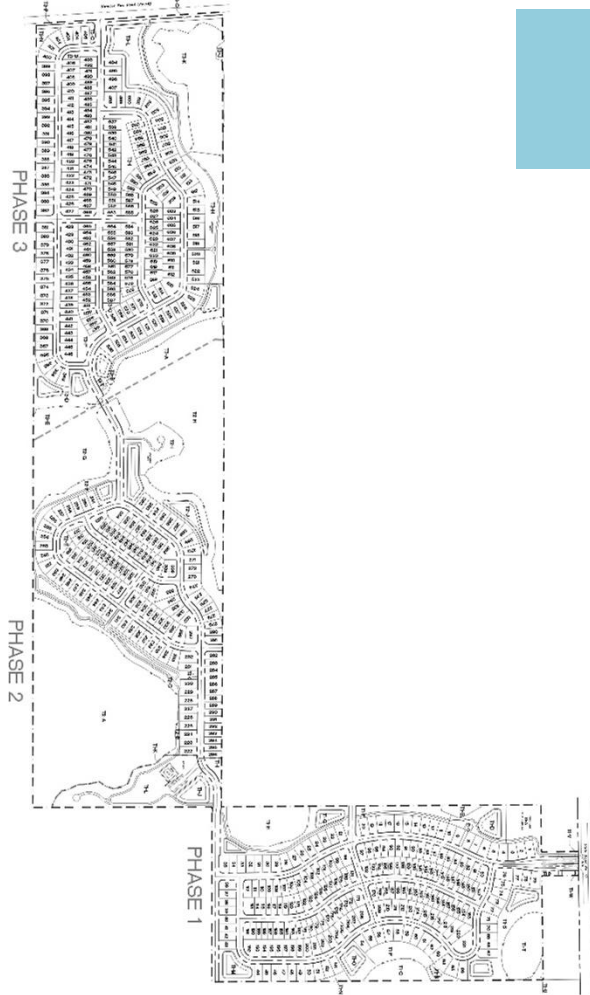
- FLU: Medium Density Residential (MDR)
- Zoning: Planned Unit Development (PUD)
- Entitlements:
 - 225 SFD Residential
- Lot Sizes
 - 70 x 120
 - 80 x 120



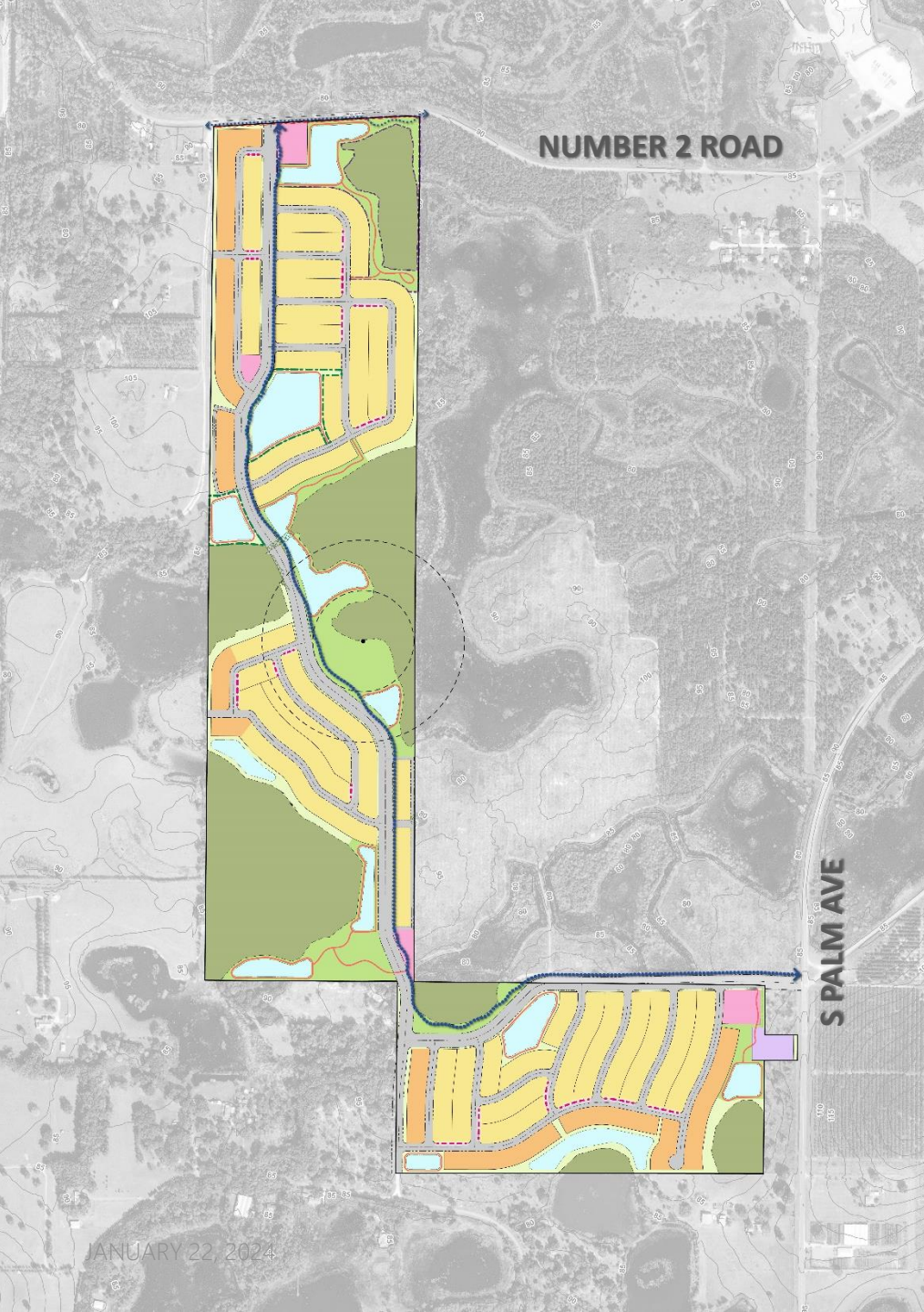
PREVIOUS APPROVALS



2005 Zoning Ordinance 2005-037
400 SFD LOTS



2019 Zoning (Not Approved)
629 SFD LOTS



REQUEST SUMMARY

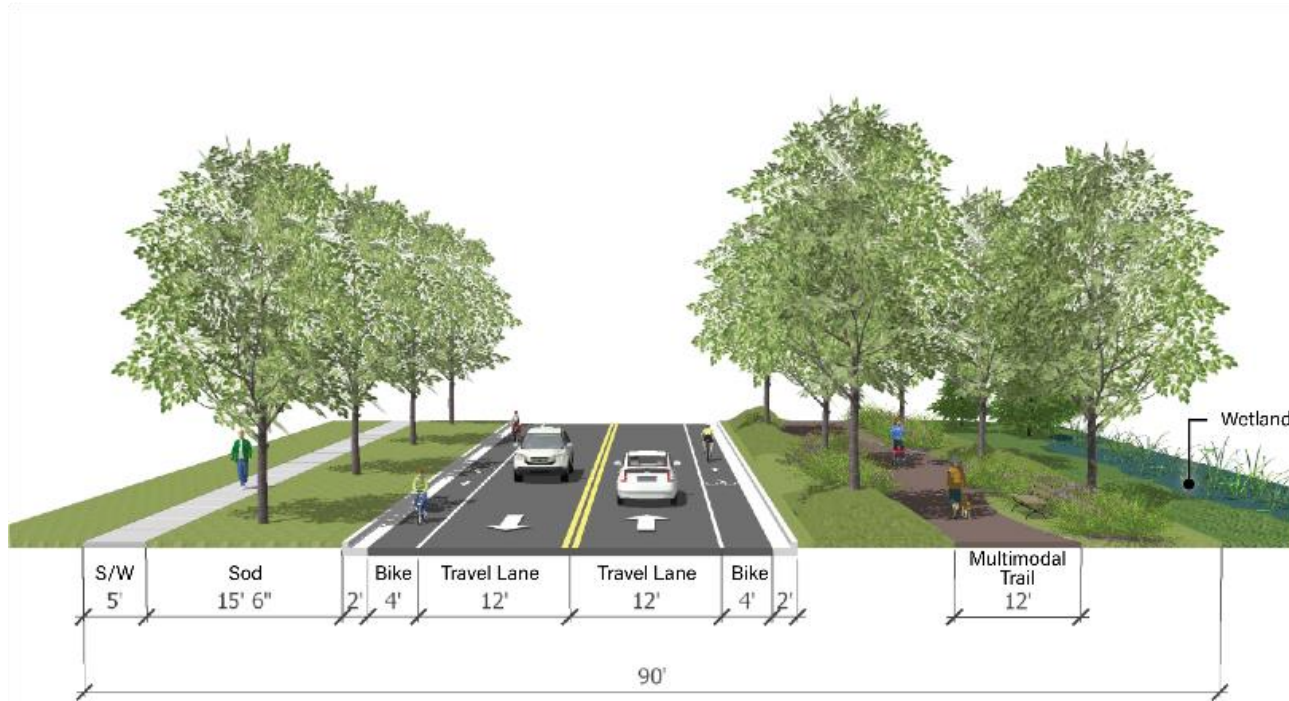
- Rezone to PUD with Binding Conceptual Land Use Plan & Developer's Agreement
- **Residential Program**
 - Maximum of 499 DU
 - Net Density: 3.3 DU/NA (Net Acreage: 153 AC)
- **Non-Residential Program**
 - Regional Multi-use Trail with Trail Head & 2 Public Parks
- **Project Highlights**
 - Open Space: 69.4 AC (28.5%)
 - 99% Wetland Preservation (± 60.1 AC) & Eagle's Nest Buffer
 - On-site Amenities
 - 90' Wide Collector Roadway
 - Intersection Improvements at SR 19 & Revels Road

COLLECTOR ROAD

- Required per the Comprehensive Plan

SPINE ROAD

90' ROW WITH BIKE LANE & 12' MULTIMODAL TRAIL



NON-RESIDENTIAL PROGRAM

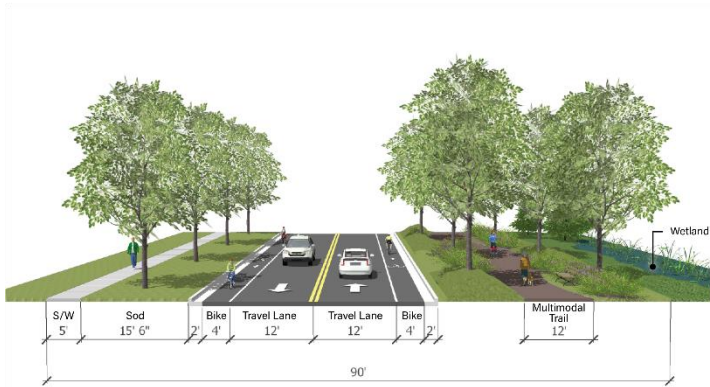
- Site not suitable for commercial uses
 - Lack of frontage on major roadway
 - Shape of the property
 - Proximity to larger residential lots
- Multimodal Trail & Park System
- Trailhead along S.R. 19



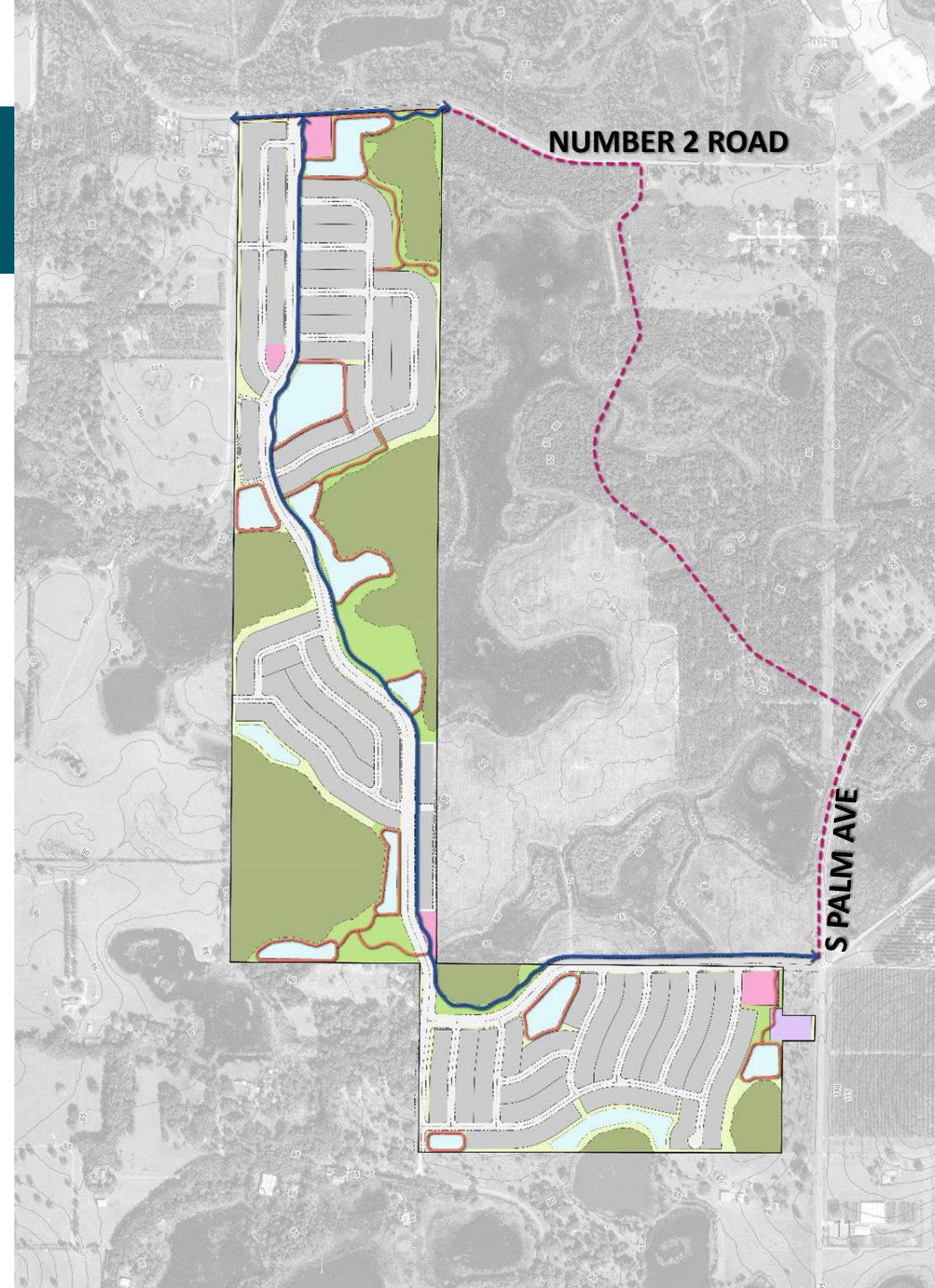
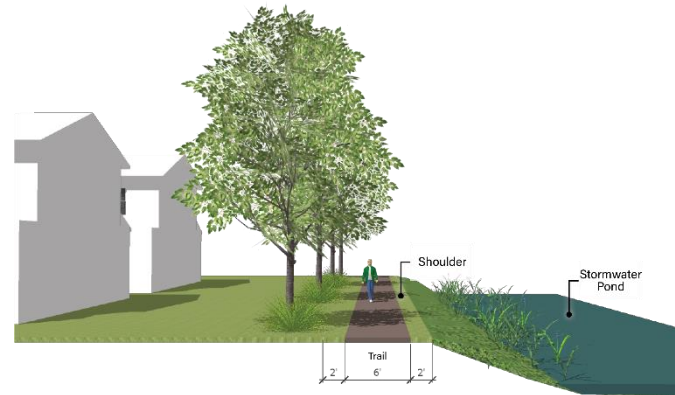
MULTI-USE TRAIL & PARKS SYSTEM

- Min. 12' wide
- Located near the Collector Roadway
- Viewsheds along Preserved Wetlands, Ponds
- Pedestrian Trails along Ponds

SPINE ROAD
90' ROW WITH BIKE LANE & 12' MULTIMODAL TRAIL

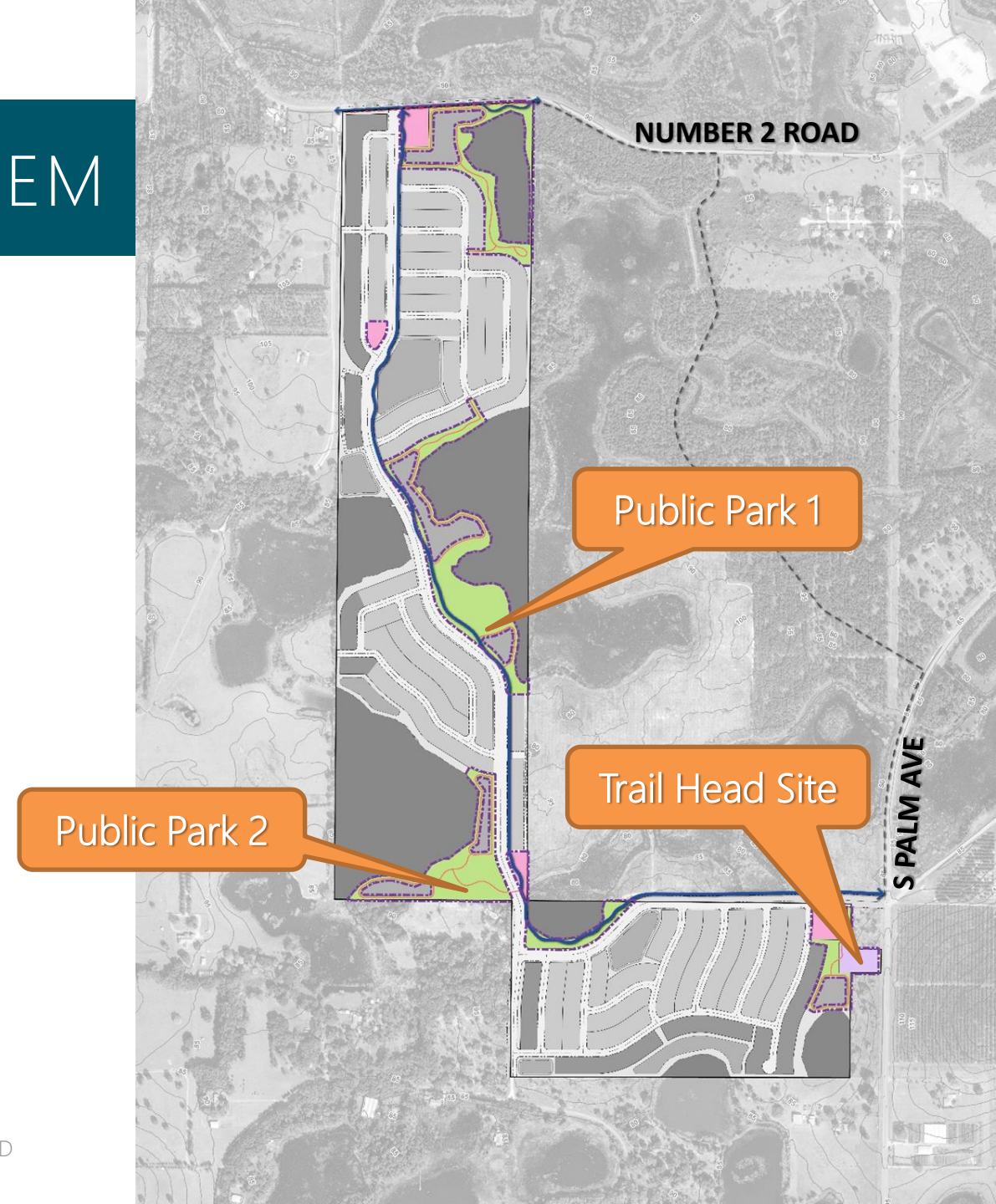


PEDESTRIAN PATH
6' TRAIL



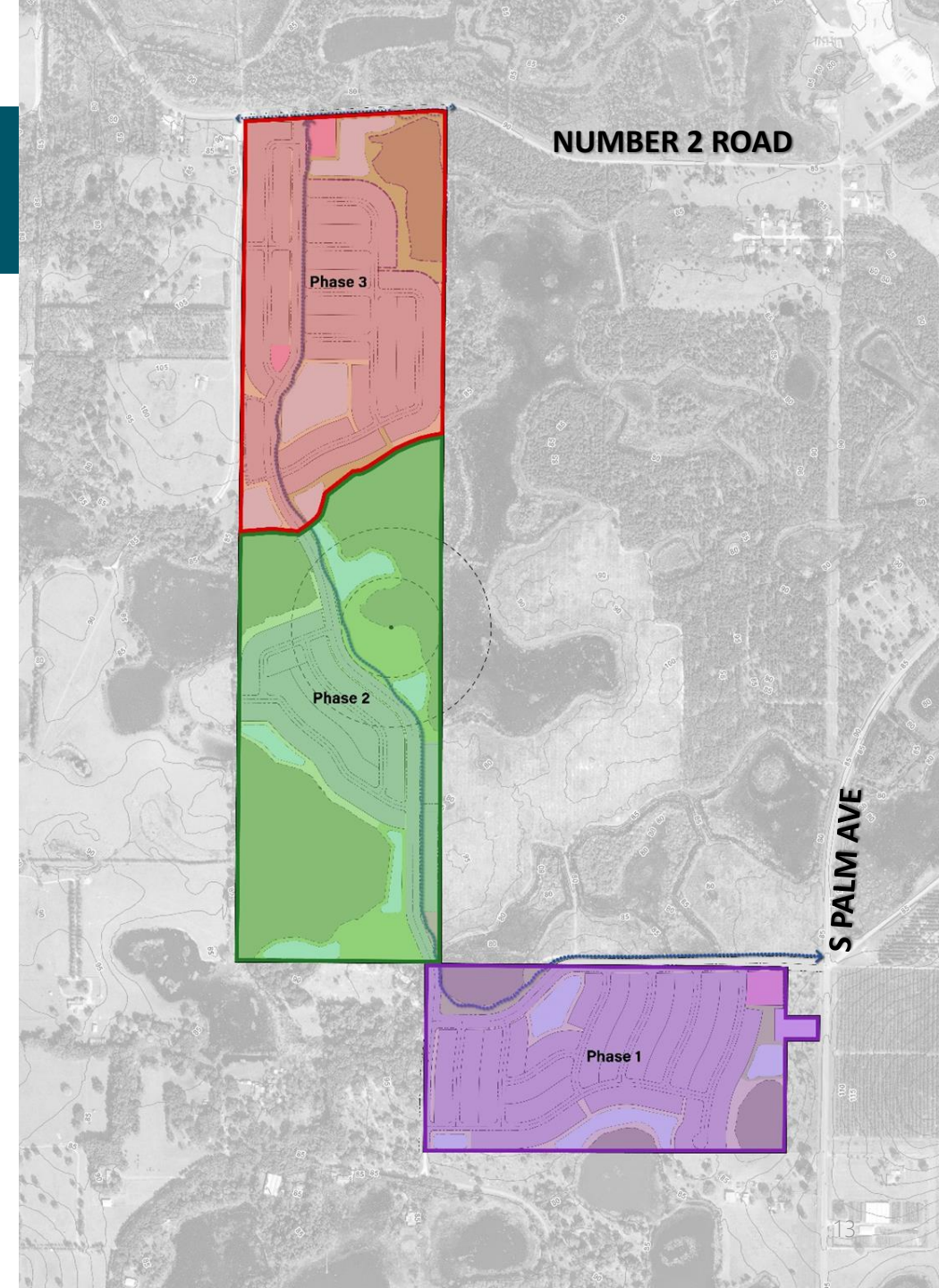
MULTI-USE TRAIL & PARKS SYSTEM

- Programmed Park Space
 - Trails
 - Benches
 - Picnic Tables
- Amenitized Trail head Site at S.R. 19 with Phase 1 of Project
 - Parking
 - Restrooms
 - Bike Maintenance Station
 - Cooling Station
 - Water Station
 - Benches
 - Picnic Tables



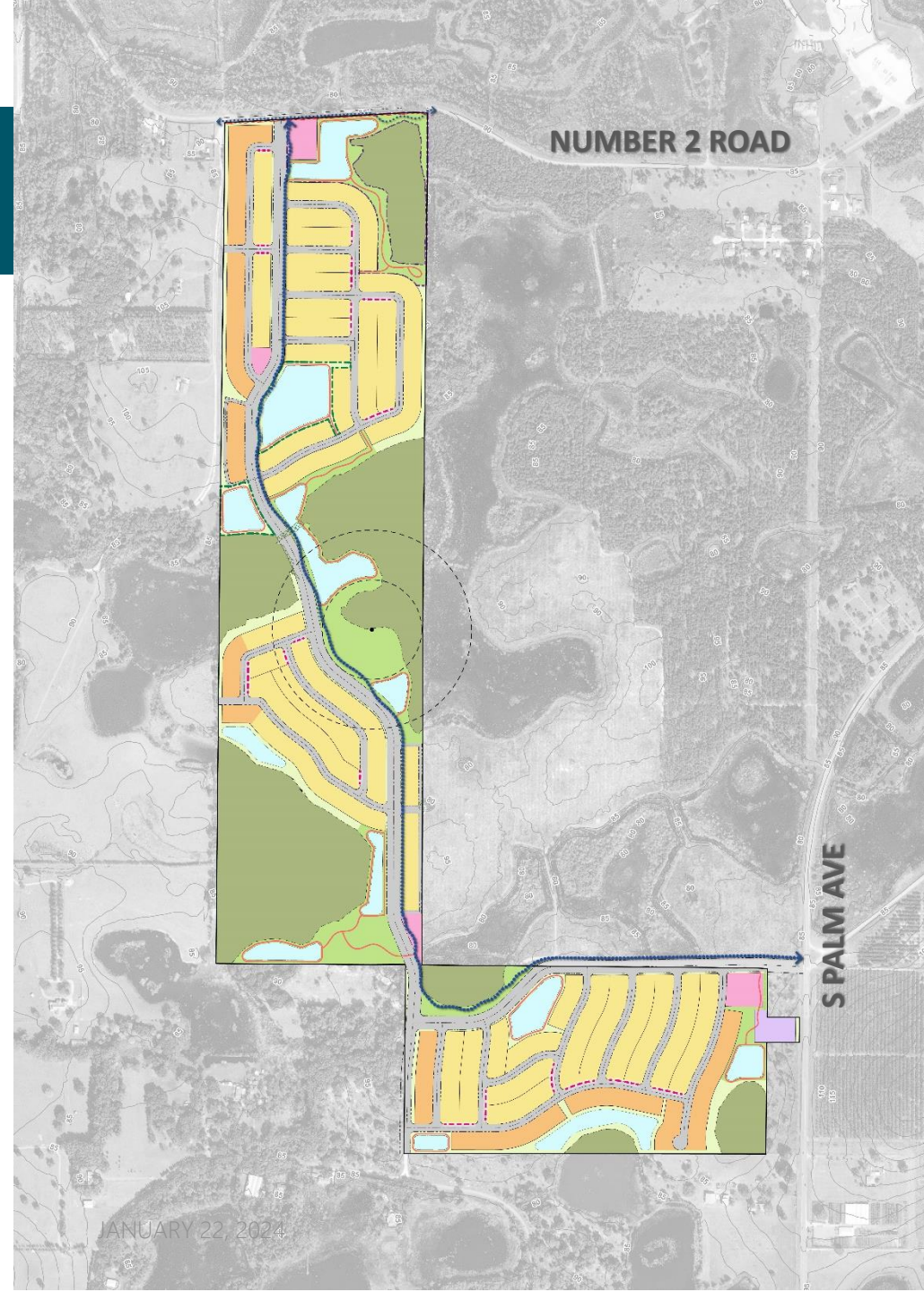
RESIDENTIAL PROGRAM

- 499 DU (Maximum 611 permitted per FLU)
- All Single-Family Detached Lots
- 3 Phases of Development
- Access from S.R. 19 & Number 2 Road
- Connectivity across Property through Spine Road (Collector Road per the Comprehensive Plan)
- Realignment of Revels Road
- Gated Access to Orange Blossom Road as directed by Town/County



PROPOSED LOT DESIGN

- 75'-wide Lots along all the Perimeters
- 55'-wide Lots only internal to the Development



DESIGNED FOR COMPATIBILITY

- Design Standards to Preserve Views from the Collector Road:
 - Limited units on Collector Road with Alley Access
 - 10' Landscaped Buffer along Collector Road for Double-Frontage Lots
- Design Standards to prevent Monotony (DA):
 - Requirements for a variety of materials
 - Block-face restrictions
 - Specific Standards will be finalized at Subdivision Plans Stage



DESIGN WITH NATURE

- Development Footprint: 50% of the site
- 99% Wetlands Preservation
- 1% Wetland Impact for Collector Roadway Crossing
- Multi-use trail and park spaces located around preserved wetlands & vegetated areas
- Tree Preservation per LDC
- 330' no-development buffer around eagle's nest



INFRASTRUCTURE

- Development Agreement to address all infrastructure needs of the Project
- Traffic
 - Project includes 90' ROW Collector Road – to be constructed by the Developer in Phases
 - Commitment for intersection improvement at Revels Road & S.R. 19
- Stormwater
 - Master Stormwater System (Public & Private Components)
- Utilities
 - Potable Water – Town of Howey-in-the-Hills
 - Wastewater – Mission Inn CDD or other options
- Publicly Accessible Multiuse trail & Parks



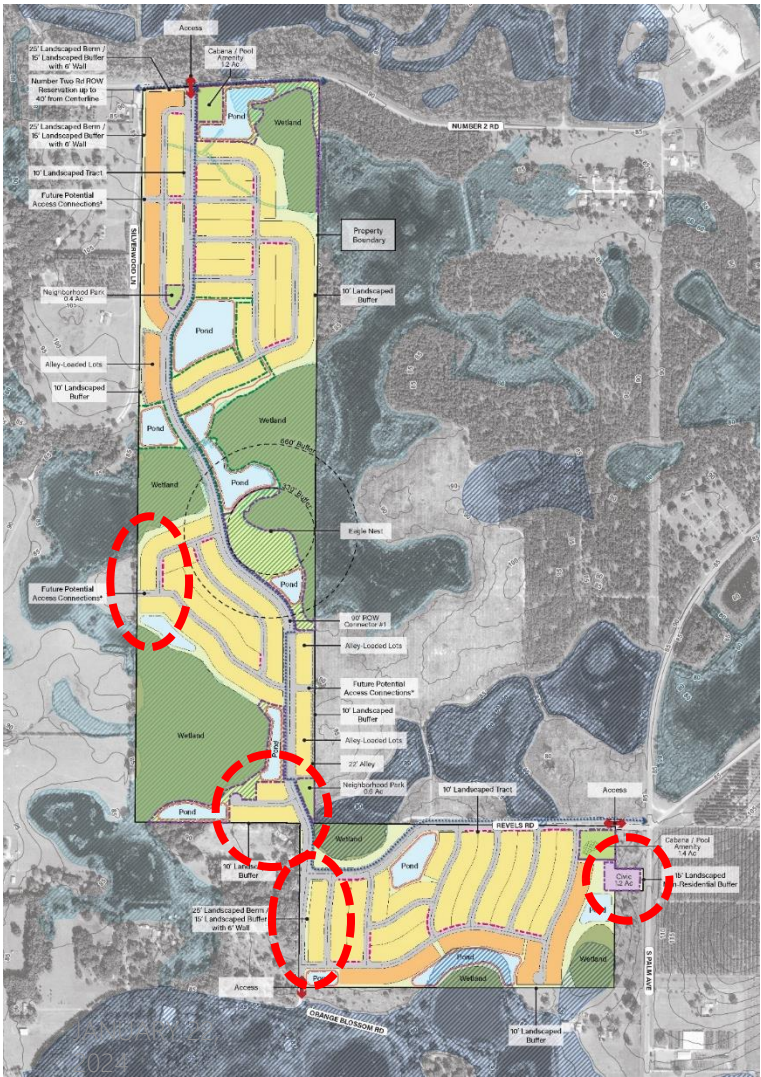
CONSISTENCY WITH THE COMPREHENSIVE PLAN

- VMU District – Increased Density with Enhanced Requirements for Open Space, Non-Residential Areas, Civic Space

Detail	VMU Requirement	Proposal
Residential Areas	85% NLA (max.) = 130.1 AC	84.5% NLA = 129.3 AC
Non-Residential Areas	15% NLA (min.) = 22.97 AC	15.2% NLA = 23.2 AC
Open Space	25% GA (min.) = 60.8 AC	28.5% GA = 69.4 AC
Public Recreational Area	10% of usable open space (min.) = 3.9 AC	17.4% of usable open space = 6.8 AC
Public/Civic Space	5% of non-residential land (min.) = 1.14 AC	5.7% of non-residential land = 1.3 AC

- Policy 1.11.2:** Use of Cluster Developments. To promote the conservation of permeable surface area and maintain the Town’s rural character, *cluster developments shall be promoted by the Town* during the development review process. Developers of Mixed Use/Planned Unit Developments and residential subdivisions shall be encouraged to cluster development in order to preserve open space.
- 90’ Collector Roadway – per 2035 Future Transportation Map

PLAN EVOLUTION



Community Workshop August '23



Current Plan

- 
- CONSISTENT with the Comprehensive Plan & LDC
 - Additional measures for COMPATIBILITY with adjacent properties
 - ENVIRONMENTALLY-SENSITIVE site design
 - SUBSTANTIAL PUBLIC BENEFITS via roadway improvements, public parks & multi-use trail system

CONCLUSION

MISSION RISE PUD

THANK YOU!

QUESTIONS?

Planned Transportation Improvements

1

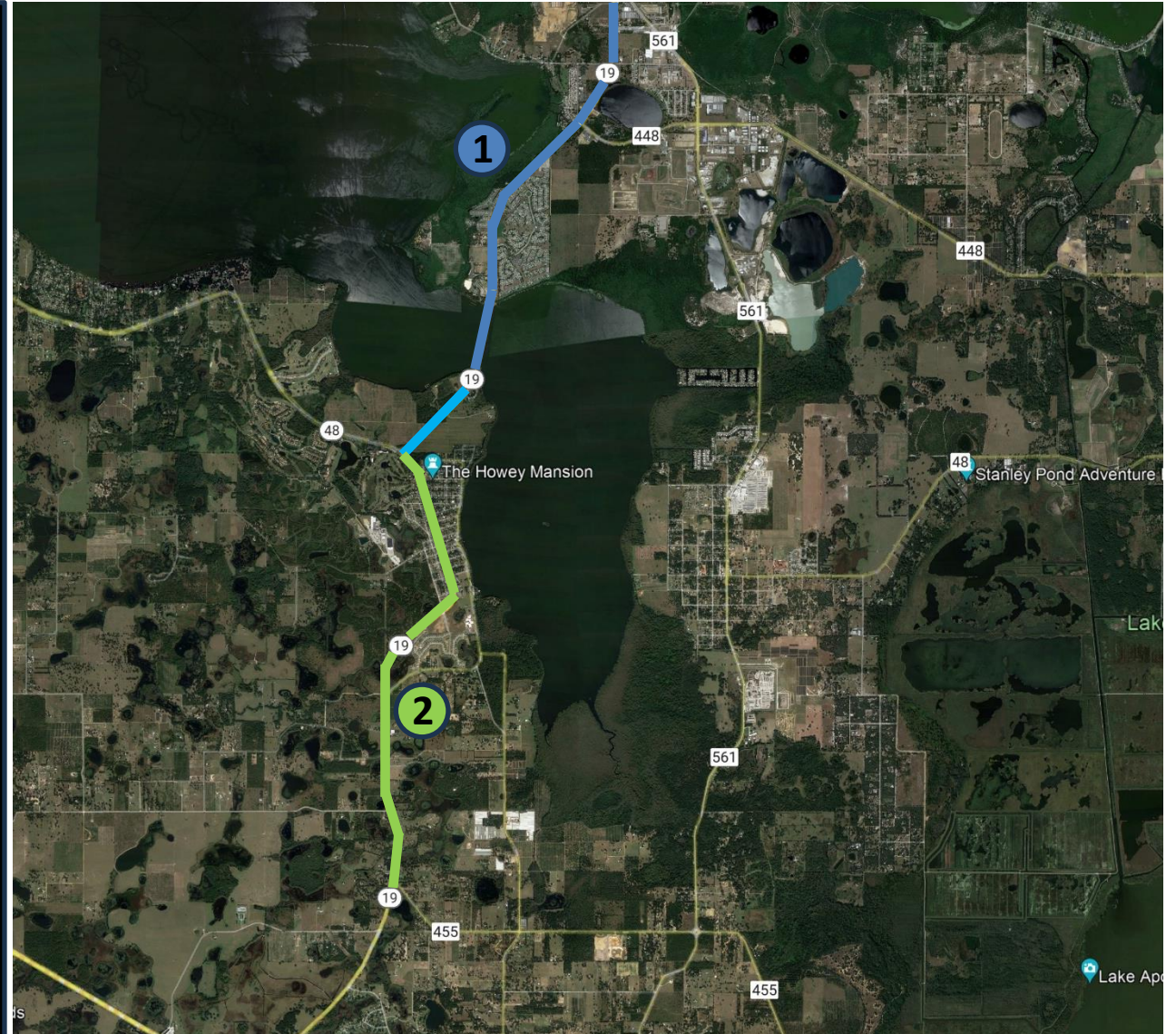
SR 19 from CR 48 to CR 561
Widen to 4 Lanes

*Environmental, PD&E,
Preliminary Engineering*

2

SR 19 from CR 48 to CR 455
Widen to 4 Lanes

*Partially Funded
Per Lake-Sumter MPO TIP*



BENEFITS OF CLUSTERING

- Reduced Development Footprint; Greater Open Space
- Lesser Landscaped Areas; Greater Natural Vegetation Preserve
- Smaller Lawns; Lower Irrigation Costs
- Community Gathering Space

