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MEMORANDUM

TO: Howey-in-the-Hills Town Council
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Mission Rise February 2024 Resubmittal
DATE: March 6, 2024

Following the public hearing before the planning board and discussion of the project by Town Council at the first reading of the proposed development agreement on January 22, 2024, the Mission Rise applicants submitted a revised conceptual development plan and development agreement. This report addresses the changes proposed in the revised plan and development agreement as an update to the original staff report. The changes are summarized as follows:

- The revised plan increases the minimum lot widths for both types of proposed lots from 55 feet to 60 feet and from 75 feet to 80 feet minimum lot width. This change moves the project design in the direction of larger lots but still remains below the one-quarter acre minimum lot size that has been proposed in the pending LDC amendments.
- The total number of lots has been reduced from 499 to 438, a reduction of 61 lots. The reduction in the overall number of lots is about 12% for the project and brings the project density, based on net buildable land area, to 2.86 units per acre. This reduction achieves the Town’s stated goal of maximizing single-family development below three units per acre.
- The project phasing is revised based on the reduced number of total units, but the distribution between the smaller and larger lots remains about the same.

Original Proposed Development Phasing			
Phase	55-foot lots	75-foot lots	Total
Phase 1	150	41	191
Phase 2	100	13	113
Phase 3	166	29	195
Total	416	83	499

New Proposed Development Phasing			
Phase	60-foot lots	80-foot lots	Total
Phase 1	122	40	162
Phase 2	85	8	93
Phase 3	155	28	183
Total	362	76	438

- Side yard setbacks have been increased to 10-feet which means that the actual space between adjacent units is 20 feet. This change again moves the proposed project in the direction the Town Council has expressed of having more space between adjacent units.
- The phasing plan follows the original submittal requiring building permits be issued in one phase before a subsequent phase can be initiated. As noted in the original staff report, the extension of the central collector from SR-19 to Number Two Road will be done by phase with the eventual connection to Number Two Road resulting in the upgrade of Number Two Road to Lake County standards for the length of the project frontage.
- The applicants are proposing widened travel lanes for the proposed alleys.
- The project retains the tiered termination provisions as set forth in the original proposal.
- The reduction in total units will result in a reduction in total traffic volume. The reduction of 61 units will yield a total trip reduction of 585 daily trips. An update of the traffic study would be required to determine if the reduction in total trips would result in a reduction of any specific traffic impacts. The change would not result in an increase in traffic impacts.

Planning Board Recommendation

The planning board recommended a conditional approval of the project. The following comments address how the revisions to the plan address the conditions recommended by the board.

The Planning Board found that the project as presented did not adequately support Future Land Use Policy 1.1.2, but could support the policy with specific changes. The Planning Board recommended a conditional approval of the project including the following conditions:

1. Eighty percent of the single-family lots meet a minimum lot size of 10,840 square feet.

The revisions, while including larger lots, do not meet this condition.

2. Up to 20% of the residential lots may have lot widths of 75 feet as proposed by the applicant.

The revised plan does meet this condition as the plan has 15.5% of the lots with lot widths at or in excess of 75 feet.

3. Access connection to Number 2 Road cannot be opened until after Phase 1 and Phase 2 have been completed, but should be opened when 50% of the units in Phase 3 have received a certificate of occupancy.

The proposed plan does include extension of the central collector to Number Two Road by phases, with the actual connection not occurring until Phase 3. The phasing program requires building permits to be issued for the current phase before a subsequent phase can be initiated, but the proposal does not require all units in a phase to be completed before advancing to the next phase.

4. The open space area between Phase 2 and Phase 3 shall be redesigned to eliminate stormwater retention ponds from this area.

The stormwater plan has been redesigned to substantially reduce the storage pond area between phases two and three, and the shape of the pond has been changed as well. The result of these revisions has been to keep a wider connection between the two wetland areas to support wildlife and other natural processes. This is a substantial compliance with the noted condition.

Summary

The applicant has made revisions to the proposed plan and development agreement that move the proposed project in the direction supporting many of the issues of concern to the Council. The question is whether the proposed changes are sufficient to find the project in compliance with Future Land Use Policy 1.1.2. As it relates to Policy 1.1.2 for Village Mixed Use Development, the policy reads as follows:

POLICY 1.1.2: *Land Use Categories.* The land use categories, as depicted on the Town's 2035 Future Land Use Map (FLUM) shall permit the following uses and activities.

Village Mixed Use – Primarily intended to create sustainability and maintain the unique charm of the Town, including the provisions of reducing the dependability on the automobile, protecting more open land, and providing quality of life by allowing people to live, work, socialize, and recreate in close proximity. Elementary, middle, and high schools are also permitted in this category

The Town Council options remain as noted below. The other information presented in the initial staff report remains current.

- Whether to approve the project based on the conditions proposed by the Planning Board;
- Approve the project with other conditions either in place of or supplementary to the Planning Board recommendation;
- Approve the project as submitted; or
- Deny project.

An action to deny the project needs to be accompanied by a statement as to why the project fails to meet the conditions for approval either through the comprehensive plan goals, objectives, and policies or through the failure to comply with other elements of the land development regulations.