

MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Mission Rise 2022 Pre-application
DATE: May 6, 2022

The property owner has submitted a pre-application request for the former Mission Rise tract which includes 629 single-family units on lots ranging in size from 40 to 60-foot widths. A copy of a memorandum dated May 5, 2020, which lays out the procedures for applying for development approval under the Village Mixed Use land use classification. The memo should provide basic application guidance. The plan submittal appears to be a recycling of the development concept that was denied by the Town Council in 2018 when submitted by Hanover Properties. The following comments are provided based on a review of the plan submitted with the pre-application.

1. The applicant needs to demonstrate how the proposed development complies with the goals, objectives, and policies in the Town's comprehensive plan for development under the Village Mixed Use classification.
2. The applicant needs to document how the project will meet the Town's concurrency requirements, especially as these apply to water, sewer, and traffic circulation. The applicant needs to consult with the Central Lake Community Development District regarding an allocation of sewer capacity. A traffic analysis will be required as a substantial number of projects have been approved since the traffic issues for this project were last examined.
3. The applicant needs to be aware that a Fair Share traffic improvements contribution will be required.
4. The applicant needs to contact the Lake County Scholl District regarding school concurrency.
5. While the development was vested at one time, the development agreement expired, and a new development agreement is required.
6. More site-specific comments include:

- a. Connect the project to all location within the Reserve development where access points have been extended to the Mission Rise property line.
- b. Access needs to be provided to all upland areas along the western boundary of the parcel.
- c. The bike trail provided in the previous versions of the project should be include in the development proposal, and this bicycle facility needs to be extended along Number 2 Road to the eastern property line.