



# MISSION RISE PUD REZONE

Town of Howey-in-the-Hills Town Council

May 28, 2024

- 
- An aerial photograph of a landscape featuring a winding river, green fields, and some buildings. The image is used as a background for the slide.
- ❖ 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

# PROJECT TIMELINE




# APPROVAL CONDITIONS


All minor changes must go through the Planning and Zoning Board for recommendation and approved by the Town Council.	
For a 300-foot lot face there shall be a maximum of 2 iterations of the same model that can be used (not 3).	
The ownership of all water, reclaim water, and wastewater infrastructure shall be dedicated to the town.	
In section 1 (j)(1)(F) of the Development Agreement (pg. 7), remove (which may be reduced to 11-foot travel lanes when adjacent to on-street parking) from the first sentence.	
In the landscape requirement of the Development the street trees (in buffer/public areas) shall be a minimum of 3" caliper. Canopy Trees (within streets or buffers) shall be 3" caliper.	
Street lighting shall be set to intervals of 250 feet.	
The height of residential structures may not exceed 35 feet or 2 stories.	
Setbacks – Front setback shall be 25 feet, the rear setback shall be 25 feet, the side setback shall be 10 feet, corner setback at 12.5 feet, and the pool/accessory setback shall be 10 feet from any lot boundary.	
The minimum dwelling size shall be 1,600 square feet, minimum 2-car garage size shall be 441 square feet, and the maximum dwelling size 4,600 square feet under air.	
The maximum impervious lot coverage shall be 50%.	
At least 20% of the lots in the PUD must be at least 10,800 square feet and the remaining 80% of the lots must be at least 9,600 square feet, and no lot will have less than 50 linear feet of frontage on a road or an alley.	

# FRONT SETBACK


## MOTION:

Setbacks – Front setback shall be 25 feet, **excluding the Front Porch (18 feet)**

the rear setback shall be 25 feet, 


the side setback shall be 10 feet, 

corner setback at 12.5 feet, 


and the pool/accessory setback shall be 10 feet from any lot boundary. 

# GARAGE SIZE

MOTION:

The minimum dwelling size shall be 1,600 square feet, 

minimum 2-car garage size shall be ~~441~~<sup>400</sup> square feet,

and the maximum dwelling size 4,600 square feet under air. 

# LOT COVERAGE


MOTION:

The maximum impervious lot coverage shall be ~~50%~~ <sup>55%</sup>.


*LDC Definition: Impervious Surface means a surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes most conventionally surfaced streets, roofs, sidewalks, parking lots, patios, wet pond surface areas at normal or control elevation, and other similar nonporous surfaces, but does not include dry bottom stormwater facilities or wooden decks over soil (with spaces between planks). Any determinations regarding permeability of material or surface shall be at the sole discretion of the Town Engineer or designee.*

# LOT SIZES

MOTION:

At least 20% of the lots in the PUD must be at least 10,800 square feet 

and the remaining 80% of the lots must be at least ~~9,600~~<sup>7200</sup> square feet,

and no lot will have less than 50 linear feet of frontage on a road or an alley 



# LOT SIZES

- Maximum No. of Units: 415 DU
- Net Density: 2.70 DU/NA
- Per Motion, Maximum Units: 334 DU (2.18 DU/NA)
- Density needed to support Public Improvements
- Home Pricing is not Proportional to Lot Size
- Greatly Reduced Market Demand for Lots 80'/90'



# LOT SIZES

Public Improvement	Total Cost Estimate
90' Collector Roadway	\$ 12,914,984.61
Trail Head Site	\$ 446,000.00
Revels Road & S.R. 19 Intersection (Roundabout)	\$ 1,500,000.00
Public Park Sites	\$ 308,500.00
12' Multiuse Trail	\$ 964,123.29
<b>Total</b>	<b>\$ 16,133,607.90</b>
Amenity	Total Cost Estimate
Amenity #1	\$ 260,000.00
Amenity #2	\$ 1,173,500.00
Amenity #3	\$ 260,000.00
<b>Total</b>	<b>\$ 1,693,500.00</b>

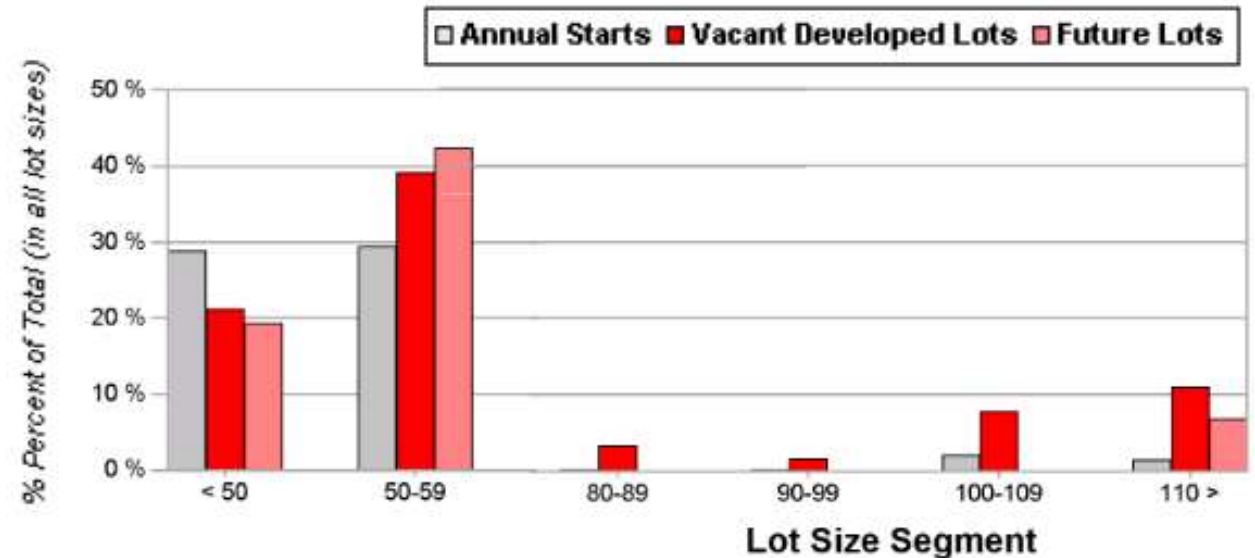
# LOT SIZES

- Market Analysis

	N/A	Lot Size Segment					
		< 50	50-59	80-89	90-99	100-109	110 >
<b>Custom Market Numerical Totals</b>							
Ann Starts	8	1,592	1,619	5	5	120	82
Ann Closings	17	1,707	1,671	17	34	100	83
Housing Inv	8	834	917	4	3	92	74
VDL Inv	92	1,161	2,150	184	87	431	607
Future Inv	3,819	469	1,026	0	0	0	166
VDL Supply (Mos)	138.0	8.8	15.9	441.6	208.8	43.1	88.8

<b>Custom Market Percentage Totals</b>							
Ann Starts %		28.9 %	29.4 %	0.1 %	0.1 %	2.2 %	1.5 %
Ann Closings %		27.9 %	27.3 %	0.3 %	0.6 %	1.6 %	1.4 %
Housing Inv %		31.0 %	34.1 %	0.1 %	0.1 %	3.4 %	2.8 %
VDL Inv %		21.2 %	39.2 %	3.4 %	1.6 %	7.9 %	11.1 %
Future Inv %		19.4 %	42.4 %				6.9 %

**Annual Starts, VDL, and Future Lots By Lot Size**



# 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



# REQUEST SUMMARY

*Rezone 243 acres from PUD to PUD to allow for a maximum of 415 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*

# REQUEST SUMMARY

Motion made by Councilor Miles to approve Ordinance 2024-001 Mission Rise PUD Rezoning, subject to the following conditions:

With Applicant-proposed changes to the proposed conditions:

1. All minor changes must go through the Planning and Zoning Board for recommendation and approved by the Town Council.
2. At least 20% of the lots in the PUD must be at least 10,800 square feet and the remaining 80% of the lots must be at least ~~9,600~~ 7,200 square feet, and no lot will have less than 50 linear feet of frontage on a road or an alley.
3. Setbacks – Front setback (excluding setback to the front porch) shall be 25 feet, the front porch setback shall be 18 feet, the rear setback shall be 25 feet, the side setback shall be 10 feet, corner setback at 12.5 feet, and the pool/accessory setback shall be 10 feet from any lot boundary.
4. The minimum dwelling size shall be 1,600 square feet, minimum 2-car garage size shall be ~~441~~ 400 square feet, and the maximum dwelling size 4,600 square feet under air.
5. The maximum impervious lot coverage shall be ~~50%~~ 55%.
6. For a 300-foot lot face there shall be a maximum of 2 iterations of the same model that can be used (not 3).
7. The ownership of all water, reclaim water, and wastewater infrastructure shall be dedicated to the town.
8. In section 1 (j)(1)(F) of the Development Agreement (pg. 7), remove (*which may be reduced to 11-foot travel lanes when adjacent to on-street parking*) from the first sentence.
9. In the landscape requirement of the Development the canopy street trees (in buffers/public areas) shall be a minimum of 3" caliper.
10. Street lighting shall be set to intervals of 250 feet.
11. The height of residential structures may not exceed 35 feet or 2 stories.

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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!*

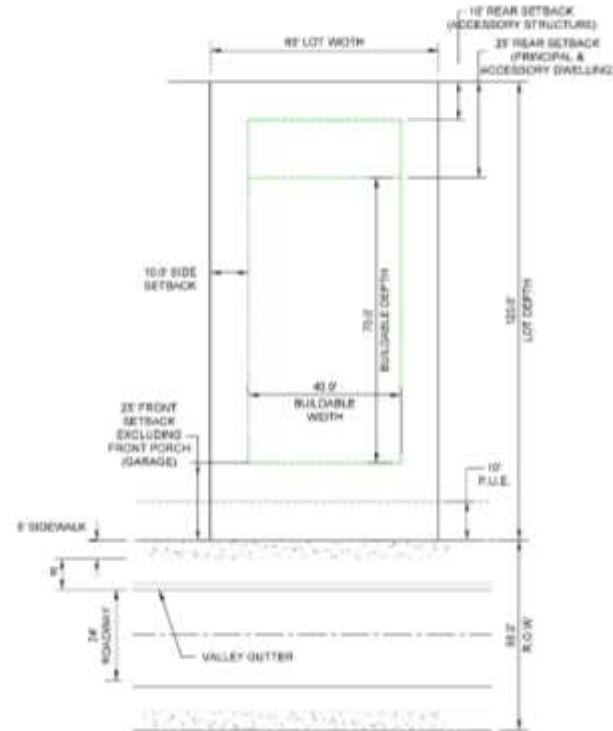
*QUESTIONS?*



# LOT SIZES

- Previous Lot Sizes
  - 80' X 120' / 9,600 SF
  - 60' X 120' / 7,200 SF
- Proposed Lot Sizes
  - 90' X 120' / 10,800 SF
  - 60' X 120' / 7,200 SF

60' LOT  
FRONT LOAD GARAGE



90' LOT  
FRONT LOAD GARAGE

