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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 Revised Submittal
DATE: May 22, 2024

The town has received a revised proposal for the Mission Rise development based upon the conditional motion for approval made by the Town Council at the public hearing and first reading of the adopting ordinance. As stated in the resubmittal package, the applicants have accepted most of the conditions put forth in the Council motion for approval. There are some conditions for which the applicants have submitted a counter proposal. The deliberations on the resubmittal will necessarily focus on the willingness of the Council to accept the revisions proposed by the applicant. As the Council considers these proposals, it might be useful to have a brief history of the development proposals received to date for this project.

The Initial Proposal

The initial proposal for the property was for development of 400 units of single-family housing. This proposal is noteworthy in that the 400 unit threshold has become the upper level for total housing units ascribed to the property. The initial proposal was adopted in a development agreement prior to the adoption of the Village Mixed Use land use category. The project consisted of 400 residential lots measuring 75 feet by 120 feet and the necessary street network to provide access to the lots. Some stormwater retention ponds were identified but not fully engineered. The project included only those three elements. There were no recreation facilities, no community facilities, no bicycle facilities, no landscaped buffer treatments or other project enhancements.

A comparison with the current proposal poses the questions of whether allowing 15 additional single-family lots in exchange for the added amenities is worth accepting the applicant's proposal.

The current proposal has a majority of lots at 60-foot width, which is smaller than the lot size in the original plan, but the proposal also includes 81 lots larger than any initially proposed. The larger lots are located at the perimeter of the project site where impacts to adjacent properties is less than would have occurred with the original plan.

The Hanover Plan

The Hanover development proposal which was rejected in 2018 sought approval of 629 units with lot widths of 40-feet (227 units), 50-feet (183 units) and 60-feet (219 units). This proposal did include the central collector road, the bicycle facility and a variety of community facilities including parks and community buildings. Buffers as required by the VMU rules were included but there was no overall attempt to locate the largest lots at the perimeter of the project.

The current development proposal adopted transportation, recreation and community elements from the Hanover plan and in many ways improved on those elements. Such as alley assisted rear access so there are no driveways accessing the central collector directly and the commitment for intersection improvements at SR 19 and Revels Road which were not a part of the Hanover Plan. The proposed project is including many of the most desirable elements of the Hanover plan with 214 fewer housing units.

Summary

Hopefully this brief history of the Mission Rise parcel and comparison of the development proposals considered to date will assist the Council in reviewing the latest plan version.