



TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Mission Rise Development Proposal 4th Revision
DATE: October 9, 2023

The Town has received the fourth revision of the Mission Rise development proposal which incorporates comments from the Development Review Committee into the conceptual development plan and the development agreement. This should be the final DRC review of the plan before referring the item to the Planning Board for consideration. The review is based on the fourth submittal plus the comments from the September DRC meeting.

Concept Plan

1. The staff recommended moving the stormwater retention out of the central green space and park area. The current concept plan proposal retains these items without revision.
2. The staff has commented on the proposed lot sizes relative to the lot size ranges in projects recently approved by the Town Council.
3. The staff requested the applicant address the design of through lots which abut the central collector but access from a different street. The applicants propose a 10-foot landscaped buffer.
4. The staff asked for design proposals for mitigation of the garage-scape view of units on 55-foot wide lots with front entry. No comments were received on this item.
5. The applicant was asked to provide a timing for the construction of the central collector road. Will the road be constructed by phase or will the road be constructed entirely within one phase?

The applicants are requested to provide a response to items four and five. The other comments will become part of the staff report for Planning Board.

Development Agreement

The revisions made to the development agreement track the recommendations from the September DRC meeting.

If the Town Council approves the development agreement and project on first reading, the development agreement will be provided to the Town Attorney for a legal review.