



MISSION RISE PUD REZONE

Planning & Zoning Board

December 21, 2023

- 
- 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

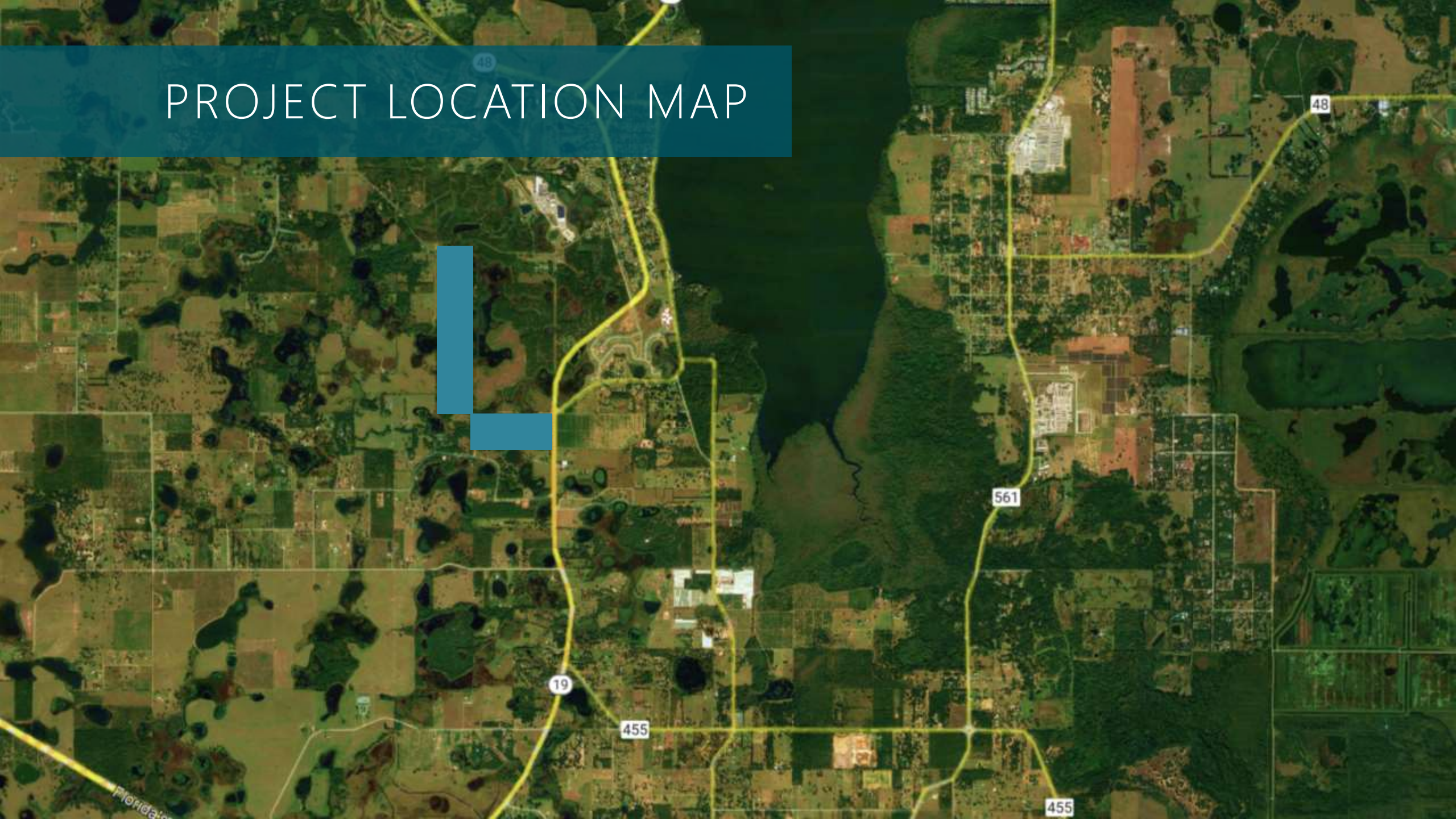
PROJECT TEAM

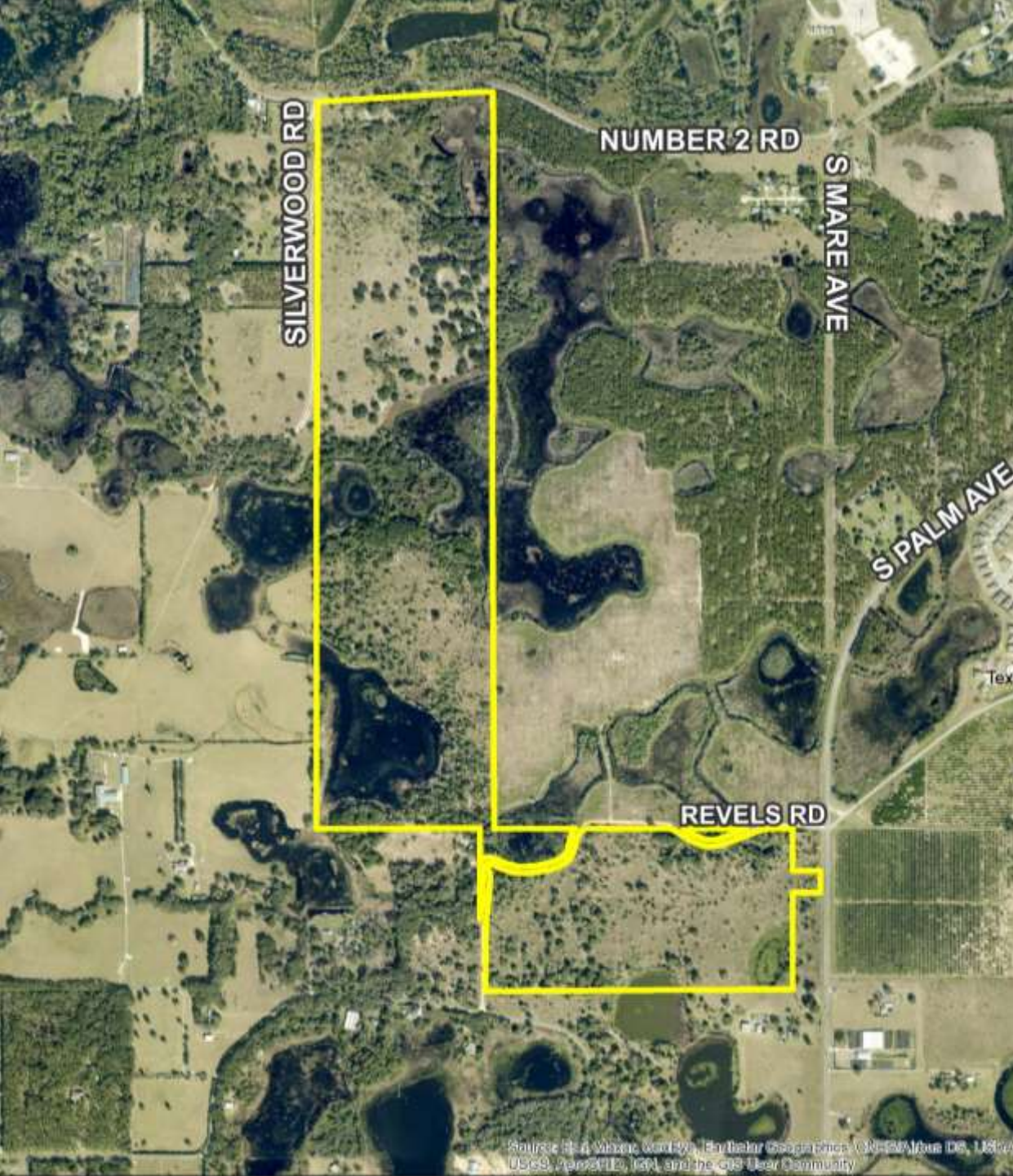
MISSION RISE PUD

REQUEST SUMMARY

Rezone 243 acres from PUD to PUD to allow for a maximum of 499 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

PROJECT LOCATION MAP





SITE OVERVIEW

- 243+/- acres
- Accessed from S.R. 19 and Number 2 Road
- Currently vacant
- FLU: Village Mixed Use (VMU)
- Existing Zoning: Planned Unit Development (PUD)
 - Ordinance 2005-357 – 400 DUs
 - Developer's Agreement Expired in 2017

SURROUNDING PUDS

Hillside Grove (The Reserve)

- FLU: Village Mixed Use (VMU)
- Zoning: Planned Unit Development (PUD)
- Entitlements:
 - 740 SFD Residential
 - 105,716 SF Office/Storage
 - 300,000 SF Retail/Office
 - 100,000 SF Institutional
- Lot Sizes
 - 50 x 80
 - 27 x 115
 - 50 x 115

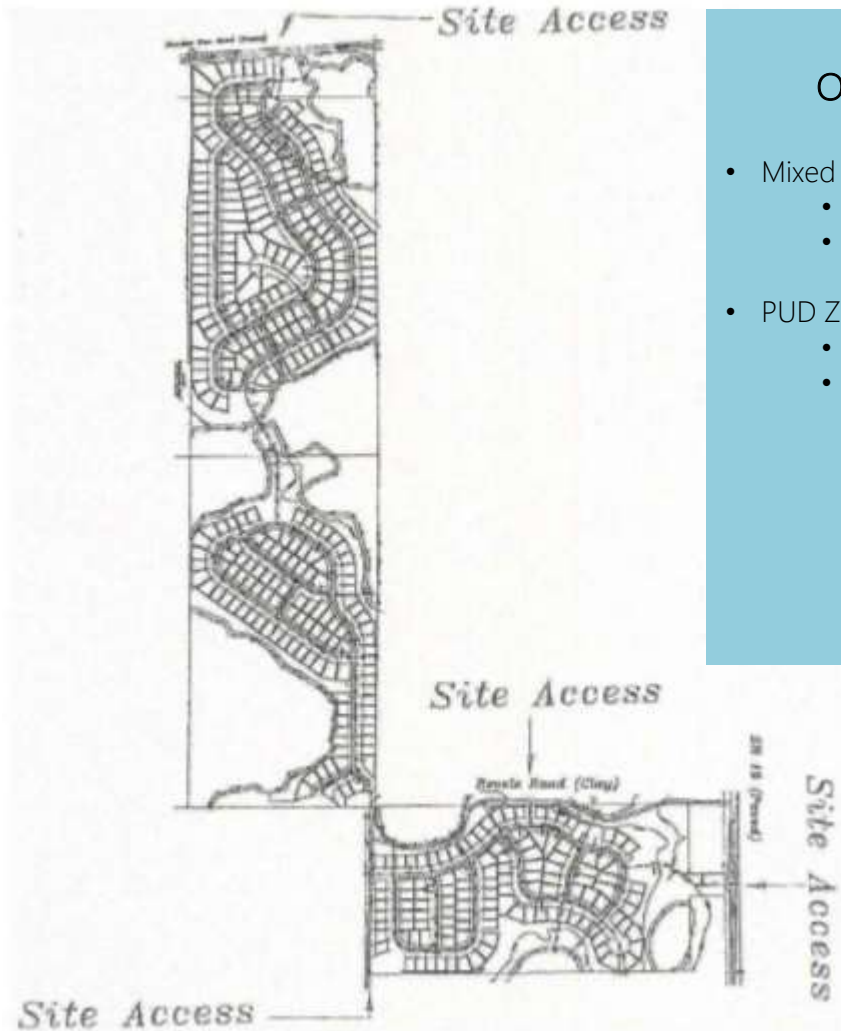
Watermark (Simpsons Parcel)

- FLU: Medium Density Residential (MDR)
- Zoning: Planned Unit Development (PUD)
- Entitlements:
 - 235 SFD Residential
- Lot Sizes
 - 70 x 120
 - 80 x 120

DECEMBER 21, 2023



PREVIOUS APPROVALS



2005 Zoning Ordinance 2005-037

- Mixed Use Planned Development FLU
 - Max. 3 DU/GDA
 - 40% Open Space
- PUD Zoning
 - 400 SFD
 - Non-Residential
 - Water Retention & Wetland Areas
 - 2AC Park Area
 - No Amenities or Active Recreational Space



2019 Zoning (Not Approved)

- Village Mixed Use FLU
 - Max. 4 DU/NA (Base)
 - 25% Open Space
- PUD Zoning
 - 629 SFD
 - Non-Residential
 - Bike Trail System
 - No Amenities

REQUEST SUMMARY

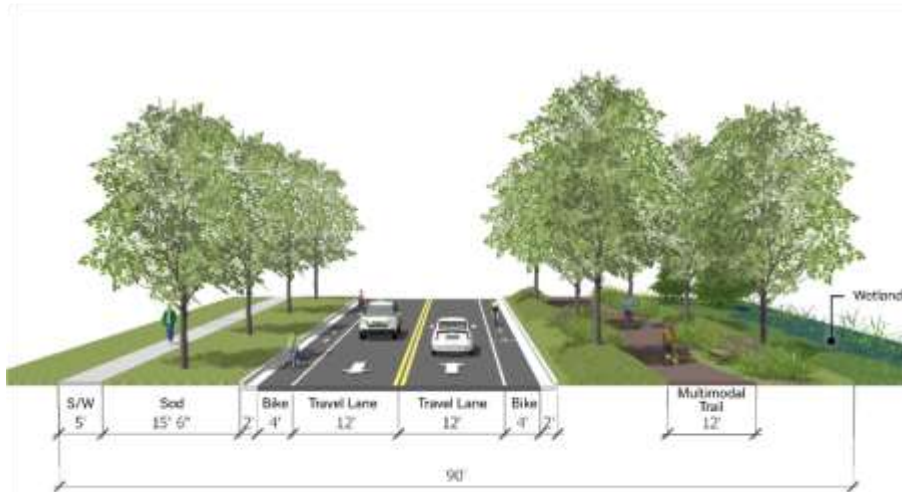
- Rezone to PUD with Binding Conceptual Land Use Plan & Developer's Agreement
- Maximum of 499 DU
- Density: 3.3 DU/NA
- Open Space: 69.4 AC (28.5%)
- On-site Amenities
- Expansive Preserve & Eagle's Nest Buffer
- Regional Multi-use Trail with Trail Head & 2 Public Parks
- Revels Road – S.R. 19 Intersection Improvements

COLLECTOR ROAD

- Required per the Comprehensive Plan
- 90' ROW – 12' travel lanes with 4' bike lanes
- 12' multi-use trail

SPINE ROAD

90' ROW WITH BIKE LANE & 12' MULTIMODAL TRAIL



NON-RESIDENTIAL AREAS

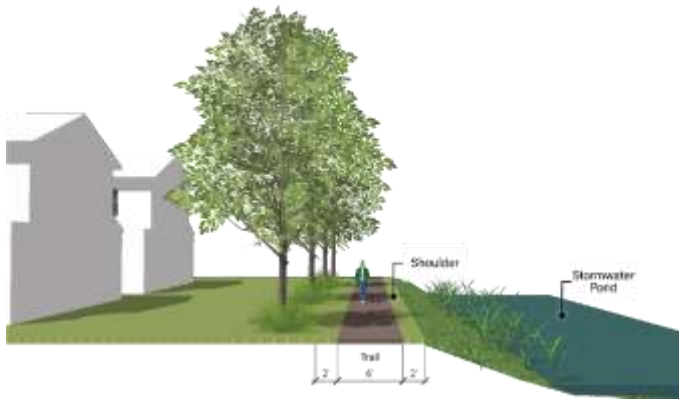
- Site not suitable for commercial uses
 - Lack of frontage on major roadway
 - Shape of the property
 - Proximity to larger residential lots
- Multimodal Trail & Park System
- Trailhead along S.R. 19



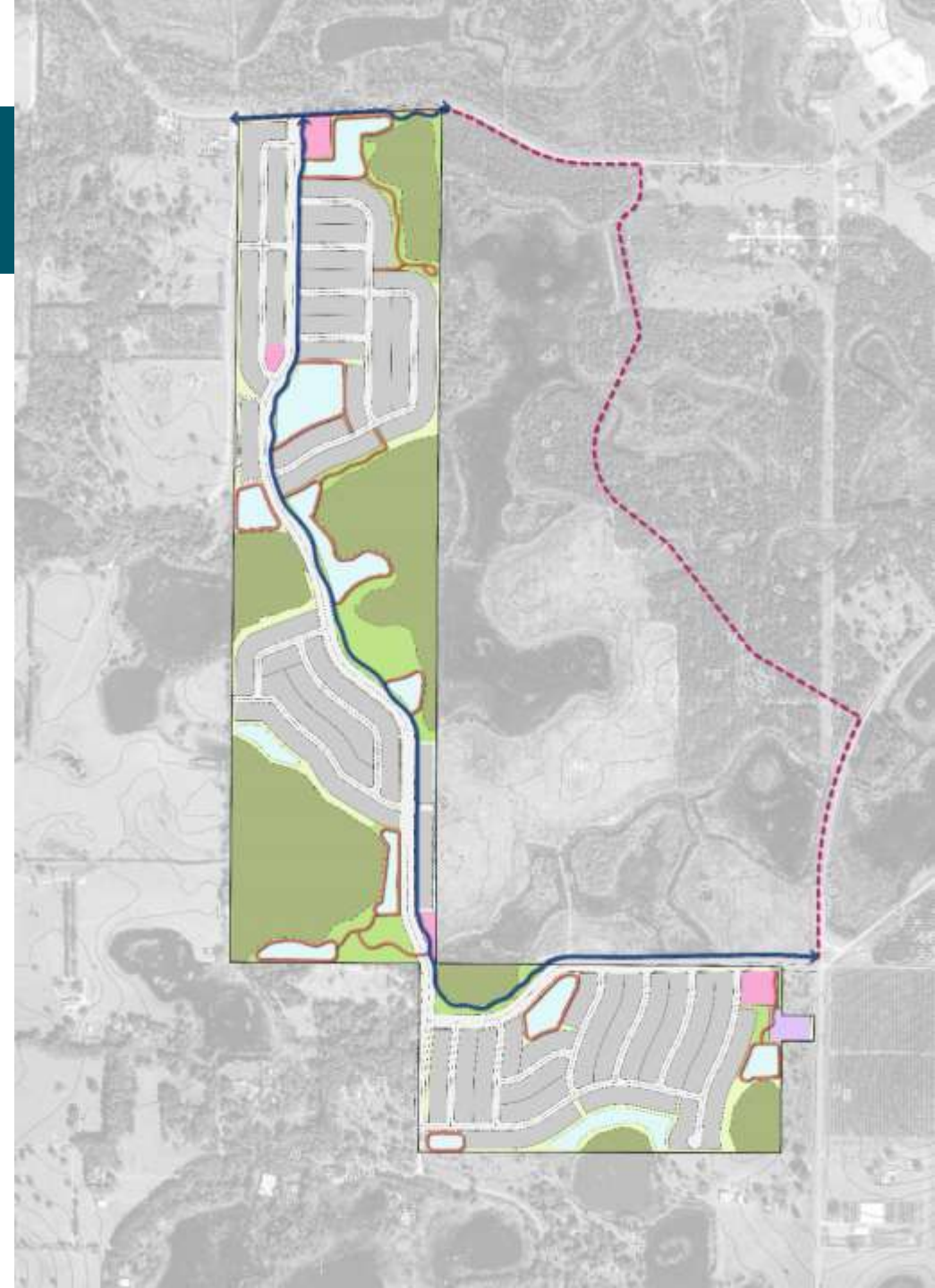
MULTI-USE TRAIL & PARKS SYSTEM

- Min. 12' wide
- Located near the Collector Roadway
- Viewsheds along Preserved Wetlands, Ponds
- Pedestrian Trails along Ponds

PEDESTRIAN PATH
6' TRAIL

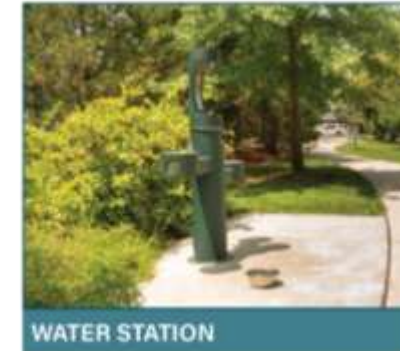


SPINE ROAD
90' ROW WITH BIKE LANE & 12' MULTIMODAL TRAIL



MULTI-USE TRAIL & PARKS SYSTEM

- Programmed Park Space
- Amenitized Trail head Site at S.R. 19 with Phase 1 of Project



PROPOSED RESIDENTIAL PROGRAM

- 499 DU (Maximum 611 permitted per FLU)
- All Single-Family Detached Lots
- 3 Phases of Development
- Access from S.R. 19 & Number 2 Road
- Restricted Access to Orange Blossom Road Via Gated Entry or Leaving Roadway Connection Unimproved
- Realignment of Revels Road
- Connectivity across Property through Spine Road (Collector Road per the Comprehensive Plan)



PROPOSED LOT DESIGN

- 75'-wide Lots along all the Perimeters
- 55'-wide Lots only internal to the Development
- Design Standards to Preserve Views from the Collector Road:
 - Limited units on Collector Road with Alley Access
 - 10' Landscaped Buffer along Collector Road for Double-Frontage Lots
- Design Standards to prevent Monotony (DA):
 - Requirements for a variety of materials
 - Block-face restrictions
 - Specific Standards will be finalized at Subdivision Plans Stage



DESIGN WITH NATURE

- Development Footprint: 50% of the site
- 99% Wetlands Preservation
- 1% Wetland Impact for Collector Roadway Crossing
- Multi-use trail and park spaces located around preserved wetlands & vegetated areas
- Tree Preservation per LDC
- 330' no-development buffer around eagle's nest



INFRASTRUCTURE

- Development Agreement to address all infrastructure needs of the Project
- Traffic
 - ✓ Project includes 90' ROW Collector Road – to be constructed by the Developer in Phases
 - ✓ Commitment for intersection improvement at Revels Road & S.R. 19
- Stormwater
 - ✓ Master Stormwater System
- Utilities
 - ✓ Potable Water – Town of Howey-in-the-Hills
 - ✓ Wastewater – Mission Inn CDD or other options
- Publicly Accessible Multiuse trail



CONSISTENCY WITH THE COMPREHENSIVE PLAN

- VMU District – Increased Density with Enhanced Requirements for Open Space, Non-Residential Areas, Civic Space

Detail	VMU Requirement	Proposal
Residential Areas	85% NLA (max.) = 130.1 AC	84.5% NLA = 129.3 AC
Non-Residential Areas	15% NLA (min.) = 22.97 AC	15.2% NLA = 23.2 AC
Open Space	25% GA (min.) = 60.8 AC	28.5% GA = 69.4 AC
Public Recreational Area	10% of usable open space (min.) = 3.9 AC	17.4% of usable open space = 6.8 AC
Public/Civic Space	5% of non-residential land (min.) = 1.14 AC	5.7% of non-residential land = 1.3 AC

- Policy 1.11.2:** Use of Cluster Developments. To promote the conservation of permeable surface area and maintain the Town’s rural character, *cluster developments shall be promoted by the Town* during the development review process. Developers of Mixed Use/Planned Unit Developments and residential subdivisions shall be encouraged to cluster development in order to preserve open space.
- 90’ Collector Roadway – per 2035 Future Transportation Map

PLAN EVOLUTION

Proposed Plan at Neighborhood Workshop (8.3.2023)

- 592 Dwelling Units
 - Fewer 75'-wide tracts
 - Units proposed to the south
- Civic Site not programmed

PLAN EVOLUTION

Current Plan based on Community Input

- 499 Dwelling Units (93 Units Reduced)
 - Additional 75'-wide Tracts
 - Cul-de-sac with Units replaced with Park
- Civic Site programmed as a Trail Head
 - Designed and Constructed by the Developer
 - Additional Amenity for the Town

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- CONSISTENT with the Comprehensive Plan & LDC
 - Additional measures for COMPATIBILITY with adjacent properties
 - ENVIRONMENTALLY-SENSITIVE site design
 - SUBSTANTIAL PUBLIC BENEFITS via roadway improvements, public parks & multi-use trail system

CONCLUSION

MISSION RISE PUD

THANK YOU!

QUESTIONS?

Planned Transportation Improvements

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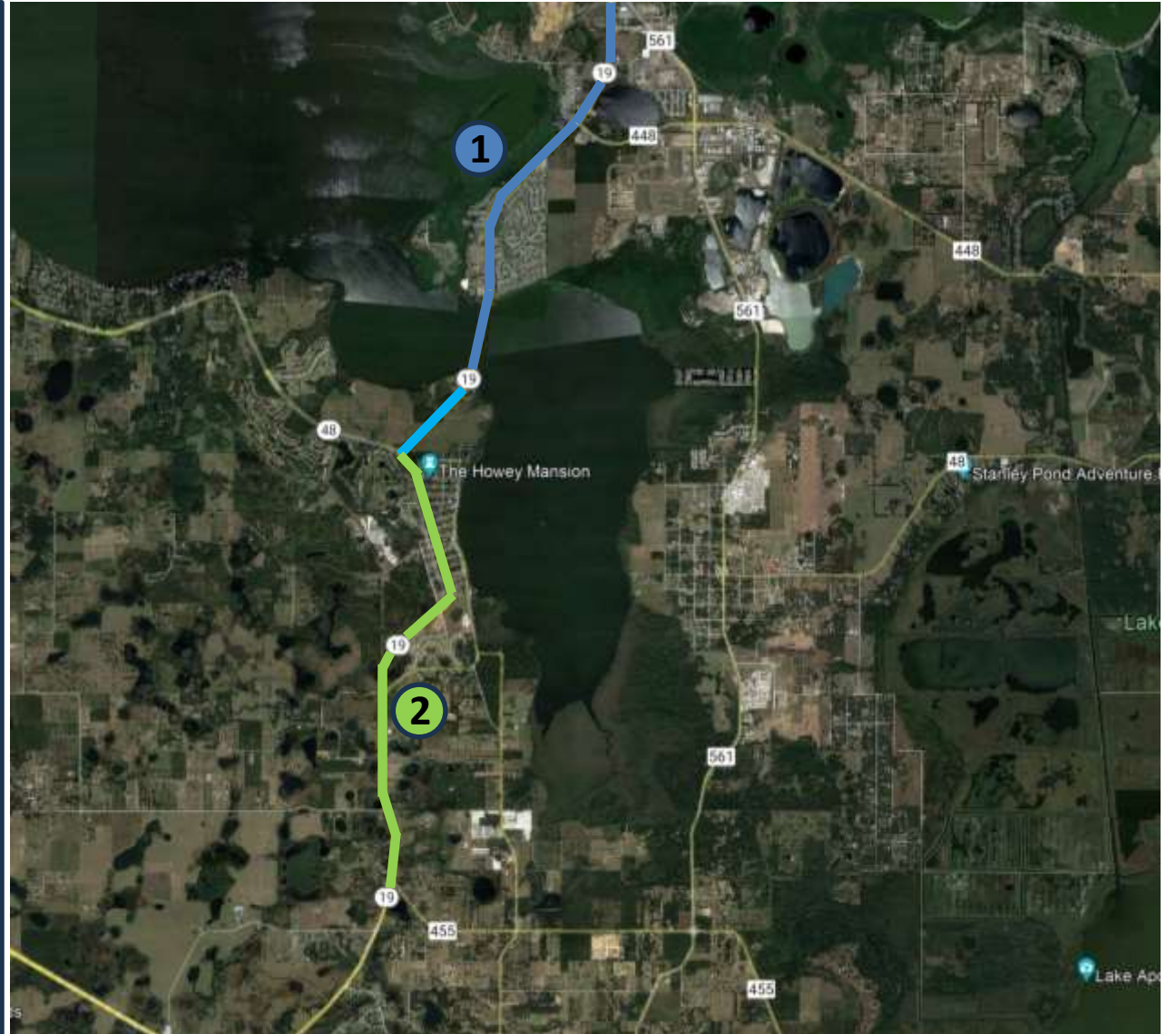
SR 19 from CR 48 to CR 561
Widen to 4 Lanes

*Environmental, PD&E,
Preliminary Engineering*

②

SR 19 from CR 48 to CR 455
Widen to 4 Lanes

*Partially Funded
Per Lake-Sumter MPO TIP*



BENEFITS OF CLUSTERING

- Reduced Development Footprint; Greater Open Space
- Lesser Landscaped Areas; Greater Natural Vegetation Preserve
- Smaller Lawns; Lower Irrigation Costs
- Community Gathering Space



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