



Development Review Committee

December 08, 2022 at 2:00 PM
Howey-in the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

Join Zoom

Meeting: <https://us06web.zoom.us/j/89905367867?pwd=TUdTNWRKaUVLUHRQTnZDYlVYTWNFZz09>

Meeting ID: 899 0536 7867 | Passcode: 205955

CALL TO ORDER ATTENDANCE

NEW BUSINESS

1. Discussion: **Mission Rise PUD Rezoning Pre-Application**

PUBLIC COMMENTS

Any person wishing to address the Development Review Committee and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.

ADJOURNMENT

To Comply with Title II of the Americans with Disabilities Act (ADA):

Qualified individuals may get assistance through the Florida Relay Service by dialing 7-1-1. Florida Relay is a service provided to residents in the State of Florida who are Deaf, Hard of Hearing, Deaf/Blind, or Speech Disabled that connects them to standard (voice) telephone users. They utilize a wide array of technologies, such as Text Telephone (TTYs) and ASCII, Voice Carry-Over (VCO), Speech to Speech (STS), Relay Conference Captioning (RCC), CapTel, Voice, Hearing Carry-Over (HCO), Video Assisted Speech to Speech (VA-STs) and Enhanced Speech to Speech.

Howey Town Hall is inviting you to a scheduled Zoom meeting.

Topic: **DRC Meeting**

Time: **Dec 8, 2022 2:00 PM Eastern Time** (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89905367867?pwd=TUdTNWRKaUVLUHRQTnZDYlVYTWNFZz09>

Meeting ID: 899 0536 7867

Passcode: 205955

Dial by your location

+1 305 224 1968 US

+1 646 558 8656 US (New York)
+1 646 931 3860 US
+1 301 715 8592 US (Washington DC)

Meeting ID: 899 0536 7867

Passcode: 205955

Find your local number: <https://us06web.zoom.us/j/89905367867>

Please Note: In accordance with F.S. 286.0105: Any person who desires to appeal any decision or recommendation at this meeting will need a record of the proceedings, and that for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The Town of Howey-in-the-Hills does not prepare or provide this verbatim record. Note: In accordance with the F.S. 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, FL 34737, (352) 324-2290 at least 48 business hours in advance of the meeting.



November 28, 2022

Mr. Tom Harowski
Consulting Planner, Town of Howey-in-the-Hills
P.O. Box 128
101 N. Palm Avenue
Howey-in-the-Hills, FL 34737

RE: Pre-Application Meeting Request
Mission Rise PUD Rezone

Dear Mr. Harowski,

On behalf of the Property Owner, ASF TAP FL I, LLC ("Applicant"), please find the enclosed pre-application meeting request in regard to the above referenced Planned Unit Development (PUD) rezone. The subject property ("Property") consists of four (4) parcels and is approximately 241.3 +/- acres in size. It is generally located south of Number Two Road, west of SR 19, and east of Silverwood Lane in the southwestern portion of the Town of Howey-in-the-Hills.

The request is to rezone the Property from PUD to PUD with a new Binding Development Concept Plan and Developer's Agreement, to allow for a maximum of 592 dwelling units, along with supportive amenities and infrastructure.

The Property has a future land use designation of Village Mixed Use (VMU) and Conservation (CON). In 2005, the Property was zoned PUD per Ordinance 2005-357 with a binding conceptual development plan allowing for development of 400 dwelling units. The Developer's Agreement related to the Rezone was approved in 2007 and expired 10 years later in February 2017.

The surrounding lands to the north, south, and west of the Property consist of vacant agricultural lands, groves, or pastures along with a few dispersed single-family residential dwellings. The Reserve PUD was approved to the east of the Property in November 2021 (Ordinance 2021-010), allowing for 284 single-family homes, 291 single-family cluster homes, and 153 townhouse units, along with up to 300,000 square feet of commercial uses and 100,000 square feet of institutional uses. Lands to the east of SR 19, known as the Simpson Parcel, are also in the process of being rezoned to PUD. This rezone petition is currently under review by the Town Council.

The Conceptual Plan included in the application materials depicts the proposed site layout. While the density is being increase since the original approval in 2005, it is within the limitations of the base density permitted per the Comprehensive Plan and reflects demand changes in the market. The proposed density calculations are as follows:

Net Land Area = Total acreage – Waterbodies acreage¹ – Required open space² – Remaining Wetlands acreage³

¹ Only pre-existing water bodies are to be included in the calculation.

² 25% of gross land area has to be reserved as open space. Per Policy 1.2.2 of the Future Land Use Element of the Town's Comprehensive Plan, no more than 50% of the open space requirement can be met with wetlands. Landscaped buffers and stormwater facilities may be counted towards open space if

designed in a park-like setting with pedestrian facilities and free-form ponds. Up to 10% of open space may be impervious.

³ Wetlands not counted towards the open space requirement.

Net Land Area = 241.3 – 0 – 60.3 – 33.03
= 147.94 acres

Total Yield = 147.94 x 4 = **592 dwelling units**

A mix of 75-foot-wide and 50-foot-wide lots are proposed within the PUD. The smaller lots are strategically located in the interior of the Property, with larger lots proposed along the boundaries. Compatibility with the adjacent properties will be addressed via sensitive site design that addresses the placement of buffers, open space/preserve areas, and proposed residential development tracts. The proposed lot sizes and density is consistent with the recent approval for The Reserve PUD to the immediate east. On site wetlands have been preserved along with upland buffers to the greatest extent possible, with no planned impacts. A majority of the stormwater infrastructure has been designed to have a public edge through the provision of bike trails and pedestrian pathways. The bike trail is proposed through the length of the project connecting Number Two Road to the eastern boundary of the Property along Revels Road.

If you have any further questions, please do not hesitate to contact me directly at (607) 216-2390, or rlopes@rviplanning.com.

Sincerely,



Rhea Lopes
Project Manager

RVi Planning + Landscape Architecture

10150 Highland Manor Dr, Suite 450 • Tampa FL 33610

607.216.2390 Mobile • 813.443.8282 Main

www.rviplanning.com

cc. Jason Humm, Turnstone Group
Mike Ripley, Land Advisors
Jonathan Huels, Lowndes



TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

PRE-APPLICATION MEETING FORM

You must set up a pre-application meeting **before** submitting your application. Please submit a completed form to the Town Clerk at Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, Florida 34737.

The following background information is required to schedule a pre-application meeting. Staff will use this to research the project site in preparation for the meeting. Although this is the minimal amount of background material required, more information is welcome. Please attach additional sheets or plans as needed.

APPLICANT

Name: ASF TAP FL I LLC
Address: 3565 Piedmont Rd NE Bldg. One # 200
City/State/Zip: Atlanta, GA 30305
Phone: 630.816.7002 Fax: _____
E-Mail Address: jhummm@turnstonegroup.com
Contact Person: Jason Humm

OWNER

Name: ASF TAP FL I LLC
Address: _____
City/State/Zip: _____
Phone: _____ Fax: _____
E-Mail Address: _____
Contact Person: _____

Application Type: (Please check)

☐ Site Plan Review ☐ Subdivision ☒ Rezoning ☐ Comprehensive Plan Amendment ☐ Other

PROJECT INFORMATION

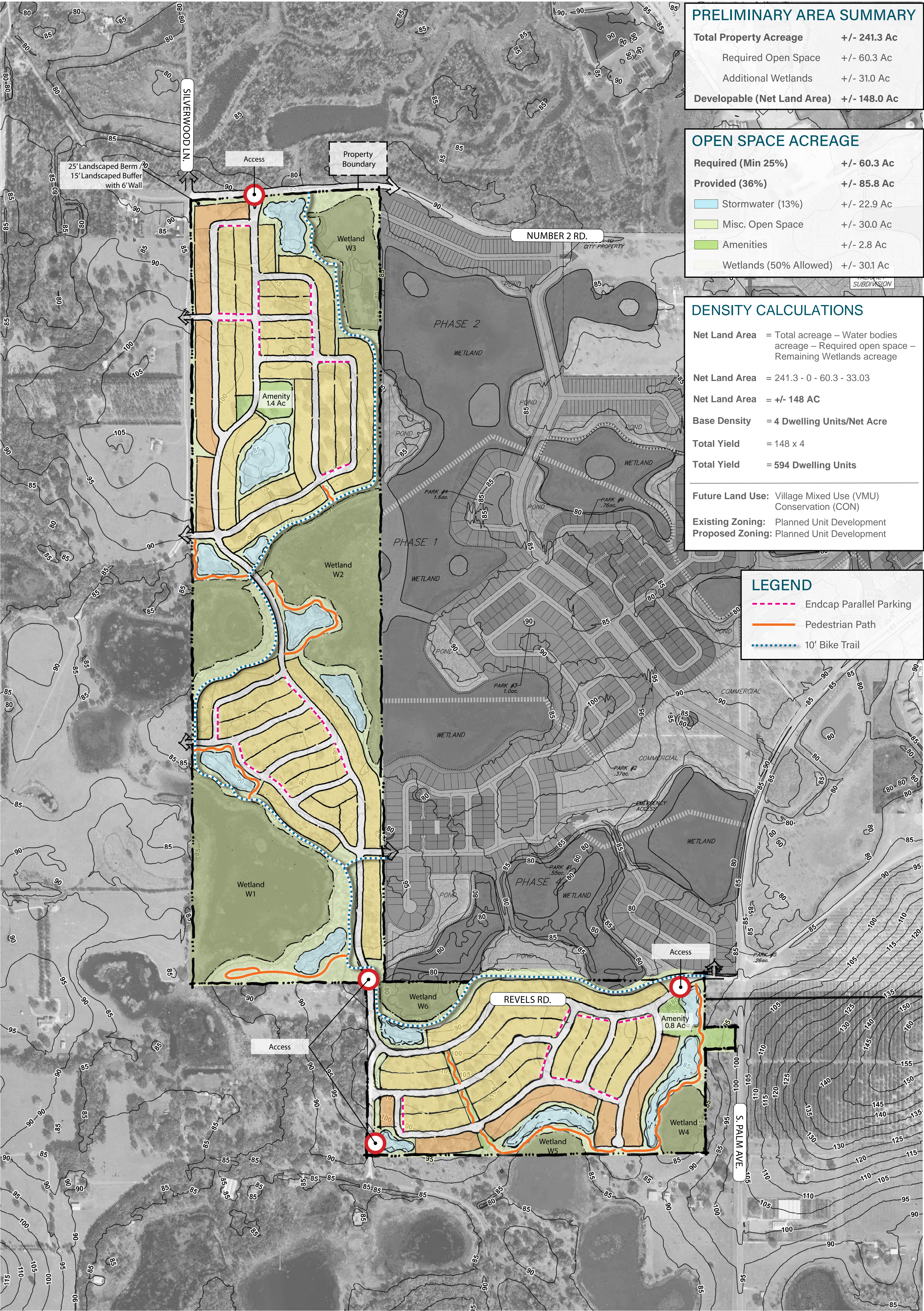
Tax parcel number(s): 02-21-25-0002-000-04800; 34-20-25-0004-000-01003; 34-20-25-0001-000-00100; 27-20-25-0004-000-01200
Address of parcel: No address assigned, south of Number Two Road and west of SR 19
Size of parcel: 241.3 +/- Existing Use: Agriculture/Pastures
General Project Summary Please see the attached request letter.

STAFF USE ONLY

Planner's Comments/Notes: _____

☐ Notifications Discussed

Date Submitted: _____ Taken By: _____ Time: _____ a.m./p.m.



PRELIMINARY AREA SUMMARY

Total Property Acreage	+/- 241.3 Ac
Required Open Space	+/- 60.3 Ac
Additional Wetlands	+/- 31.0 Ac
Developable (Net Land Area)	+/- 148.0 Ac

OPEN SPACE ACREAGE

Required (Min 25%)	+/- 60.3 Ac
Provided (36%)	+/- 85.8 Ac
Stormwater (13%)	+/- 22.9 Ac
Misc. Open Space	+/- 30.0 Ac
Amenities	+/- 2.8 Ac
Wetlands (50% Allowed)	+/- 30.1 Ac

DENSITY CALCULATIONS

Net Land Area	= Total acreage – Water bodies acreage – Required open space – Remaining Wetlands acreage
Net Land Area	= 241.3 - 0 - 60.3 - 33.03
Net Land Area	= +/- 148 AC
Base Density	= 4 Dwelling Units/Net Acre
Total Yield	= 148 x 4
Total Yield	= 594 Dwelling Units
Future Land Use:	Village Mixed Use (VMU) Conservation (CON)
Existing Zoning:	Planned Unit Development
Proposed Zoning:	Planned Unit Development

LEGEND	
	Endcap Parallel Parking
	Pedestrian Path
	10' Bike Trail

ORDINANCE 2005-357

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA; PROVIDING FOR THE REZONING OF APPROXIMATELY 241.263 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF NUMBER TWO ROAD AND WEST OF STATE ROAD 19; APPROVING CONCEPTUAL DEVELOPMENT PLAN; PROVIDING FOR CONTINGENCIES; PROVIDING FOR AMENDMENT TO TOWN ZONING MAP; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, an application has been received from Richard H. Langley, Applicant on behalf of Roxbury Ventures, LLC, William Kent Stokes as Trustee of the Elizabeth S. Hull Family Trust UAD 12/10/99 and Richard H. Langley, Owners, requesting that approximately 241.263 acres of property, 173.149 acres of which has been annexed into the Town pursuant to Ordinances 2005-353, 2005-354 and 2005-355 and 68.114 acres of which was previously located within the Town limits, be rezoned to Planned Unit Development (PUD); and

WHEREAS, notice of the requested rezoning has been provided as required by law; and

WHEREAS, the Planning and Zoning Board, Local Planning Agency and Town Council of the Town of Howey-in-the-Hills have reviewed the application, staff report and other evidence submitted in support of the application and have found the requested application to be consistent with the Comprehensive Plan of the Town of Howey-in-the-Hills.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS.

Section 1. The following described property, consisting of approximately 241.263 acres generally located East of State Road 19, North of Revels Road and West of Lakeshore Boulevard is hereby zoned Planned Unit Development (PUD), to wit:

See Exhibit "A" attached hereto.

Section 2. The conceptual development plan attached hereto as Exhibit "B" is hereby approved. All development of the property shall substantially conform with the provisions of the attached Exhibit "B".

Section 3. The rezoning provided in Section 1 and the approval of the conceptual development plan provided in Section 2 above are contingent upon the adoption of an amendment to the Town of Howey-in-the-Hills Comprehensive Plan by the Town Council after review by the Florida Department of Community Affairs pursuant to Chapter 163, Florida Statutes which amendment has been transmitted by the Town of Howey-in-the-Hills by Ordinance 2005-356.

EXHIBIT "A"

PARCEL A

THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ LYING SOUTH OF CLAY ROAD IN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

CONTAINING 9.143 ACRES, MORE OR LESS.

PARCEL B

THE E ½ OF THE NE ½ OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

CONTAINING 81.953 ACRES, MORE OR LESS.

PARCEL C

EAST HALF OF SOUTHEAST QUARTER (E ½ OF THE SE ¼) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY (20) SOUTH, RANGE TWENTY-FIVE (25) EAST.

CONTAINING 82.053 ACRES, MORE OR LESS.

PARCEL D

NORTH HALF OF GOVERNMENT LOT 4, SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

CONTAINING 37.956 ACRES, MORE OR LESS.

PARCEL E

NORTH HALF OF GOVERNMENT LOT 3, SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. LYING WEST OF THE RIGHT-OF-WAY FOR HIGHWAY NO. 19.

LESS THE EAST 262 FEET THEREOF.

CONTAINING 29.154 ACRES, MORE OR LESS.

PARCEL G

THE SOUTH 707 FEET OF THE EAST 262 OF THE FOLLOWING DESCRIBED PROPERTY;

NORTH HALF OF GOVERNMENT LOT 3, SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. LYING WEST OF THE RIGHT-OF-WAY FOR HIGHWAY NO. 19.

LESS THE SOUTH 540 FEET THEREOF.


CONTAINING 1.004 ACRES, MORE OR LESS.

Section 4. Development of the property is subject to the approval by the Town Council of a preliminary and final development plan for the property as provided by the Land Development Regulations of the Town of Howey-in-the-Hills.

Section 5. Upon adoption of this Ordinance and satisfaction of the contingencies established in Section 3, the Town Planning Director shall be authorized to amend the Town's zoning map.

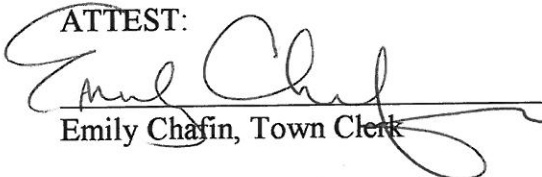
Section 6. This Ordinance shall be effective upon passage.

PASSED and ORDAINED this 28th day of March, 2005 by the Town Council of the Town of Howey-in-the-Hills, Florida.



Scott Kearney, Mayor

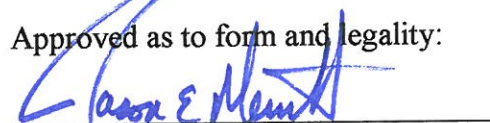
ATTEST:



Emily Chafin, Town Clerk

Approved First Reading 3/14/05
Approved Second Reading 3/28/05

Approved as to form and legality:



Jason E. Merritt, Town Attorney



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 2022 Submittal Pre-Application
DATE: December 1, 2022

The applicant has requested a pre-application meeting to discuss a development proposal for a 241-acre parcel previously known as the Mission Rise property. The property is designated as Village Mixed Use on the future land use plan and zoned as planned unit development. The previously approved planned unit development agreement has expired and, therefore, a new development agreement is required. The Village Mixed Use (VMU) land use classification requires developments to be approved using PUD agreements. The applicants have submitted a concept plan which will be used to evaluate the proposal and provide comments. The applicants intend to develop the property under the VMU land use classification, so an amendment to the comprehensive plan is not required.

Mission Rise Parcel Data

The subject parcel is reported as being 241.3 acres, with wetlands accounting for 61.1 acres of the property. There are no surface waterbodies reported. The property has access from SR 19 at Revels Road and from Number Two Road east of Silverwood Lane. Revels Road extends through the southern portion of the subject property eventually connecting to Orange Blossom Road. The property also abuts the Hillside Groves development (The Reserve) which has proposed interconnections with the subject property.

The concept plan submitted with the application package calls for a residential development of 592 units with two amenity centers. All development is proposed as single-family residences with lot widths proposed at 75 feet and 50 feet. The 50-foot-wide lots are the predominant lot type with the 75-foot lots proposed at the project perimeter along Silverwood Lane and along the southern part of the parcel. The plan includes a proposed bicycle path extending through the project from SR 19 to Number Two Road. Supplemental pedestrian paths are proposed at locations throughout the project.

Village Mixed Use Criteria

The Village Mixed Use classification has a set of specific criteria the development must meet. These are set out in Policy 1.1.1 and Policy 1.1.2 of the Future Land Use Element. Policy 1.1.4 includes essential information on open space and density calculation and Policy 1.2.2 sets out the minimum open space requirements. The criteria for VMU are reviewed below:

1. Residential development can occupy a maximum of 85% of the net land area of the project. (Net land area is the total land area of the project less wetlands and waterbodies. In this case the net land area is reported as approximately 148 acres.) The maximum allowable land area to be devoted to residential development is 125.8 acres.
2. Non-residential development must occupy 15% of the net land area but not more than 30% of the net land area. In previous development plans for the subject property, it was accepted that the property does not have reasonable commercial development potential, but other options for non-residential use are available. For example, a church site could be proposed. In one previous submittal the Town agreed to allow the land area devoted to a regional bicycle facility to count towards the non-residential component, and the current submittal appears to be offering that option again. The land area devoted to the regional bicycle facility must occupy at least 22.2 acres of the project area and the Town must agree to accept this proposal as meeting the non-residential requirement. If this proposal is accepted as the non-residential component, the bicycle facility may not be applied to meet any of the open space or recreation requirements.
3. A minimum of 5.0% of the non-residential land area of the project needs to be devoted to public/civic buildings. Again, this could be church site, or it could be community center buildings or similar buildings open to the public and devoted to civic activities. The concept plan is not specific about how this requirement is met.
4. Public recreation area is required at a minimum of 10% of the usable open space. (Open space that is not wetland or waterbodies). This requirement is calculated at a minimum of 3.0 acres. No park or recreation facilities have been identified on the concept plan.
5. Total open space is required to be a minimum of 25% of the project area. Wetland areas may account for only half of this requirement. Required open space is calculated on the gross project area or 60.3 acres in this case. Total open space is reported as 85.8 acres or 36% of the project area.

Concurrency Assessment

In evaluating the development proposal, the Town will need to review its public services and determine that the Town can serve the project when the impacts of development occur. The facilities that need to be evaluated are listed below, and the applicants should expect to include an analysis of public services with their formal submittal.

1. Potable Water: an estimate of projected demand will need to be compared with the Town's available treatment capacity.
2. The applicant will need to consider alternate sources for landscape irrigation other than potable water. Landscape demand should not be considered in evaluating potable water demand, but the applicant will need to identify what alternate sources are proposed.
3. Sewage Treatment: the applicant will need to secure a sewage treatment capacity allocation from the community development district or arrange for other treatment acceptable to the Town.
4. For both sewer and water, the collection and distribution network needs to be evaluated to determine if service lines will need to be upgraded. The Hilltop Groves development to the east has submitted a utility design plan that is available for consideration.
5. A traffic study is required.
6. A school capacity assessment is required. The applicant will need to contact Lake County Schools to make application for review through their process.
7. Typically, stormwater management is handled on-site. Given the changing needs due to hurricane and severe storm activity, the applicant should consider using a 100-year storm as the design storm for the drainage system.
8. The Town typically has adequate park area to support general recreation needs, but the concurrency analysis should identify proposed parks within the project and how these facilities will support overall Town recreation opportunities.

Other Comprehensive Plan Policies

In considering the project design the applicant should be cognizant of the following policies in the comprehensive plan as well as reviewing the land development code for applicable provisions.

- Policy 1.3.1 on wetlands supports the Town's requirement that fill in wetlands cannot be used to create development lot area. The Town does allow wetland

impacts for items such as utility crossings and road crossings where options are not available.

- Policy 1.3.2 established the Town's wetland buffers as a minimum of 25 feet. Some jurisdictions allow an average buffer, but the Town does not. Also note that impervious area setbacks from wetlands are 50 feet.
- Any proposed buffer areas whether for wetlands or other application need to be placed in tracts which are the responsibility of a property owners association and not located on private lots.
- Policy 1.3.7 addresses threatened and endangered species. These impacts will be reviewed as part of the submittal. Note: The Town has been advised of a potential eagle nest in or near the project area. The identifying code number was reported as LA 220, and this nest should be evaluated for any possible project impacts.

Comments on the Concept Plan

1. The density proposed is the maximum allowed by the code. Actual lot sizes are a policy decision for the Planning Board and Town Council to approve. Please note that recent Town Council action modified a project with lot widths proposed 65 feet and 70 feet to 75 feet and 80 feet respectively. The applicant may wish to consider how the project would fare with lot sizes in the 75 to 80 minimum range. Lot depths have been typically at 120 feet in the Town.
2. The Town Council has been seeking more space between units than typically provided with 50-foot lots. The Council appears to be supporting unit spacing of 15 to 20 feet which would yield a sideyard setback of 7.5 to 10 feet. This application supports the use of wider lots, and the applicant should consider this factor as well.
3. The proposed bike trail will need to be extended along Number Two Road to the eastern property boundary to connect to another trail segment. This extension may be within the Number Two Road right-of-way if acceptable to Lake County.
4. Lake County will require additional right-of-way for Number Two Road and will be the permitting agency for the intersection and other external road improvements.
5. Access points for vehicular use are appropriately located, with the following notes.
 - Revels Road will need to be improved from the project boundary to the intersection with Orange Blossom Road.
 - The connection with The Reserve at Revels Road near SR 19 will need to be coordinated with the Hilltop Groves development.
 - At the northeast corner of the project at Number Two Road some coordination with access to deadend street in Hilltop Groves will need to coordinate access if there is any upland available.

6. Is the central collector road proposed as two-lane or four-lane facility? The design needs to plan for a median and turn lanes at intersections. Make sure the traffic study supports whichever option is chosen.
7. Can the layout be modified to eliminate or limit the number of residential lots that directly access from the primary collector road?
8. Is there any intent to consider any other housing types?
9. Is there any intent to consider housing options such as assisted living or nursing home?
10. The parcel has an opportunity to create a significant park area in the open space adjacent to Wetland Area 1 and link with bicycle and pedestrian trails.
11. Each neighborhood area should contain some type of appropriate park facility.
12. The amenity areas will need to be better defined to verify compliance with VMU standards.
13. A proposed buffer along Silverwood Lane is noted. This buffer needs to be in a separate tract to prohibit direct lot access to Silverwood Lane. The full plan should provide a conceptual design for the buffer including width, proposed plantings and any fence or wall that might be proposed.
14. Is there a proposed use, other than greenspace, for the project area directly abutting SR 19?

December 5, 2022
Mission Rise PUD – Pre-Application
Engineering Review Comments
Page 1

1. The main N-S spine road and realigned Revels Road should be a 2 lane divided boulevard using the same design section as Hillside Grove (Reserve) shown below. It shouldn't have driveway connections or on-street parking. It should have full pedestrian accommodation including the bike trail and raised crosswalks/speed tables at key points along its length connecting the trail and sidewalks to amenity, open space, and park areas.
2. The Binding Development Concept Plan should include the typical cross section for the N-S spine road and realigned Revels Road.
3. The project will require turn lanes on SR 19 at Revels Road and on Number 2 Road at the entrance.
4. The bike trail stub-out to Hillside Grove is not needed since there is nothing in their plan to connect to.
5. Show the FEMA floodprone line on the conceptual plan.
6. The developer will be responsible for extending water and sewer lines to serve the project.
7. The project should provide an on-site source for irrigation water.
8. The project will need irrigation lines separate from the potable water lines.

