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## MEMORANDUM

**TO: HOWEY-IN-THE-HILLS DEVELOPMENT REVIEW COMMITTEE**  
**CC: D. BURKE, TOWN CLERK**  
**FROM: THOMAS HAROWSKI, AICP, PLANNING CONSULTANT**  
**SUBJECT: MISSION RISE 2018 CONCEPT PLAN SUBMITTAL**  
**DATE: NOVEMBER 7, 2018**

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The following comments are based on the concept plan submitted by Knight Engineering Services dated October 2018 for discussion with the applicant at the Development Review Committee scheduled for November 15, 2018.

### Comprehensive Plan Requirements

The project is designated a Village Mixed Use on the comprehensive plan and is guided by Future Land Use Element Policy 1.1.1. This policy sets forth specific requirements that the development must meet. These requirements are analyzed as follows:

1. Minimum project area is 25 acres: Project complies with 241+ acres.
2. Maximum Density is 4 units/acre: Project complies with 3.61 units per net acre.
3. Residential Land Use maximum is 85%: Project complies with 54% (lots and roads)
4. Non-Residential Land Use minimum is 15%: Further analysis is required.
5. Public/Civic Buildings must be 5% of non-residential use: Complies with amenity center at 5.3%
6. Public Recreation must be 10% of usable open space: Project complies with parks being 15.9% of usable open space.
7. Total open space must be 25%: Project complies with qualified open space at 32% and total open space at 45%.
8. Development requires a PUD agreement: Agreement to be drafted.

Based on the preceding analysis of the comprehensive plan requirements, the following actions are required:

- The minimum non-residential land area of 26.97 acres needs to be clearly documented. The 1.43 acres allocated to the amenity center can be allocated towards this requirement as well as meeting the minimum civic building

requirement. We need to explore how to document the land area allocated to the proposed trail system as one element in meeting the requirement. Any area allocated to public recreation above the minimum 10% of usable open space may also be allocated to the non-residential requirement.

- A draft development agreement needs to be developed to proceed forward with the concept plan.

## General Design Comments

In recent actions before the Town Council, proposed subdivisions with lot sizes at 65-foot widths and less have run into strong opposition. The proposal for residential lots at 40 feet, 50 feet and 60 feet are expected to encounter strong opposition. A plan proposing small lots is going to need to show a strong design component that will allow the Town Council reasons to support the project. The Planning Board has also expressed deep concern over house designs that are garage dominated with little additional front design beyond a doorway and perhaps one window. Given the proposed lot layout, it is difficult to see how the streetscape can avoid the appearance that has given the Planning Board its concerns. Consideration should be given to the following design approaches:

- Any lot less than 60-feet in width should be accessed via alley access. Units should be pushed forward on the lot to be closer to the street to allow for rear placement of garages while maintaining space for other accessory uses. Lot depth proposed at 125 feet can be reduced by 10 feet on each side to provide for a 20-foot alley.
- Proposed 60 foot lots could have front driveway access, but this access should be linked to specific design limitations. Assuming a 5-foot side yard setback, units should be limited in the percentage of frontage devoted to a garage door. The garage door should be limited to a maximum of 45% of the building frontage and each house must provide an entry door at least two windows on the remaining frontage. If the garage is on the same plane as the front of the house, a front porch of at least 200 square feet and 10-feet deep should be required. If the garage is setback a minimum of 10-feet from the front façade of the house, a front porch would be recommended but not required.

Other general design comments include:

- The trail system needs a little more detailing. A proposed typical cross-section will be helpful. Some additional access points are recommended such as via Parcel T2-G.
- The proposed parks need to include some active recreation elements in addition to open space. Active recreation could include playgrounds, game courts and similar facilities. The PUD agreement should include a description of planned development in the park areas.

- The project shape suggests that a second community facility should be provided in Phase 3 at the Number Two Road frontage. Having one building on SR 19 leaves it remote from the Phase 3 residences. This land allocation will also support the non-residential land requirement.
- An additional link to adjacent property needs to be included in Phase 2. The link needs to be somewhere along the east frontage to connect with property to the east.
- Section 7.02.01 details required residential buffers along SR 19 and Number Two Road. Consideration should be given to including a detail of the proposed buffer with the concept plan, and the applicant should ensure that adequate land area is provided on the plan to allow for the buffer.
- Some minor clean up of identified parcels should be considered. Parcel T1-I serves no open space purpose and should be eliminated. Parcel T1-L could be redesigned to allocate the stormwater across parcels T1-L and T1-M to provide room for maybe two more lots. Parcel T2-I serves no open space purpose and should be eliminated. Parcel T3-H is also questionable as to value, but Phase 3 will require the most redesign to address the alley proposal, so the layout here would change.

### **Concurrency Considerations**

Concurrency determinations will be required for basic public services including water, sewer and stormwater. An updated traffic study will be required. A finding for school concurrency is also needed. The Mission Rise project was originally declared as an exempt project for school concurrency, but the exemption was only for the original project at 400 dwelling units. The applicant will need to contact the Lake County School District for a concurrency determination on the 249 additional dwelling units.

### **Conceptual Land Use Plan – Additional Requirements**

Section 4.10.09 of the Town's land development regulations lists the content required for a conceptual land use plan. The plan as submitted needs a few additions as follows:

- B. Developer name, address and telephone number
- F. Boundary survey (electronic submittal is acceptable)
- N. Residential: minimum living areas, typical lot sketch, maximum building height, minimum parking required.
- Q Public or civic space: gross floor area, maximum building height
- V Proposed architectural style of buildings
- W. Buffer treatments and entryway treatments
- X. Note on how development will be served for potable water and sanitary sewer