

MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: D. Burke, Town Clerk; H. Ramos, Town Attorney
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Mission Rise February 27, 2019 DRC Meeting Comments
DATE: February 26, 2019

My last report on this project was issued in a memo dated February 13, 2019. The revised development agreement issued 2-14-19 fully addressed comments #8, #9 and #10. The other comments were either not addressed or need further discussion to verify the applicant's position on these items. Comment #1 related to the traffic study which has since been received. My review of the traffic study has identified several items which I believe need to be incorporated into the development agreement either as commitments to construct or statements about how an issue will be addressed over time. The key points I see from the traffic study are:

1. The development agreement needs to include a commitment to construct the turn lane improvements on SR 19 at the project entrance as a developer expense with construction to occur with the subdivision plat improvements for Phase I.
2. The development agreement needs to include a commitment to construct turn lane improvements on SR 19 at Orange Blossom Road as a developer expense with construction to occur with the subdivision plat improvements for Phase II.
3. The subdivision agreement needs to include a commitment to improve Revels Road to Town standards between the project boundary and Orange Blossom Road as developer expense with construction to occur with the subdivision plat improvements for Phase I.
4. Improvements to Number Two Road will need to be designed to meet Lake County standards which will likely require turn lanes. (The traffic study did not analyze this intersection based on Lake County standards.) The development agreement needs to include a commitment to provide intersection improvements meeting County standards as a developer expense with construction to occur with the subdivision plat for Phase III or with the first project connection to Number Two Road, whichever comes first.

5. With the anticipated traffic signals at SR 19 and Central Avenue and SR 19 and CR 455, we need to have discussions on the developer contribution to the cost of a signal at these locations. One method to do this is to estimate the development's percentage of the demand generation for a minimum traffic level triggering a signal. We need to look at some type of formula for making this calculation and what type of financial guarantee can be provided. Timing of the funding commitment also needs to be discussed.
6. We need to review with the traffic consultant signal potential for the intersection of Florida Avenue/Venezia Boulevard at SR 19. Signalization of this intersection had been discussed in past planning documents and we need to review this intersection.