



Town Council Workshop

November 01, 2023 at 6:00 PM

**Marianne Beck Memorial Library -
112 W. Central Ave.,
Howey-in-the-Hills, FL 34737**

Join Zoom Meeting:

<https://us06web.zoom.us/j/85815944749?pwd=bdMU13apHZqDzPtMh0Q5z27DKMkE9R.1>

Meeting ID: 858 1594 4749 | Passcode: 973075

AGENDA

Call the Town Council Meeting to order
Pledge of Allegiance to the Flag
Invocation by Councilor Reneé Lannamañ

ROLL CALL

Acknowledgement of Quorum

NEW BUSINESS

- 1. Discussion: Amending the Future Land Use Element of the Comprehensive Plan**

PUBLIC COMMENTS

Any person wishing to address the Mayor and Town Council 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: **Town Council Workshop**

Time: **Nov 1, 2023 06:00 PM Eastern Time** (US and Canada)

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Passcode: 973075
Dial by your location
+1 646 558 8656 US (New York)
+1 346 248 7799 US (Houston)
Meeting ID: 858 1594 4749
Passcode: 973075
Find your local number: <https://us06web.zoom.us/j/973075>

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.

HOWEY-IN-THE-HILLS COMPREHENSIVE PLAN REVIEW

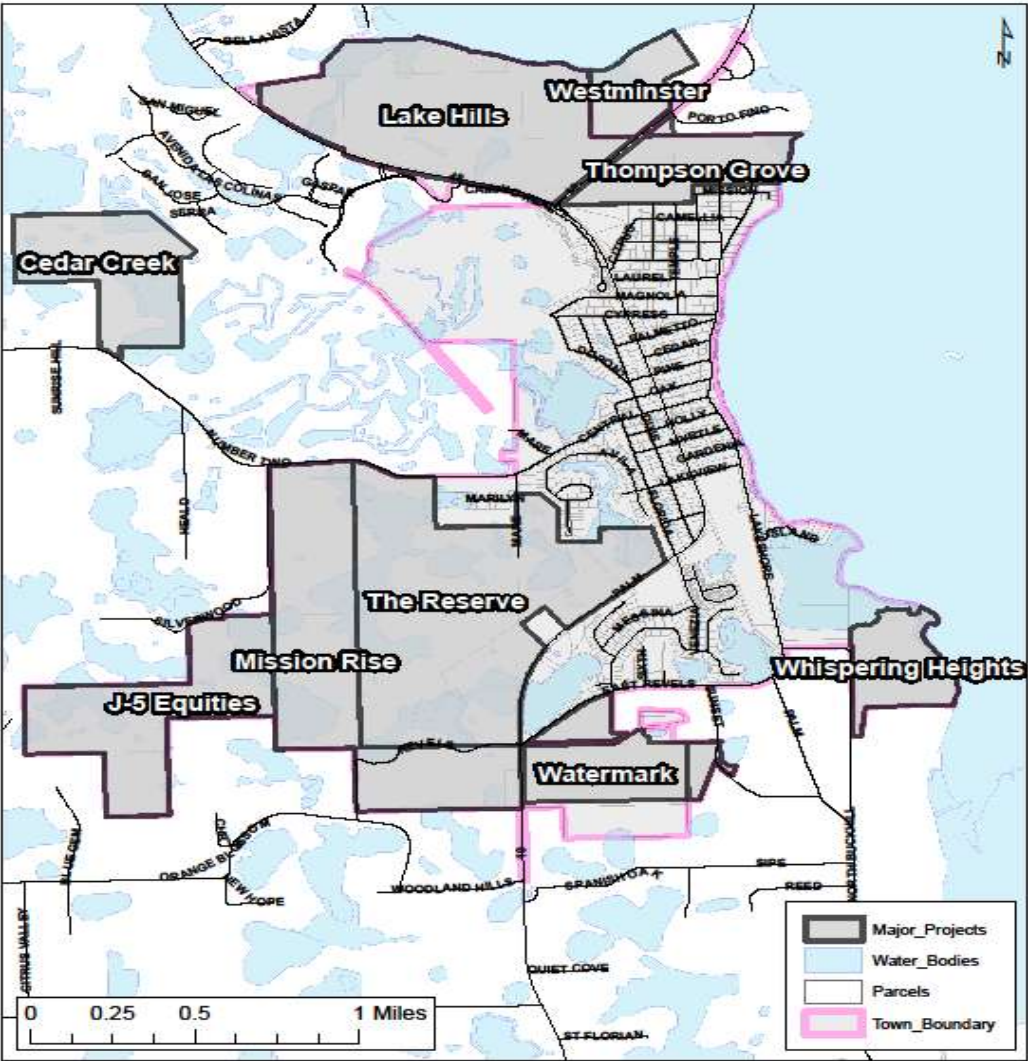
TOWN COUNCIL POSITIONS

- LARGER LOTS FOR SINGLE FAMILY NEIGHBORHOODS
- GREATER OPEN SPACE PRESERVATION
- LOWER DENSITIES IN NEW DEVELOPMENT
- MORE COMMUNITY ASSETS IN VILLAGE MIXED USE PROJECTS
- CENTRAL AVENUE DEVELOPMENT
- CONTINUED REDUCTION IN LOCAL TAX INCIDENCE

CAUTIONS AND LIMITATIONS

- APPROVED PROJECTS MAY HAVE VESTED DEVELOPMENT RIGHTS
 - THE RESERVE/HILLSIDE GROVES
 - LAKE HILLS
 - WATERMARK
 - WHISPERING HEIGHTS
- COMP PLAN MAY CREATE DEVELOPMENT EXPECTATIONS
 - AMENDMENTS CAN CREATE LEGAL ISSUES
 - BERT HARRIS ACT: CITIES AND COUNTIES CAN BE HIT WITH DAMAGES FOR “INORDINATE BURDEN” ON PROPERTY RIGHTS

Howey in the Hills Major Projects March 2023



CAUTIONS AND LIMITATIONS

- HOUSING UNITS FUND BASICS FIRST
- HOUSING UNITS FUND AMENITIES SECOND
- PROJECTS NEED TO BE LARGE ENOUGH TO PAY FOR BOTH

PROPOSED AMENDMENTS

- REDUCE MDR AND VMU DENSITY TO 3 UNITS/ACRE
- INCREASE OPEN SPACE REQUIREMENT IN VMU TO 50%
- REDUCE WETLAND CONTRIBUTION TO OPEN SPACE TO 25%
- SET MINIMUM VMU PROJECT SIZE AT 100 ACRES
- VILLAGE MIXED USE OFFERS BONUS TO 4 UNITS/ACRE

PROPOSED AMENDMENTS

- REVIEW OF SPECIFIC LANGUAGE

MEDIUM DENSITY RESIDENTIAL -- MDR

- Up to ~~4~~ 3 dwelling units per acre ...
- Developments with either more than 300 proposed dwelling units or more than 100 acres must use the Village Mixed Use designation.

VILLAGE MIXED USE – VMU

- Must have a minimum of ~~25~~ 100 acres for this land use. Maximum of three ~~4~~ dwelling units per acre; ~~May be increased to 6~~ town council may allow up to four dwelling units per acre if the development includes substantial recreation facilities for field sports, court games, and/or indoor recreation facilities. ~~20% usable public open space (no wetlands).~~

VILLAGE MIXED USE -- VMU

- A minimum of ~~25%~~ 50% open space is required.
- Up to ~~50%~~ 25% of the open space requirement may be met with wetlands.

DECLARATION OF TOWN COUNCIL INTENT

7. 2023 Analysis and Reevaluation of Residential Densities and Lot Sizes

In 2023 the Town Council and the Town’s Planning and Zoning Board analyzed and reevaluated post-2010 residential development in the Town. Residential development under the Village Mixed Use designation resulted after 2010 in substantially increased housing densities and substantially smaller residential lots than were prevalent in the Town’s historical development.

The evaluation and analysis was accompanied by robust public participation. Public sentiment agreed overwhelmingly with Town Council: the increased densities and downsized lots after 2010 were inconsistent with the character, appearance, and ambiance of the Town’s historical neighborhoods. Contrary to FLUE Policy 1.1.2, development in Village Mixed Use had failed to “maintain the unique charm of the Town.”

Consequently, the Town Council determined that amendments to this Future Land Use Element to redirect future residential densities and lot sizes were warranted and desirable.

PROPOSED AMENDMENTS

- ANALYSIS OF OUTCOMES

COMPARISON OF CURRENT AND PROPOSED RULE

Criteria	Current Rule	Project Outcome	Proposed Rule	Outcome
Minimum Parcel Size	25 acres	243.3 acres	100 acres	243.3 acres
Minimum Open Space	25%	60.8 acres	50%	121.7 acres
Allowable Wetland	50%	30.0 acres	25%	15.0 acres
Total Open Space		91.9 acres		166.8 acres
Net Land Area		151.4 acres		76.5 acres
Units	4 units	606 units	3 units	230 units
Actual Project Proposal	Units	499	Units	TBD

COMPARISON OF OPTIONS

CURRENT AND PROPOSED RULE

- TOTAL UNIT YIELD DECREASES BY 265%
- UPLAND OPEN SPACE INCREASES 335%
- LAND AREA AVAILABLE FOR CONSTRUCTION DECREASES 50.5%
- NET DENSITY DECLINES FROM 4.7 UNITS/ACRE TO 3.5 UNITS PER ACRE

COMPARISON OF OPTIONS

FACTOR	CURRENT RULE OS 25% WT 50%	PROPOSED RULE OS 50% WT 25%	OPTION 1 OS 25% WT 25%	OPTION 2 OS 50% WT 50%
Total Project Area	243.3	243.3	243.3	243.3
Wetland Area	60.1	60.1	60.1	60.1
Required Open Space	60.8	121.7	60.8	121.7
Wetland as Required	30.0	15.0	15.0	30.0
Other Wetland	30.1	45.1	45.1	30.1
Total Open Space (1)	90.9	166.8	105.9	151.8
Net Building Area (2)	152.4	76.5	137.4	91.5
Maximum Units (3)	457	230	412	274
Net Residential Area (4)	129.5	65.0	116.8	77.8
Net Lot Area (5)	77.7	39.0	70.1	46.7
Average Lot Area per Unit (6)	7406	7368	7411	7424
Lot Width with 120 Lot Depth (7)	62	61	62	62

1. Total open space equals required open space plus additional wetland.
2. Net building area is total area minus total open space.
3. Maximum number of units is net building area times three units per acre.
4. Net residential area is net building area times .85 to allow for 15% non-residential.
5. Net lot area is net residential area times 0.60 to allow for land devoted to streets, stormwater and other non-housing uses.
6. Average lot area is net lot area x 43560 divided by maximum unit total.
7. Lot width is average lot area divided by 120 lot depth.

COMPARISON OF OPTIONS

Item 1.

- AVERAGE LOT AREA PER UNIT IS CONSISTENT ACROSS ALL OPTIONS
- AVERAGE LOT WIDTH PER UNIT IS CONSISTENT ACROSS ALL OPTIONS
- MANIPULATING PROJECT DENSITY AND OPEN SPACE COMPONENTS DOES NOT RESULT IN SIGNIFICANT CHANGE IN LOT SIZE

COMPARISON OF OPTIONS

- PROPOSED RULE AND OPTION 2 LIKELY YIELD TOO FEW UNITS TO RESULT IN A FEASIBLE PROJECT
- OPTION 1 YIELD IS CLOSE TO CURRENT RULE WITH MORE UPLAND OPEN SPACE
- ALL OPTIONS REDUCE TOTAL UNITS BY 25%
- SOME DENSER UNIT TYPES ARE NEEDED TO INCREASE SFR LOT SIZE

POTENTIAL ACTIONS

- AMEND THE COMP PLAN TO REQUIRE SOME MINIMUM LOT SIZES FOR SINGLE-FAMILY UNITS IN VMU

EXAMPLE:

- REQUIRE 90X120 LOTS FOR AT LEAST 50% OF SINGLE-FAMILY – 10,800 SQ. FT ... QUARTER-ACRE LOTS.
- DEVELOPMENT CAN PROPOSE OTHER SIZES FOR THE BALANCE OF SINGLE-FAMILY LOTS

DISCUSSION

MDR-1 AND MDR-2

- COVER NEARLY ALL OF THE EXISTING SINGLE-FAMILY NEIGHBORHOODS
- PROPOSED REVISIONS WILL HAVE LITTLE OR NO IMPACT ON THE BUILT ENVIRONMENT
- CHANGES TO SETBACKS AND OTHER DIMENSIONAL STANDARDS ARE MORE LIKELY TO CREATE ZONING NON-CONFORMITIES
- TAKE OUT DENSITY REFERENCE
- TAKE OUT REFERENCE TO NUMBER OF FLOORS

HIGH DENSITY PROPOSAL

- ZONING MUST TIE TO A FUTURE LAND USE CATEGORY
- CREATE NEW “HIGH DENSITY RESIDENTIAL” DESIGNATION
- ASSIGN TO OTHER CATEGORIES SUCH AS VILLAGE MIXED USE, TOWN CENTER
- WHAT DENSITY IS PROPOSED?
- WHAT TYPE OF UNITS ARE DESIRED?
- ARE UNITS TO BE RENTER OR OWNER OCCUPIED?

COMPARISON OF TOWNHOUSE AND HDR OPTIONS

REQUIREMENT	SEC. 2.03.03	HDR-1	HDR-2
BLDG HGT	30 FT	35	35
LOT AREA	5000 SF		
LOT WIDTH	50 END 35 INTERIOR		
LOT DEPTH	120 FT		
UNIT WIDTH	35	35	35
SETBACKS			
FRONT	25	20	20
SIDE END	15	20	20
REAR	25	25	24
FLOOR AREA	1,200	1,800	1,500
GARAGE	441	2-CAR	2-CAR
UNITS/BLDG		4	4

RENTAL APARTMENT PROJECT SUMMARIES

PROJECT	1-BEDROOM	2-BEDROOM	3-BEDROOM	4-BEDROOM	RENT
Clyde Morris Landing	696	920	1045	1507	1,151 – 1,715
The Reserve at Clyde Morris Landing	696	920	1045	1507	1,151 – 1,715
The Edison	864	1292	1416		NA
Sands Parc	638 764 837	1088 1139	1303		1,600 -3,371
Tomoka Pointe	822 957	1074	1255		1,609 – 2,189
Madison Pointe	731 821 827 964	968 1077 1122	1275		1,620 – 2,052
500 East	586 – 1023	1106- 1284	1347		1,341 – 2,189+
Integra Shores	741 854 908	1054 1059	1199 1211		1,450 +
Sanctuary at Daytona	745 813 793	1068 1185 1208 1284	1346		NA

HIGH DENSITY RESIDENTIAL DISCUSSION

- ARE TOWNHOUSE AND HDR RULES BOTH NEEDED?
- PROPOSED HDR RULES OK FOR TOWNHOUSE AND CONDO
- SANTA CRUZ (35 X 71) MISSION SONOMA (42 X 63)
- CURRENT TOWNHOUSE PROJECT HAS UP TO 6 UNITS PER BUILDING
- HDR RULES WILL NOT WORK FOR RENTAL APARTMENTS

THANK YOU