



Development Review Committee

July 13, 2023 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/82455963781?pwd=UHdpeFl3emcwRldvVmxGZGI1ZTFWUT09>

Meeting ID: 824 5596 3781 | Passcode: 908781

AGENDA

CALL TO ORDER ATTENDANCE

NEW BUSINESS

1. Discussion: **Esch Preapplication Meeting**

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-STTS) and Enhanced Speech to Speech.

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

Topic: **Development Review Committee**

Time: **Jul 13, 2023 02:00 PM Eastern Time** (US and Canada)

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Dial by your location

+1 646 558 8656 US (New York)

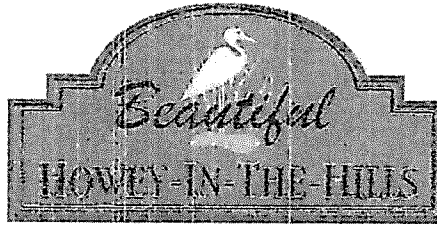
+1 346 248 7799 US (Houston)

Meeting ID: 824 5596 3781

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

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.



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: Jeffrey Esch
Address: 20180 US Hwy 27, Ste 206
City/State/Zip: Minneola, FL 34715
Phone: 336-314-7826 Fax: _____
E-Mail Address: jeschdvm@gmail.com
Contact Person: Jeffrey Esch

OWNER

Name: Chon Yuon Sup Trustee Et Al
Address: 1140 Academy Dr
City/State/Zip: Altamonte Springs, FL 32714
Phone: 407-280-2004 Fax: 800-208-3374
E-Mail Address: dan@heirloomre.com
Contact Person: Dan Conlon

Application Type: (Please check)

Site Plan Review Subdivision Rezoning Comprehensive Plan Amendment Other

PROJECT INFORMATION

Tax parcel number(s): 02-21-25-0002-000-00500
Address of parcel: State Rd 19, Howey in the Hills, FL 34737
Size of parcel: 3.61 AC Existing Use: vacant land
General Project Summary Veterinary office and potentially other retail and/or office uses

STAFF USE ONLY

Planner's Comments/Notes: _____

Notifications Discussed

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



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: Esch/Chon Development Pre-Application Meeting
DATE: June 28, 2023

The subject property is a 3.61-acre parcel located on SR-19 south of Revels Road (ALT 1704171). The applicant is seeking to construct a veterinary office and provide at least one additional parcel for future office or retail use. Based on the property appraiser's database, the parcel measures about 745 feet along SR 19 with a depth of about 215 feet. The parcel dimensions will need to be verified by survey when a formal application is made.

The parcel is rectangular and slopes from SR 19 at 100 feet in elevation to the west where the elevation is approximately 85 at the western boundary. The property appraiser data shows no wetlands on site and only a minor impact of Flood Zone A property (2012 map) along the western fringe of the site. Just off the site to the west is a wooded depressional area that likely receives stormwater runoff from the subject property. The subject parcel has some scattered trees on site.

The property is designated Village Mixed Use on the future land use map which requires PUD zoning. The future land use designation may have been applied in error when the original Mission Rise project was approved. At 3.6 acres the property is too small to meet the minimum size for VMU land use, and the Town needs to change the land use and zoning to a classification that is more suitable for the parcel. This revision is the same process used for the parcel at Revels Road and SR 19 which has been developed as a landscape business and plant nursery. This parcel was also owned by the Chon Trust.

To accomplish the land use and zoning changes and to take the steps to accommodate the proposed development, the following actions are required:

1. Adopt a small-scale amendment to the future land use map.
2. Adopt zoning consistent with the future land use designation.
3. Grant a conditional use approval for a veterinary clinic.
4. Approve a subdivision plat for any proposed lots.
5. Approve a site plan for the construction of any proposed buildings.

Based on the comprehensive plan future land uses, the land use which most closely supports the proposed use is Neighborhood Commercial. The most appropriate zoning and the zoning consistent with the recommended land use designation is also Neighborhood Commercial (Section 2.02.05 in the land development code). Under the NC zoning veterinary offices and clinics are designated as a conditional use, which means that they may be permitted if specific conditions are met (Section 2.02.05 B3 k). In this case the only specific condition is that there be no outside kennels (Section 6.02.13). The specific requirements of the NC Neighborhood Commercial Zoning are as follows:

Requirement	Standard
Minimum Lot Size	0.5 Acres
Minimum Lot Width	100 feet
Minimum Lot Depth	150 feet
Maximum Building Height	35 feet
Maximum FAR	0.50%
Maximum Lot Coverage	70%
Setbacks	
Front	30 feet
Side	20 feet
Side Corner	30 feet
Rear	30 feet

The applicant should verify that the proposed use can be accommodated based on these standards.

The comprehensive plan amendment, the rezoning and the conditional use approval can be sought concurrently. This approach will combine the public hearings required for each action. Final approval of the zoning will be contingent on the approval of the comprehensive plan amendment by the Department of Commerce (formerly the Department of Economic Opportunity). Flow charts have been provided showing the steps required for each of these procedures.

Miscellaneous Comments

- As the Town does not currently have water and sewer service to this area, the project will need to use a well and septic system for water and sewer service. The applicant should verify that a well can be permitted. Should municipal water and sewer service be extended to the site, the property will be required to connect to the municipal system.
- A traffic analysis will be required for the comprehensive plan and zoning review.
- FDOT is likely to approve only one driveway access to the parcel, so the applicant will need to provide on-site connections to each parcel if multiple parcels are created.

- Site development will need to conform to Town standards for stormwater management, parking, landscaping, buffers, and other site requirements.
- When the survey work is done please include a tree survey and topo.

June 26, 2023
Esch Site
Engineering Review Comments
Page 1

Water & sewer is not available at the site. The applicant should submit details about how potable water, wastewater management, and fire protection will be provided to a commercial site in an undeveloped area. If a well & septic tank are used, they need to be configured to easily accommodate future connections to central water & sewer when available.

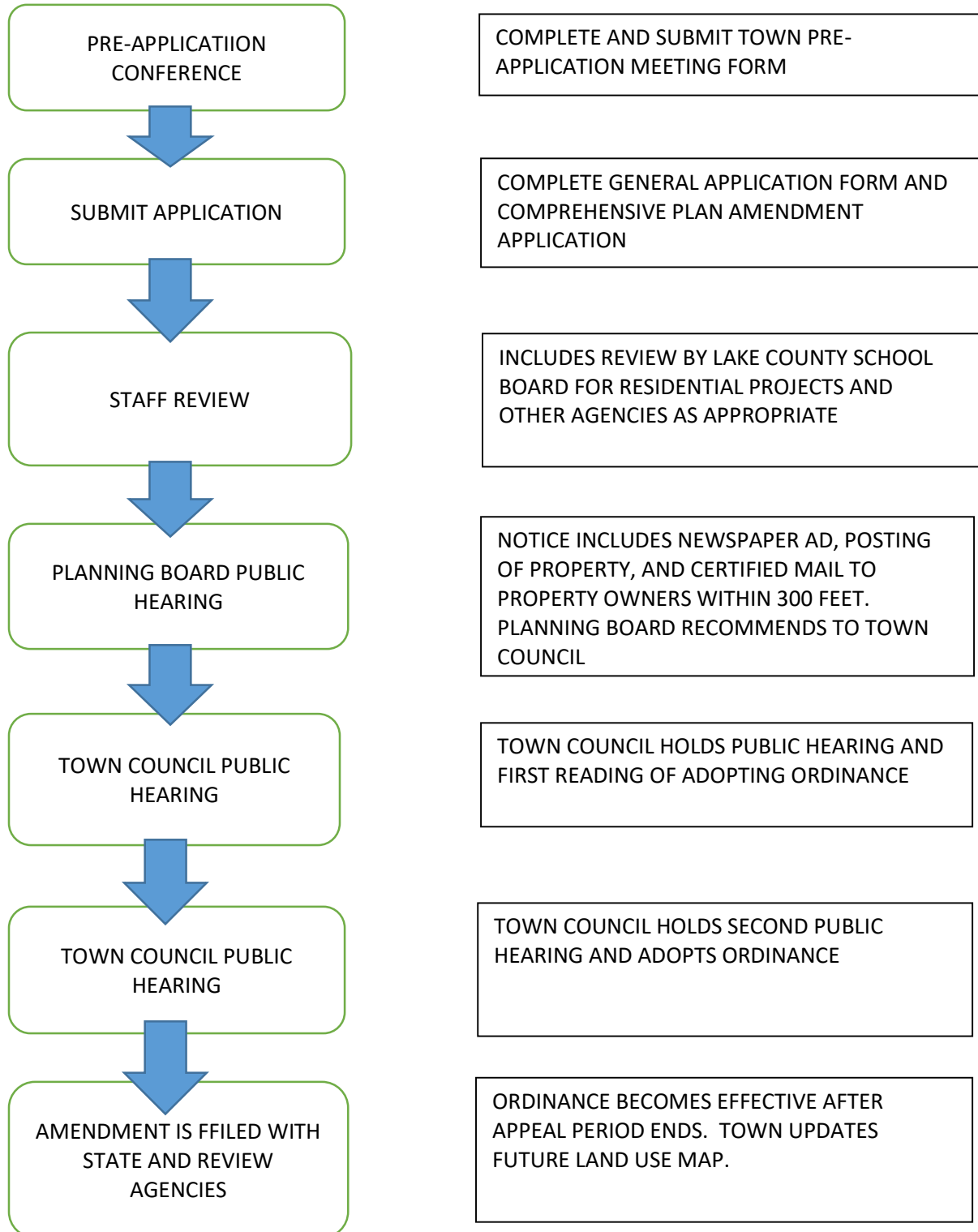
To meet FDOT access criteria, the driveway to the site should be at least 660' south of the intersection of Revels Road.

The site should be designed to provide cross-access to adjacent parcels in order to reduce the number of driveway connections along SR 19.

The site should be designed with an ADA accessible route to the r/w for a future sidewalk connection.

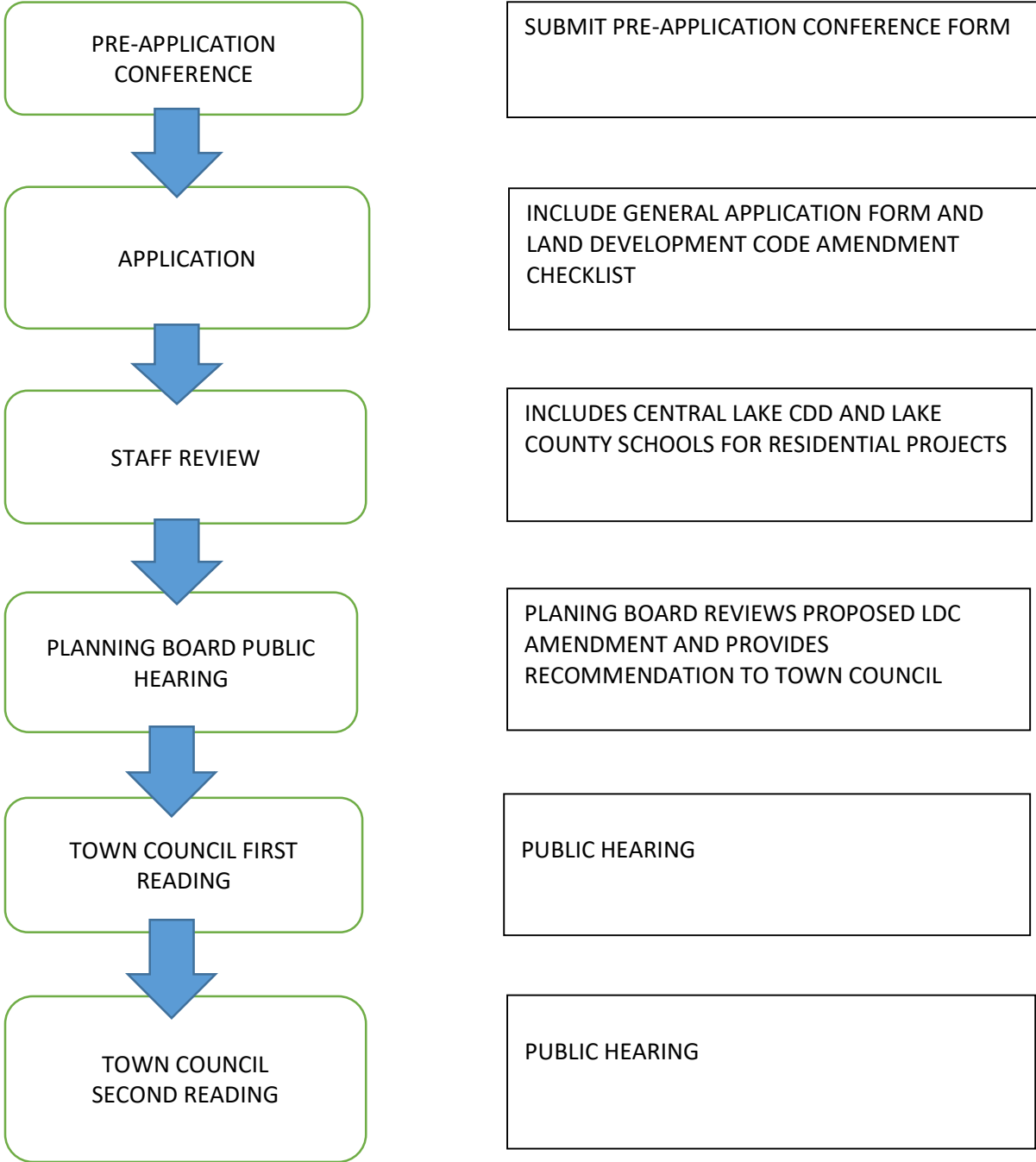


TOWN OF HOWEY-IN-THE-HILLS COMPREHENSIVE PLAN SMALL SCALE FUTURE LAND USE MAP AMENDMENT



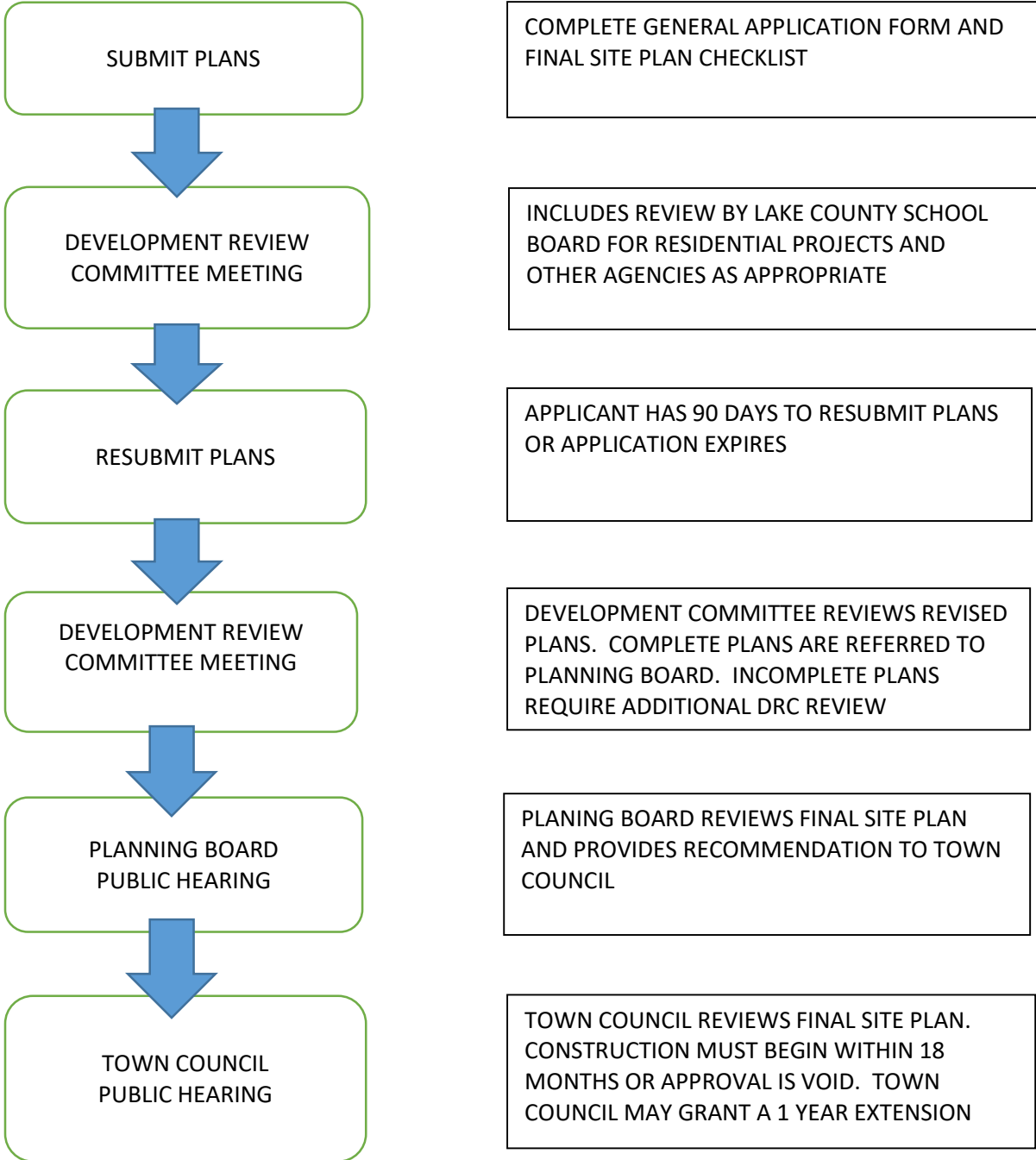


TOWN OF HOWEY-IN-THE-HILLS LAND DEVELOPMENT CODE AMENDMENT REVIEW PROCESS





TOWN OF HOWEY-IN-THE-HILLS FINAL SITE PLAN REVIEW PROCESS





TOWN OF HOWEY-IN-THE-HILLS FINAL SUBDIVISION PLAN REVIEW PROCESS

