



TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO: Howey-in-the-Hills Town Council
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: High Density Residential Proposal
DATE: March 7, 2024

At the February 27, 2024 workshop the Town Council asked the staff to develop a proposal for high density residential development as a standard zoning district. This report provides a proposal as the beginning point for discussion. The specifics were developed from a review of zoning codes using districts that have density levels within the range of eight to twelve units per acre. (As a simple point of comparison the Venezia townhouse project has a gross density of 9.6 units/acre.) There are two actions which need to occur to implement the high density land use and zoning.

- ❖ First, the Town needs to create a high density land use classification as a guide to where the high density zoning may be applied and set the basic policy parameters for the zoning provisions. Note that once created, the high density land use does not need to be immediately applied to the future land use map. The Town can create the land use classification and then apply it at some point in the future in response to a specific request from a property owner.
- ❖ Secondly, the Town needs to develop a zoning classification or classifications that implement the comprehensive plan policies through the land development code. We can elect to create one or two new high density zoning classifications, and we may want to consider eliminating the separate townhouse rules in lieu of the high density zoning classification.
- ❖ The zoning classification should include provisions for the overall project, for individual buildings within the project and for individual units within the buildings.

High Density Residential Land Use Classification

In order to apply a high density land use zoning classification, the comprehensive plan needs to include a high density land use designation. This is essential to have the zoning be consistent with the comprehensive plan. As noted above the creation of a high density land use does not mean that it has to be immediately applied on the future

land use map. The Town can wait for a specific proposal and then determine if the future land use and zoning are appropriate based on the specifics of the proposal. This is exactly the same process that was used with the Rural Lifestyle land use classification. The rural lifestyle land use was adopted with the plan at the time of the original adption but it was not actually applied to the future land use until the Town landfill and the Hickson annexation in May 2022.

An amendment of the comprehensive plan to include high density residential will require additions to Table 4 in the data and analysis section and Policy 1.1.1, Policy 1.1.2, and Policy 1.2.2. The relationship between the high density land use and Future Land Use Policy 1.2.6 also needs to be documented. The proposed addition to Table 4 is offered below.

Add the following section to Table 4 after Medium Density Residential

Future Land Use	Maximum Density and Intensity	Description
<u>High Density</u>	<u>Includes townhouse development up to eight units per acre and other multi-family up to 12 units per acre. Impervious surface ratio is a maximum of 60%.</u>	<u>Provides for townhouse units and other types of multi-family units.</u>

Add the following section after Medium Density Residential in Policy 1.1.1.

Land Use	Maximum Residential Density
<u>High Density Residential HDR</u>	<u>Up to 12.0 dwelling units per acre. Maximum density for townhouse units is 8.0 units per acre. Maximum impervious surface ratio is 60%. Maximum building height is 35 feet with additional height allowed for decorative elements. Projects of 30 units or more are required to provide recreation facilities for project residents.</u>

Add the following section after Medium Density Residential in Policy 1.1.2.

High Density Residential - The high density residential category is intended to accommodate owner occupied townhouse and condominium units in those areas where higher density development can be supported by adequate access and public services. Supporting community facilities and elementary schools are also permitted in this category. Residential uses in this category shall be permitted in those areas so designated in accordance with the applicable permitted density and as further controlled by the Land Development Regulations and the Florida Building Code.

Add the following open space requirement to the table included in Policy 1.2.2.

	Minimum open space requirements
<u>High Density Residential</u>	<u>40%</u>

Future Land Use Policy 1.2.6

The additions to the tables and policies as presented above set the parameters for high density residential development. Future Land Use Policy 1.2.6 provides guidance on where the high density residential land use should be applied. This policy reads as follows:

POLICY 1.2.6: *Transition of Residential Densities.* The Town shall continue to orient the transition of residential densities on the *Future Land Use Map* toward higher densities along major transportation corridors and areas adjacent to commercial or other intensive land uses, while lower residential densities shall be directed towards areas further from the Town center (i.e., the central commercial district) and in areas adjacent to agricultural lands.

This policy directs any high density residential land uses to properties accessing SR-19, CR 48, and the Town Center Overlay area. High density type dwellings could be approved within Village Mixed Use projects through the normal review process used for VMU development. Approval of a high density future land use and zoning will require the affirmative action of the Town Council to assign a high density land use classification to the subject parcel and then assign the appropriate zoning classification from those that we develop. These land use and zoning assignments would most likely be project specific, so the Town will have information on the scope and type of development proposed.

HDR-1 High Density Residential 1

2.02.05 High Density Residential 1 (HDR-1)

- A. Purpose: The purpose of the High Density Residential 1 (HDR-1) zoning district is to provide for townhouse units and smaller groupings of multi-family dwellings in condominium and platted lot settings supported by community amenities, proper access and adequate public facilities. Projects should be accessible from arterial or collector roads and provide high quality building design.

B. .Principal, Accessory and Conditional Uses

1. Permitted Principal Uses and Structures

- a. Multi-family dwellings
- b. Licensed group homes
- c. Nursing homes
- d. Elementary schools

2. Permitted Accessory Uses and Structures

- a. Community buildings
- b. Recreation facilities
- c. Swimming pools
- d. Boathouses
- e. Docks
- f. Fences
- g. Trails (non-motorized)
- h. Home occupations

3. Conditional Uses and Structures

- a. None

C. Prohibited Uses

1. Any use or structure not listed as permitted or conditional

D. Project Requirements

1. Minimum parcel size is one acre.
2. Maximum project density is eight units per acre
3. Impervious surface ratio for the project is 60%
4. Perimeter landscaped buffer is 15 feet adjacent to single-family residentially zoned property and 10 feet adjacent to non-residentially zoned property or other high density residentially zoned property.
5. Project site must have access to an arterial or collector road

E. Building Requirements

1. Buildings shall have a minimum of three units and a maximum six units
2. Building spacing is 20 feet between side to side of buildings and side to rear of buildings, 30 feet between front and side of buildings, and 40 feet between front and rear of buildings.
3. Maximum building height is 35 feet. Building mounted appurtances such as belfries, chimneys, cupolas, antennas, and other appurtances and design elements usually placed above roof level and not used for human occupance may exceed the maximum building height by 10 feet.

F. Unit Requirements (Townhomes and other platted lots)

1. Minimum lot width 30 feet
2. Minimum lot area 3,000 square feet
3. Minimum green space per lot 20%
4. Minimum floor area 1,700 square feet
5. Minimum unit setbacks Front: 20 feet
Side: 10 feet
Side: 0 feet (interior)

Rear: 20 feet

6. Parking: Minimum 2-car garage plus 18-foot wide driveway

G. Unit Requirements (Where lots are not platted.)

1. Individual buildings shall follow the standards of Section E above.
2. Minimum floor area 1,500 square feet.
3. Parking: Minimum of two units per unit plus guest parking at ten percent of resident parking. Parking may be surface parking or garage parking. For surface parking landscaping meeting the requirements of Section 7.05 is required.

H. Other Requirements

1. All units shall meet the design requirements for residential development per Section 4.06
2. Projects of 30 units or more are required to provide recreation facilities for project residents. Recreation facilities are to include a combination of active and passive recreation opportunities.

HDR-2 High Density Residential 2

2.02.06 High Density Residential 2 (HDR-2) (Note: Renumber sections from this point)

- A. Purpose: The purpose of the High Density Residential 2 (HDR-2) zoning district is to provide for larger groupings of multi-family dwellings in condominium and platted lot settings supported by community amenities, proper access and adequate public facilities. Projects should be accessible from arterial or collector roads and provide high quality building design.

B. .Principal, Accessory and Conditional Uses

1. Permitted Principal Uses and Structures

- a. Multi-family dwellings
- b. Licensed group homes
- c. Nursing homes
- d. Elementary schools

2. Permitted Accessory Uses and Structures

- a. Community buildings
- b. Recreation facilities
- c. Swimming pools
- d. Boathouses
- e. Docks
- f. Fences
- g. Trails (non-motorized)
- h. Home occupations

3. Conditional Uses and Structures

- a. None

C. Prohibited Uses

1. Any use or structure not listed as permitted or conditional

D. Project Requirements

1. Minimum parcel size is three acres.
2. Maximum project density is twelve units per acre
3. Impervious surface ratio for the project is 60%
4. Perimeter landscaped buffer is 25 feet adjacent to single-family residentially zoned property and 15 feet adjacent to non-residentially zoned property or other high density residentially zoned property.
5. Project site must have access to an arterial or collector road

E. Building Requirements

1. Buildings shall have a minimum of three units and a maximum eight units
2. Building spacing is 20 feet between side to side of buildings and side to rear of buildings, 30 feet between front and side of buildings, and 40 feet between front and rear of buildings.
3. Maximum building height is 35 feet. Building mounted appurtenances such as belfries, chimneys, cupolas, antennas, and other appurtenances and design elements usually placed above roof level and not used for human occupancy may exceed the maximum building height by 10 feet.

F. Unit Requirements (Townhomes and other platted lots)

1. Minimum lot width 30 feet
2. Minimum lot area 3,000 square feet
3. Minimum green space per lot 20%
4. Minimum floor area 1,700 square feet
5. Minimum unit setbacks Front: 20 feet
 - a. Side: 10 feet
 - b. Side: 0 feet (interior)
 - c. Rear: 20 feet
6. Parking: Minimum 2-car garage plus 18-foot wide driveway

G. Unit Requirements (Where lots are not platted.)

1. Individual buildings shall follow the standards of Section E above.
2. Minimum floor area 1,500 square feet.
3. Parking: Minimum of two units per unit plus guest parking at ten percent of resident parking. Parking may be surface parking or garage parking. For surface parking landscaping meeting the requirements of Section 7.05 is required.

H. Other Requirements

1. All units shall meet the design requirements for residential development per Section 4.06
2. Projects of 30 units or more are required to provide recreation facilities for project residents. Recreation facilities are to include a combination of active and passive recreation opportunities.