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MEMORANDUM

TO: Howey-in-the-Hills Town Council
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Ordinance 2024-002 LDR Amendments
DATE: August 23, 2024

At their regular meeting of August 22, 2024 the Planning Board reviewed the draft Ordinance 2024-002 amending the land development code. The Board recommended the adoption of Ordinance 2024-002 with the following changes:

1. The minimum square footage for a two car garage in all zoning districts should remain at 400 square feet rather than the proposed 440 square feet.
2. Minimum dwelling unit area in the AG Agriculture District should remain at 1,500 square feet.
3. Minimum dwelling unit area in MDR-1 Medium Density Residential should remain at 1,700 square feet.
4. Minimum dwelling unit area in MDR-2 Medium Density Residential should remain at 1,200 square feet.
5. Minimum dwelling unit area in SFR Single Family Residential should remain at 1,800 square feet.
6. Side setback for corner yards in MDR-1 should remain at 12.5 feet.
7. Sideyard setback for corner yards in MDR-2 should remain at 12.5 feet.
8. Proposed lot size and lot width in MDR-2 should remain as proposed, provided a grandfather provision is included which allows all properties currently zoned MDR-2 to retain the current dimensional requirements and setbacks. A list of all affected parcels needs to be compiled to clearly identify the eligible parcels.
9. Amendments to Section 8.05.04 E regarding the requirements that potable water not be used for irrigation are clarified and should be included in the ordinance. (See attached language)

10. Replace Table 2.00.02 with an updated version including the HDR-1 and HDR-2 zoning and the revised format. (See attached draft table.)
11. Replace the existing table of zoning district dimensional requirements with an updated table. The table will need to be adjusted based on Town Council action on the Planning Board recommendations, if any. (See attached draft table.)
12. In Section 1.06.02 B, Town Mayor needs to be changed to Town Manager on page 11 lines 16 and 18.

8.05.04E Reclaimed Water Systems

- A. New development may be required to install and donate to the Town a reclaimed water system, including distribution mains and services for irrigation in accordance with the Town's specifications.
- B. If a reclaimed water system is required, new development shall extend distribution lines along the entire property frontage, to accommodate service to adjacent properties.
- C. If an existing reclaimed water system is within 1,000 feet of a new development, the development will be required to connect to the existing reclaimed water system.
- D. System looping is required wherever practicable to increase overall capacity and service.
- E. New development shall use non-potable water sources for irrigation, if possible, until reclaimed service is available. ~~The use of potable water for irrigation is permitted if no other source is available.~~
- F. It is the responsibility of all reclaimed water customers to maintain a three-foot area clear of any fences, structures or landscaping other than sod or mulch around meter boxes to allow for access by Town employees for reading, maintenance, and disconnection of service. The meter box may not be buried or obstructed from view. The Town shall not be responsible for any damage to plants, fences or other impediments that are removed in the course of Town work.

Table 2.00.02 (C) Relationship Between Zoning Districts and Future Land Use Map Categories.

Future Land Use	Rural Life Style	Low Density Residential	Medium Density Residential	High Density Residential	Village Mixed Use	Town Center Mixed Use
Zoning Category						
AG	X					
RE	X					
SFR		X				
MDR-1			X			
MDR-2			X			
HDR-1				X		
HDR-2				X		
PUD		X	X	X	X	
TC-R						X
TC-F						X

Table 2.00.02 (C) Relationship Between Zoning Districts and Future Land Use Map Categories.

Future Land Use	Neighborhood Commercial	Light Industrial	Institutional	Recreation	Conservation	Public/Utility	Village Mixed Use	Town Center Mixed Use
Zoning Category								
NC	X							
IND		X						
INS-1			X					
INS-2			X					
REC-1				X				
REC-2				X				
CON					X			
PUB						X		
PUD							X	
TC-C								X

**TOWN OF HOWEY-IN-THE-HILLS
ZONING DISTRICT DIMENSIONAL REQUIREMENTS**

District	Lot Size	Lot Width	Lot Depth	Building Setbacks				Building Height	Floor Area	Max. FAR	Lot Coverage (%)
				Front	Street Side	Side	Rear				
Agriculture	2 ac.	150	200	50	50	25	50	35	TBD	.15	20
Rural Estate	1 ac.	150	200	50	50	25	50	35	1500	.15	
Single Family Residential	.5 ac.	100	150	35	35	20	30	35	2000	.20	
Medium Density Residential 1	15,000 sf	100	120	35	12.5	12.5	25	35	1800		50
Medium Density Residential 2	10,800 sf	80	120	30	20	12.5	25	35	1600		50
High Density Residential 1	1 ac.	b.						35			60
High Density Residential 2	3 ac.	b.						35			60
Neighborhood Commercial	.5 ac	100	150	30	30	20	30	35	a.	.50	70
Industrial	.5 ac	100	150	30	30	20	30	35		.60	70
Institutional 1	.5 ac	100	150	30	30	20	30	35		.25	40
Institutional 2	.5 ac	100	150	30	30	20	30	35		.25	40
Recreation 1	.5 ac	100	150	30	30	20	30	35		.20	30
Recreation 2	.5 ac	100	150	30	30	20	30	35		.20	30
Public	.5 ac	100	150	30	30	20	30	35		.25	50
Town Center Residential	9000 sf	100		25	25	12.5	30	35	1700		50
Town Center Flex	9000 sf	100		25	25	12.5	30	35	1700		40
Town Center Commercial								35		2.0	

- a. Maximum building size is 5,000 square feet
- b. Refer to code for details on HDR-1 and HDR-2
- c. Conservation District has no dimensional requirements
- d. Public District allows two stories and 35 feet for facilities other than buildings.