

# **HOWEY-IN-THE-HILLS PLANNING CONCEPTS**

**A REVIEW OF THE TOWN'S PLANNING DIRECTION AND ACCOMPLISHMENTS**

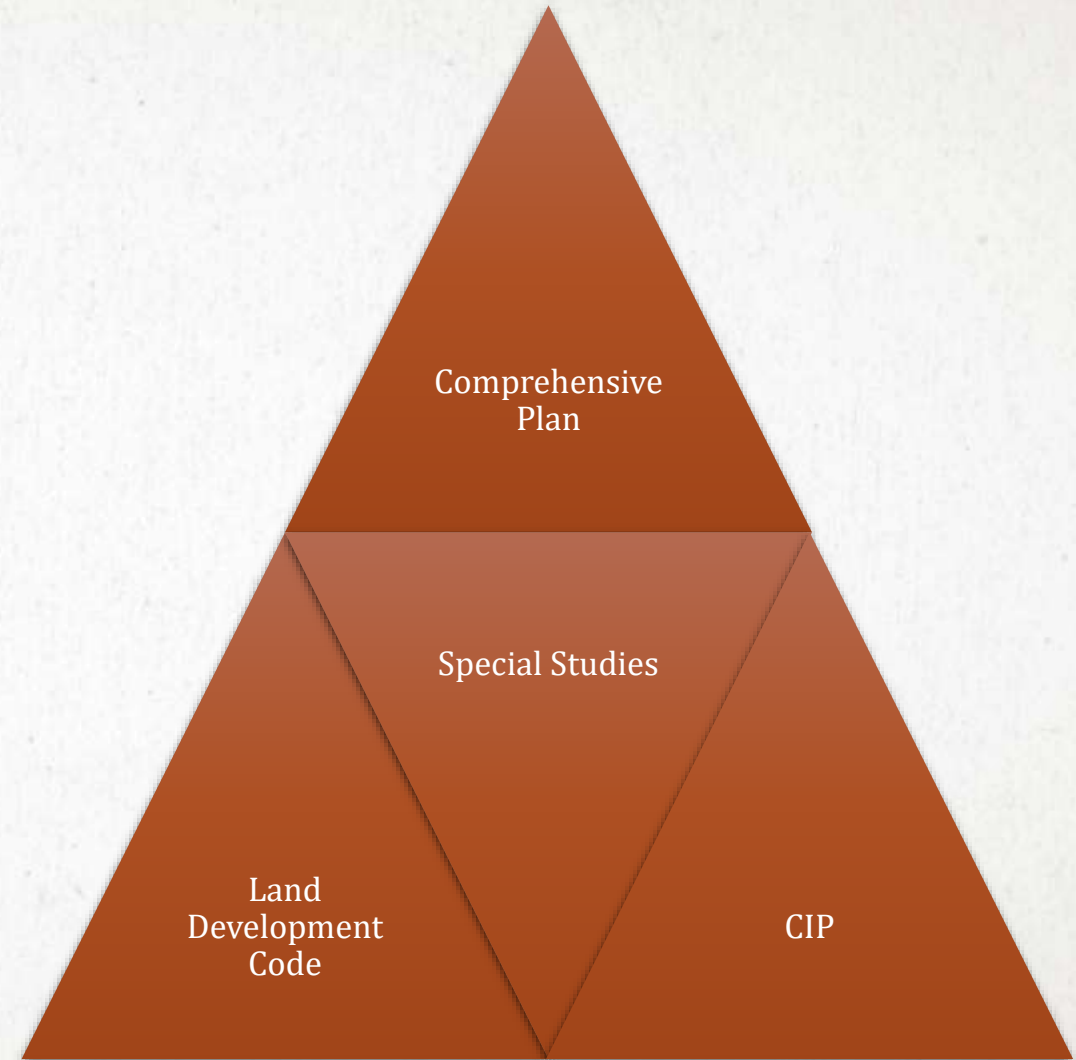
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# **PLANNING HOWEY'S FUTURE**

- **COMPREHENSIVE PLAN CONCEPTS**
  - **MAJOR DEVELOPMENT PROJECTS**
  - **CENTRAL AVENUE PLAN**
  - **BICYCLE AND PEDESTRIAN PLAN**
  - **TRANSPORTATION FAIR SHARE CONTRIBUTIONS**
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# PLANNING PYRAMID

- COMPREHENSIVE PLAN GUIDES ALL ACTIVITY
- SPECIAL STUDIES PROVIDE MORE DETAIL AND DIRECTION
- LAND DEVELOPMENT CODE IS REGULATORY DOCUMENT
- CAPITAL IMPROVEMENTS PROGRAM SETS PHYSICAL SPENDING PRIORITIES



# COMPREHENSIVE PLAN

## MANDATORY ELEMENTS

- FUTURE LAND USE
- TRANSPORTATION
- HOUSING
- PUBLIC FACILITIES
- CONSERVATION
- RECREATION AND OPEN SPACE
- PROPERTY RIGHTS
- INTERGOVERNMENTAL COORDINATION
- CAPITAL IMPROVEMENTS

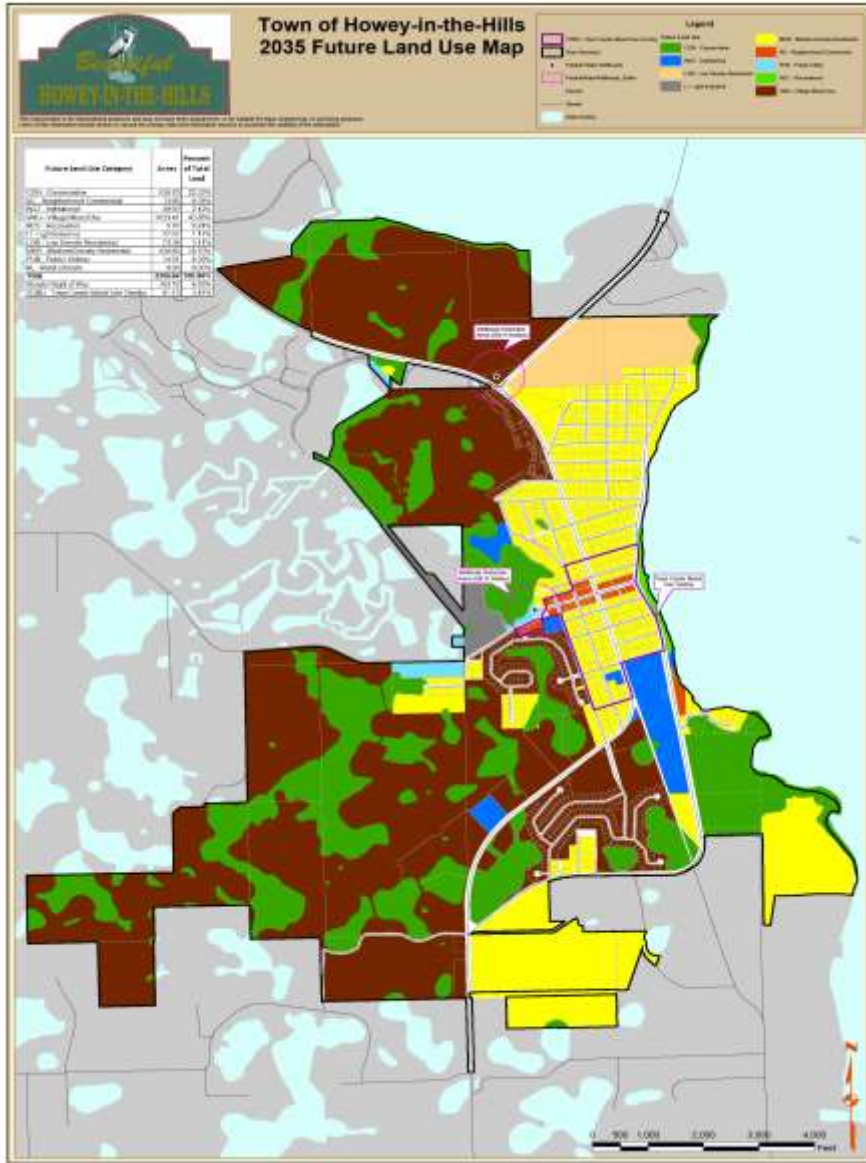
## OPTIONAL ELEMENTS

- PUBLIC SCHOOL; FACILITIES
  - PUBLIC PARTICIPATION
  - CONCURRENCY MANAGEMENT
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# FUTURE LAND USE PLAN BASIC CONCEPTS

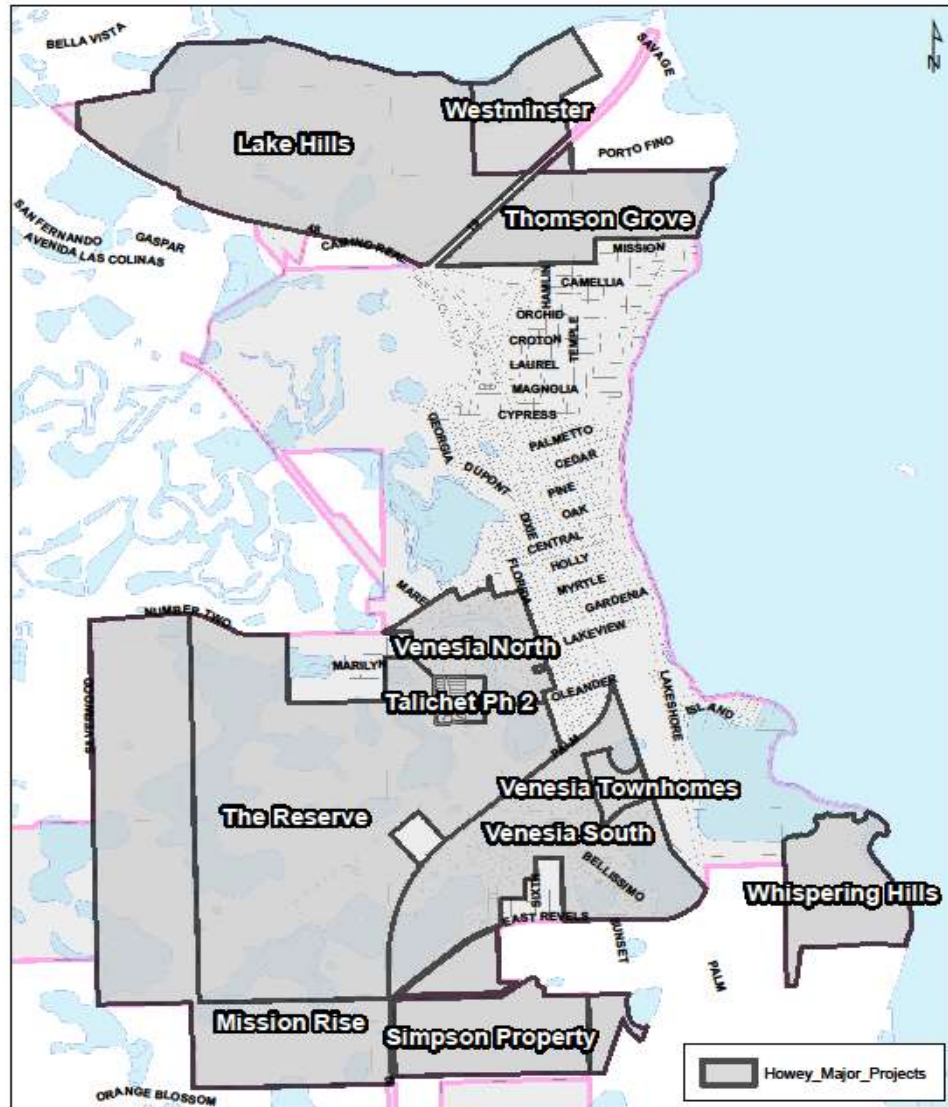
- Preserve “Old Howey” with modest options for expansion
  - Town Center Overlay
    - Encourage mixed use and commercial development along Central Avenue
    - Create opportunities for home-based live-work
    - Modest increase in residential density
  - Village Mixed Use Developments
    - Apply to major new projects
    - Include residential, commercial;, recreation, public and institutional use
  - Preserve open space in Town and within VMU Areas
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# FUTURE LAND USE MAP

OCTOBER 2021

# Howey in the Hills Major Projects Oct2021



# MAJOR DEVELOPMENT PROJECTS

As of October 2021

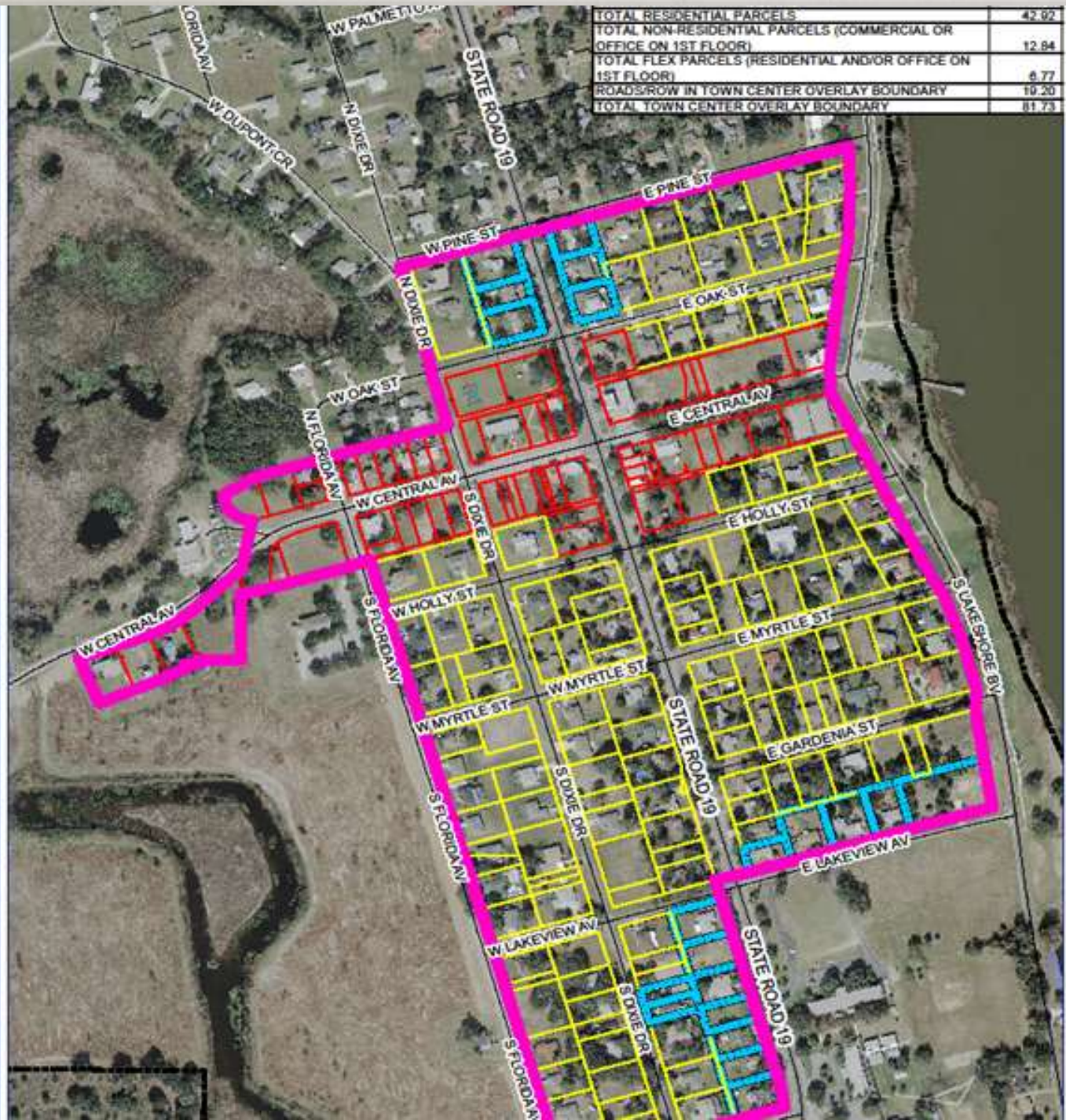


<b>DEVELOPMENT PROJECT PROFILES APPROVED AND PENDING PROJECTS</b>					
<b>Project</b>	<b>Single-Family</b>	<b>Multi-Family</b>	<b>Total Units</b>	<b>Commercial Area</b>	<b>Other Area</b>
<b>Venezia South</b>		113	113	85,000	
<b>Talichet</b>	92		92		
<b>Talichet Phase 2</b>	21		21		
<b>Whispering Hills</b>	156		156		
<b>Lake Hills/Four Seasons</b>	358	292	650	150,000	176,000
<b>The Reserve</b>	581	153	734	300,000	205,000
<b>TOTAL</b>	1,208	588	1,766	535,000	381,000

<b>DEVELOPMENT PROJECT PROFILES PROPOSED PROJECTS WITH NO APPROVAL STATUS</b>					
<b>Project</b>	<b>Single-Family</b>	<b>Multi-Family</b>	<b>Total Units</b>	<b>Commercial Area</b>	<b>Other Area</b>
<b>Mission Rise</b>	400		400		
<b>Thompson Grove</b>	252		252	130,000	
<b>Simpson Parcel</b>	260		260		
<b>Westminster</b>		350	350		ALF
<b>TOTAL</b>	912	350	1,262	130,000	ALF

# MAJOR DEVELOPMENT PROJECTS





# CENTRAL AVENUE STUDY

MAY, 2015

## **DEVELOPMENT STRATEGIES**

- **PHYSICAL IMPROVEMENTS**
  - **MARKETING PLAN**
  - **MERCHANT BASE DEVELOPMENT**
-



## **PHYSICAL IMPROVEMENTS**

- **INSTALL SEWER**
  - **UPGRADE WATER**
  - **UPGRADE STORM DRAINAGE**
  - **DESIGN STREETScape**
  - **IMPLEMENT STREETScape**
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E. OAK STREET

W. CENTRAL AVE.

E. HOLLY STREET

N. DIXIE DR.

N. PALM AVE.

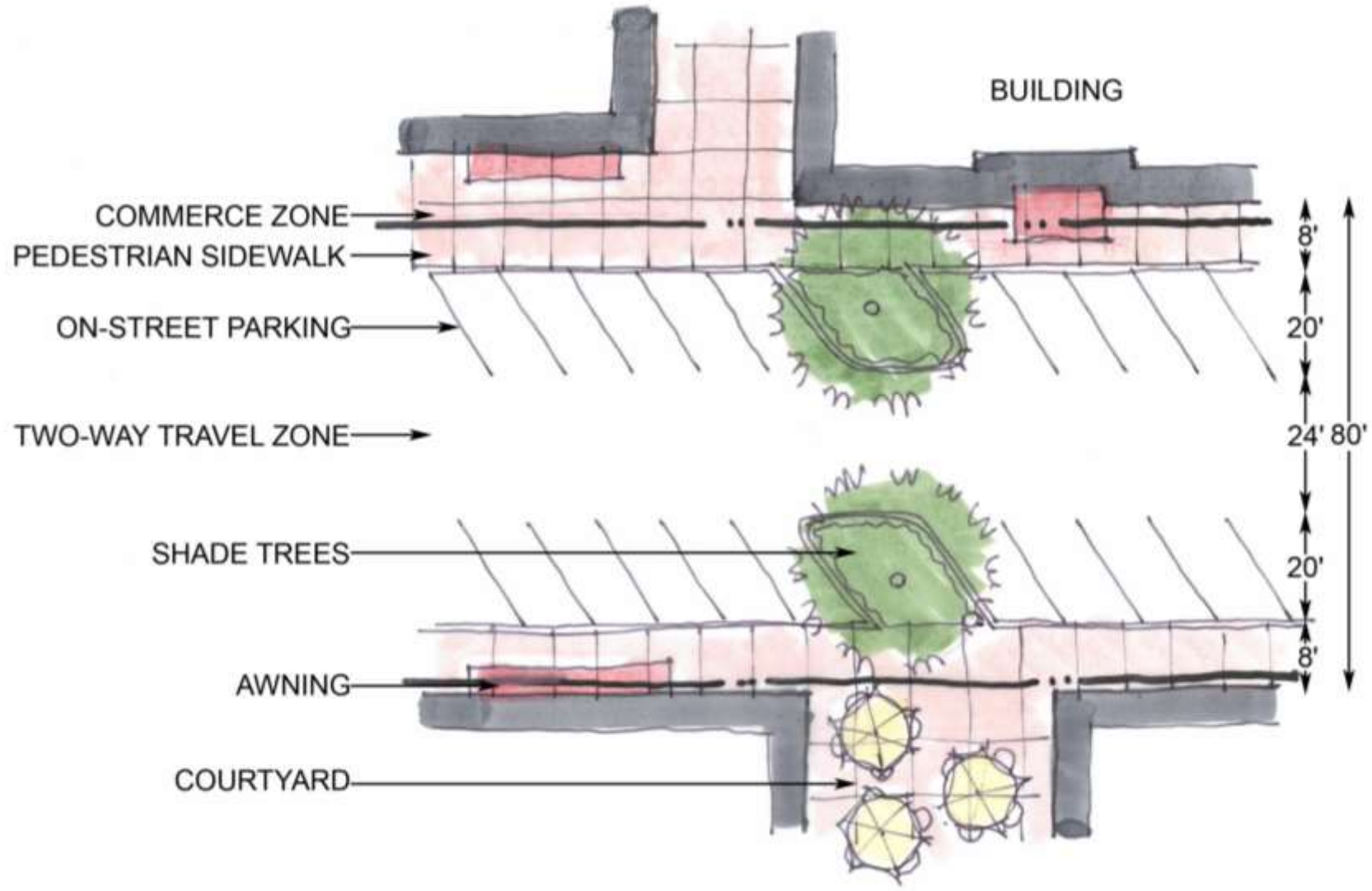
W. CENTRAL AVE.

S. LAKESHORE BLVD.

PARK

du





# TECHNICAL SUPPORT STEPS

- UPDATE COMPREHENSIVE PLAN
  - UPDATE DEVELOPMENT REGULATIONS
    - NO DRIVE THROUGHS
    - MINIMUM BUILDING HEIGHT
    - “BUILD TO” LINE
    - MAXIMUM STORE SIZE
-

# MARKETING PLAN

- BUSINESS RECRUITMENT

- PROMOTIONAL LITERATURE
- MERCHANT TO MERCHANT
- MARKET DATA

- SPECIAL EVENTS

- TARGET ONE PER QUARTER
- KEY TO MARKET CHARACTERISTICS

- HARDWARE

- MEDICAL SERVICES

- PERSONAL SERVICES

- FITNESS STUDIO

- SPECIALTY RETAIL

- CO-OP GALLERY

- RESTAURANT

- BANK
-

## **MARKETING PLAN**

- SHOP LOCAL CAMPAIGN
  - PROMOTIONAL PACKET
  - COOPERATIVE MARKETING
  - SOCIAL MEDIA MARKETING
-



# **BUSINESS TRAINING**

- **HELP LOCAL BUSINESS GET BETTER AT WHAT THEY DO**
    - **LOW COST TRAINING OPPORTUNITIES**
    - **SCORE**
    - **COMMUNITY COLLEGE**
    - **COMMERCIAL TRAINERS**
-

- SIDEWALK NEEDS
- BICYCLE NETWORK OPTIONS
- COMPREHENSIVE PLAN AMENDMENTS
- LAND DEVELOPMENT CODE AMENDMENTS

## **BICYCLE AND PEDESTRIAN MASTER PLAN**

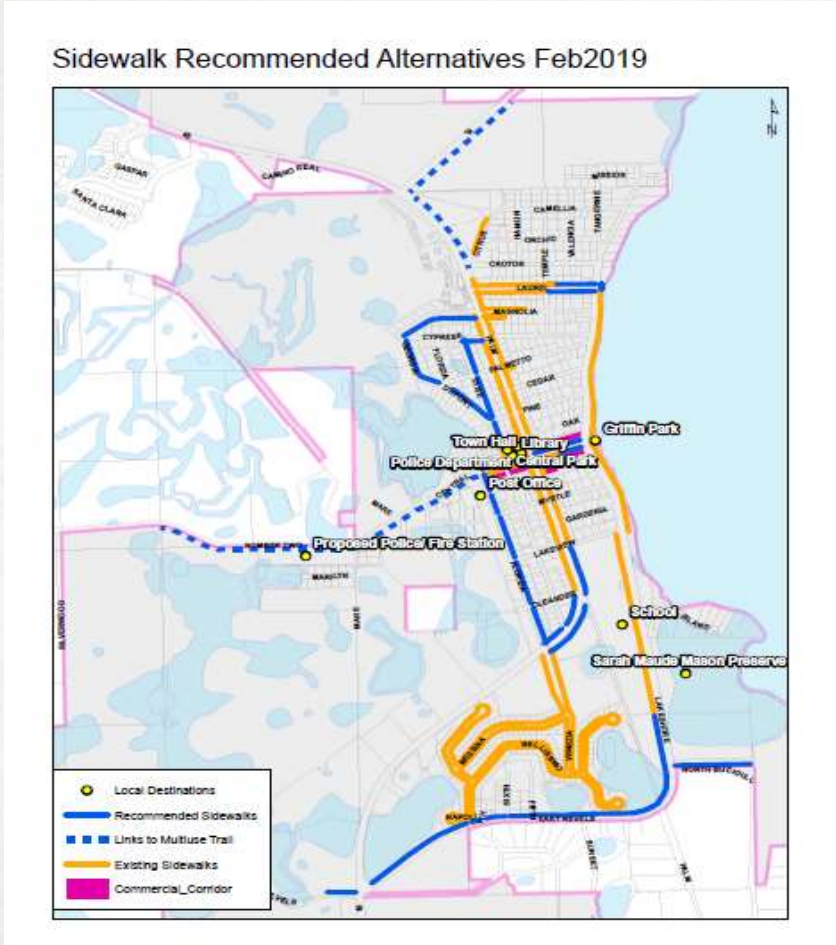
MARCH 2019

## EXISTING SIDEWALK NETWORK ISSUES

- CONNECT SIDEWALKS TO KEY DESTINATIONS
- CONNECT EXISTING NETWORK SEGMENTS
- RETROFIT TO FILL GAPS
- INTEGRATE EMERGING SUBDIVISIONS
- ADDRESS MAINTENANCE

Site	Served
Town Hall	Yes
Police Station	Yes
Library	Yes
Central Park	Yes
Post Office	No
Griffin Park	Yes
Business Core	Partial
Churches	Partial
Sarah Maude	Yes
School	Partial
New PD/Fire	No

# OTHER SIDEWALK OBJECTIVES



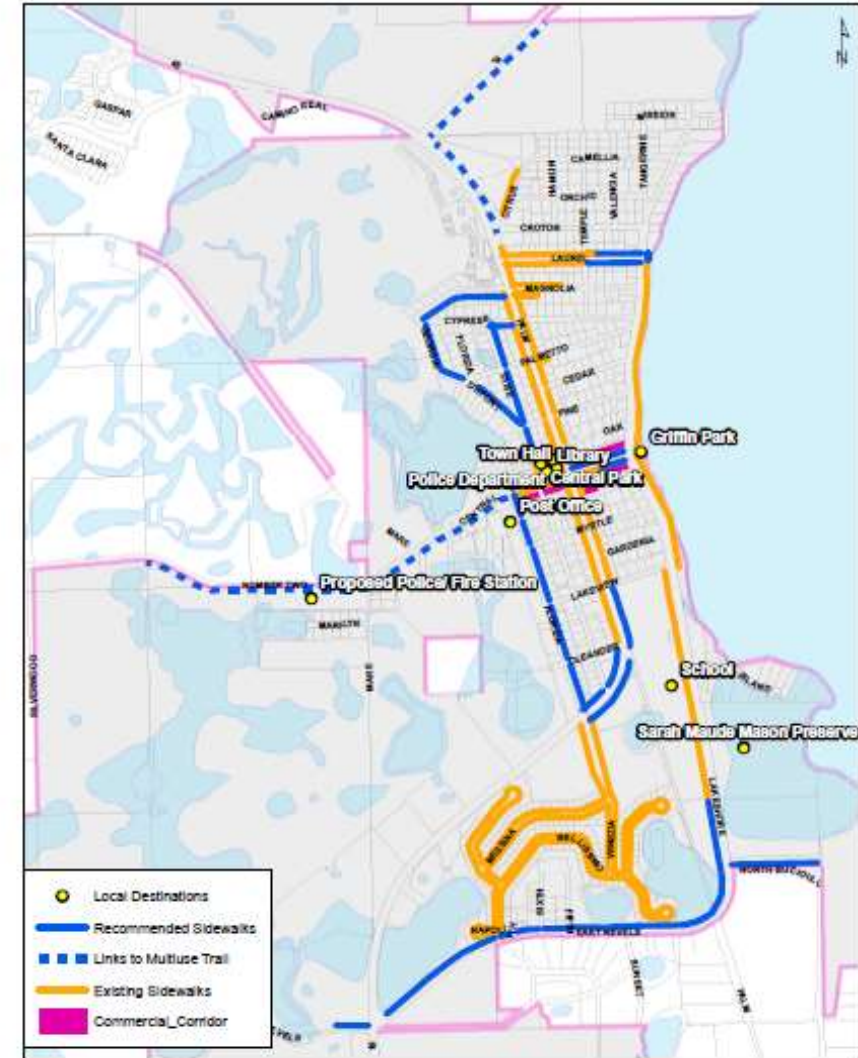
- IMPROVE SAFETY
- ENCOURAGE WALKING
- MAXIMIZE CONNECTIVITY
- COST EFFECTIVENESS
- NEIGHBORHOOD DISRUPTION
- SUPPORT TRANSIT



# COMPOSITE SIDEWALK PLAN

- SR 19 SOUTH EXTENSION
- FLORIDA – DIXIE CORRIDOR
- LINK NORTH – SOUTH ROUTES
- BUCKHILL ROAD
- REVELS ROAD
- NUMBER TWO ROAD
- NORTHWEST ALTERNATE

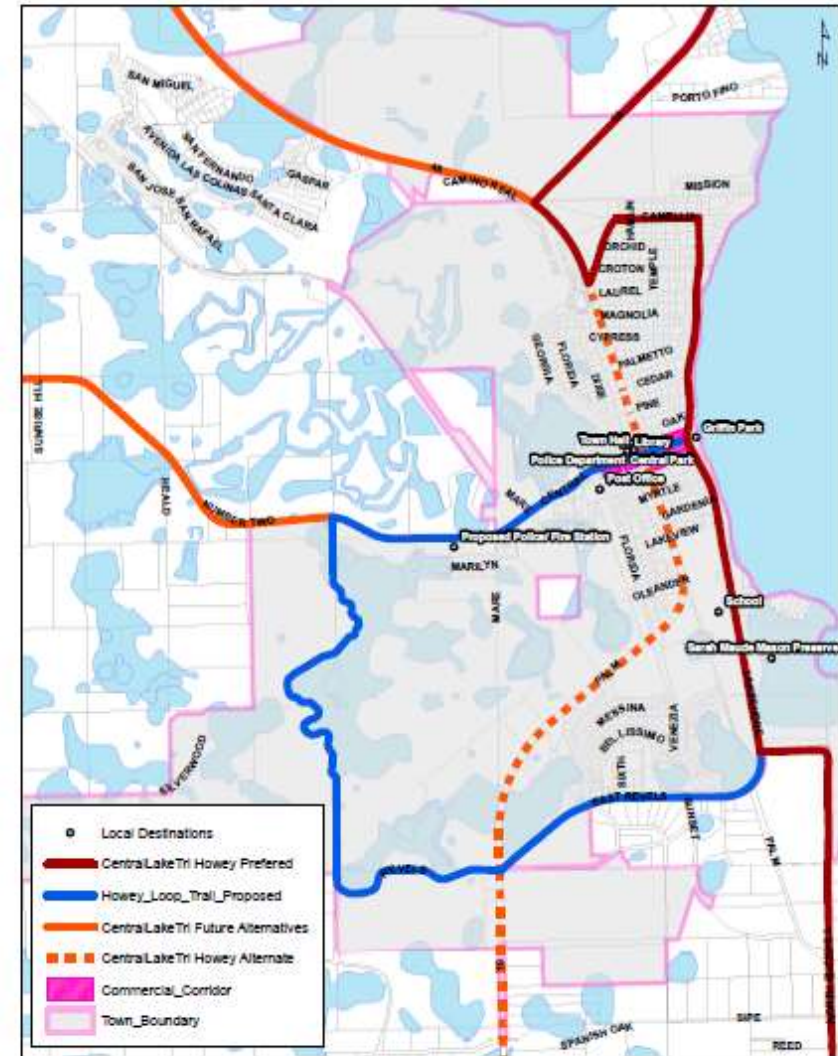
Sidewalk Recommended Alternatives Feb2019



# BICYCLE TRAIL PLAN ELEMENTS

- PREFERRED ALIGNMENT FOR CENTRAL LAKE TRAIL
- LEESBURG CONNECTION ALTERNATIVES
- HOWEY LOOP TRAIL

Proposed Multiuse Path Alternatives Feb2019



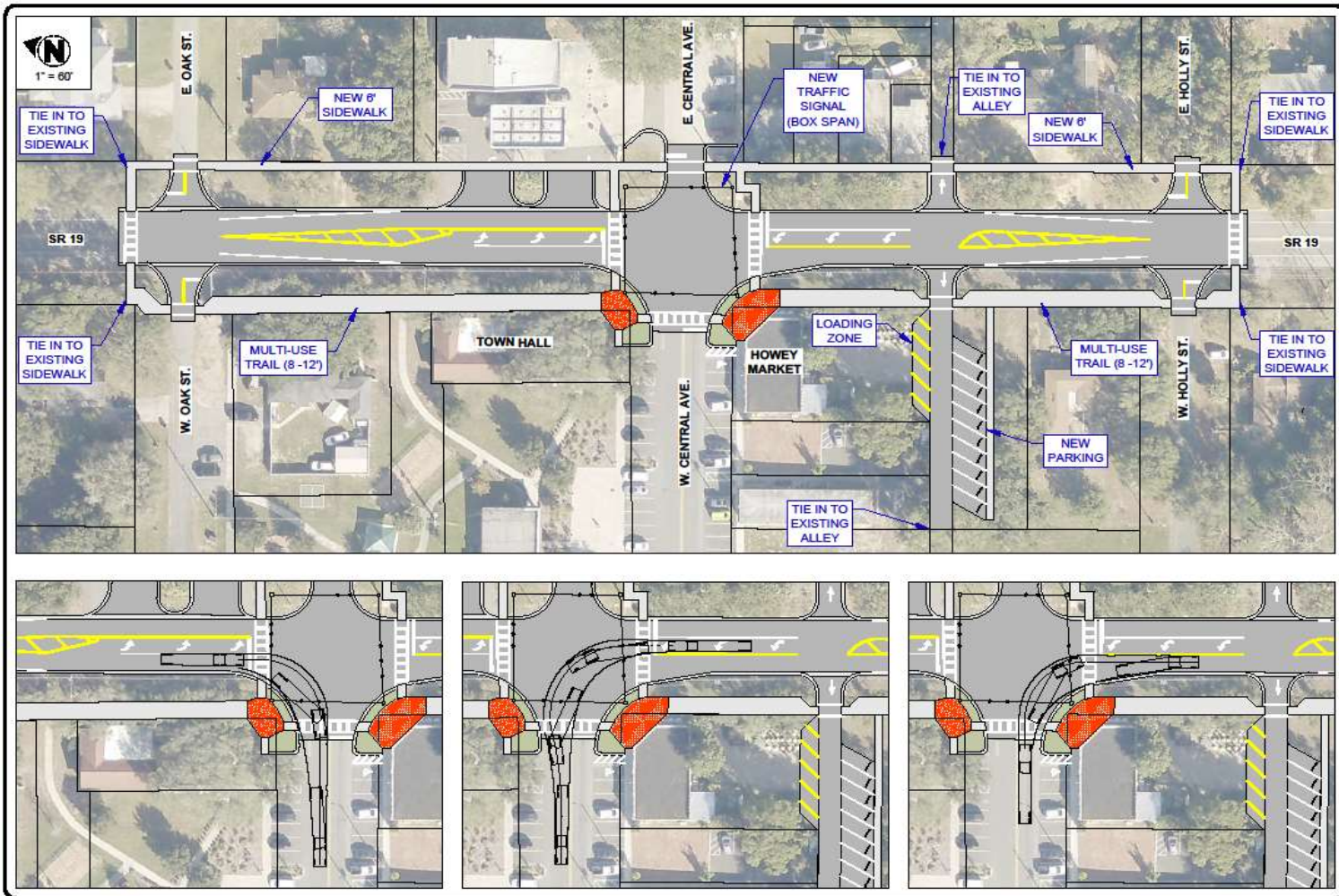


HOWEY-IN-THE-HILLS TRANSPORTATION PROJECTS TRAFFIC CONCURRENCY MITIGATION		
PROJECT	TYPE	COST
SR 19 at CR 48	Intersection and signal	\$500,000
SR 19 at Central	Intersection and signal	\$500,000
Revels Road at SR 19	Intersection	\$500,000
Florida Ave. at SR 19	Intersection	\$100,000
Florida Ave. at Number 2 Rd	Intersection	\$100,000
Pedestrian Improvements	Sidewalks, Safety	&100,000
Bicycle Improvements	Trails, Saety	\$100,000
Streetscape	Access, parking	\$250,000
Road Reconstruction	Safety, capacity	TBD
Total		\$2,150,000

## TRANSPORTATION FAIR SHARE CONTRIBUTION

EACH PROJECT CONTRIBUTES A  
PROPORTIONATE SHARE OF THE  
COST OF NEEDED ROAD  
IMPROVEMENTS

# CENTRAL AND SR 19 INTERSECTION IMPROVEMENTS



CONCEPTUAL PLAN

DATE: \_\_\_\_\_  
 DRAWN BY: DAG  
 DRAWING #: \_\_\_\_\_  
 PROJECT #: \_\_\_\_\_  
 SCALE: AS NOTED  
 SHEET 1 of 1

HOWEY ENGINEERING, INC.  
 3800 S.W. HOWEY AVE. SUITE 100  
 BUNNELL, FLORIDA 32126  
 (386) 253-6000

TOWN OF  
 HOWEY AT THE HILLS  
 101 N. PALM AVENUE  
 P.O. BOX 128  
 HOWEY AT THE HILLS, FL 34727  
 (352) 324-2810

SR 19 & CENTRAL AVENUE  
 INTERSECTION IMPROVEMENT

DATE: \_\_\_\_\_  
 DRAWN BY: DAG  
 DRAWING #: \_\_\_\_\_  
 PROJECT #: \_\_\_\_\_  
 SCALE: AS NOTED  
 SHEET 1 of 1



# **NEXT STEPS FOR PLANNING**

**WHAT LIES AHEAD!**

## **PLANNING PROGRAMS AND ACTIONS**

- PARKS MASTER PLAN
  - VILLAGE MIXED USE LAND USE REVIEW
  - CENTRAL AVENUE DEVELOPMENT (CRA?)
  - EVALUATION AND APPRAISAL REVIEW (2024)
  - FAIR SHARE COST PROGRAM FOR TRAFFIC
-

# **POLICY DECISIONS AHEAD**

- HOUSING TYPES (LESS SINGLE-FAMILY DOMINANT)
  - LOT SIZES (MARKET PUSH FOR SMALLER LOT WIDTHS)
  - AFFORDABLE HOUSING (INCENTIVES/OPTIONS)
  - ANNEXATIONS OF MAJOR PROJECTS
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*Beautiful*

HOWEY-IN-THE-HILLS