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MEMORANDUM

TO: Howey-in-the-Hills Town Council
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Asma Comprehensive Plan and Zoning Request
DATE: December 7, 2023

The Town has received an application for a 0.69-acre parcel at the corner of SR-19 and Citrus Avenue to permit commercial development of the parcel. Based on the land use classifications contained in the Town's comprehensive plan and the zoning categories consistent with those land use classifications, the applicable land use classification for the request is Neighborhood Commercial, and the appropriate zoning is neighborhood commercial. The staff prepared an analysis that examines the goals, objectives, and policies related to the requested comprehensive plan amendment, comments with regard to zoning, and a review of the proposed concept plan as it demonstrates compliance with the planning and zoning requirements. This analysis was provided to the Planning and Zoning Board, and this report is attached for Council review.

The subject property is designated as medium density residential use on the future land use map and zoned MDR-1. The property is entitled to develop as a single-family residence. To the north and east is the Howey Mansion property. The Mansion property is also designated as Medium Density Residential with MDR-1 zoning but it also has a historic overlay zone which allows the Mansion to be used as an inn and special event location. The historic overlay zone allows for use that has some commercial elements. The properties across Citrus Avenue are residential. The properties across SR 19 are residential but located within the Mission Inn compound and are fully screened from SR 19.

In order to develop the property as proposed, the Town needs to approve a small scale amendment to the future land use map and assign the appropriate zoning to the parcel. In this case both the future land use classification and the zoning would be Neighborhood Commercial. If approved, the applicant would then submit an application for site plan approval. The case analysis includes an extensive review of the goals, objectives and policies as applied to the application, based in part on the concept development sketch supplied by the applicant. The report also examined traffic generation and safety concerns. The report suggests the determination be based on neighborhood compatibility, traffic generation and traffic safety.

At the September 28, 2023 regular planning board meeting the Planning Board conducted a public hearing on the request and recommended the proposed amendments not be approved. The Board based their recommendation on traffic safety and increased traffic at an intersection that is already a concern. Traffic safety issues are discussed in the staff report and the issue was raised by several speakers.