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MEMORANDUM

TO: Town of Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Future Land Use Element Updates
DATE: January 17, 2024

At the December meeting, the Board initiated its review of the comprehensive plan as required by state regulations. The initial step was the review of amendments to the Future Land Use Element which have been recommended to the Town Council for consideration. Concurrently with the initial set of amendments to the goals, objectives and policies of the Future Land Use Element, staff initiated and update to the the data and analysis text of the adopted element. The full Chapter 1 has been reviewed and is presented for discussion. Once the full set of elements, or a least a group of elements, have been reviewed, the Town Council can initiate the process of submitting the elements for review and adoption.

The proposed revisions to the Future Land Use Element are indicated by strike-through text for deletions and underline text for additions. Changes have been highlighted in red for easy identification. There are a few sections of the text with a green highlight that indicate updated information is still in process. The review process included the following steps:

- Comments received from Town Council and Planning Board members were reviewed and, where appropriate, text was modified as recommended.
- Other editorial changes were made when identified.
- All of the goals, objectives and policies were reviewed and recommendations for amendments were incorporated in the draft text. These changes are only for recommendations not considered in the recent recommendation to Town Council for policy amendments.

Key Recommendations and Revisions

- The population forecast has been updated to 2045 to maintain the 20 year planning horizon required by state law. These projections follow the demographic analysis report that was previously discussed with the board. As noted in this

report and in the updated text, population projections were based growth from already committed projects.

- The table of existing land uses still needs final updating. The changes from the 2017 version have been tracked, but some additional work is needed to verify the totals and breakout.
- Several of the maps need to be updated for clarity. This was a frequent comment from the Council and Planning Board review and this work is underway.
- Staff is recommending that the maps showing contours and soil types be deleted from the plan. These maps are not required by state law and there is no practical way to make them truly legible at the scale of the graphic. This information is readily available from the Lake County Property Appraiser's web site at the individual parcel level so the data can be readily captured if needed.
- The notes on the sewer and water systems have been updated to reflect the current status. Some data on the water system and the aquifer usage is still coming in, and the discussion on sewer treatment options is fluid at this time.
- The text on the schools has been revised to reflect the changes since the last update including the purchase of the future school site.
- The table of historical sites has been updated as the former airport site has been developed with other uses.
- A general review of the text to include edits offered by the council review and planning board comments has been completed.
- The discussion of an energy management plan has been deleted along with the accompanying Policy 1.17.3. This plan was never done; it is not proposed to be addressed, and it is not a required action by state requirements.

The package of comprehensive plan policy amendments that have been recommended to Town Council have not been included in this draft. The expectation is that these policies will be fully adopted prior to any recommendation on the EAR-based plan amendments. Rather than be identified as changes in the EAR review submittal, they will be reflected in that document as permanent text.