



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

MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Esch/Chon Development Pre-Application Meeting
DATE: June 28, 2023

The subject property is a 3.61-acre parcel located on SR-19 south of Revels Road (ALT 1704171). The applicant is seeking to construct a veterinary office and provide at least one additional parcel for future office or retail use. Based on the property appraiser's database, the parcel measures about 745 feet along SR 19 with a depth of about 215 feet. The parcel dimensions will need to be verified by survey when a formal application is made.

The parcel is rectangular and slopes from SR 19 at 100 feet in elevation to the west where the elevation is approximately 85 at the western boundary. The property appraiser data shows no wetlands on site and only a minor impact of Flood Zone A property (2012 map) along the western fringe of the site. Just off the site to the west is a wooded depressional area that likely receives stormwater runoff from the subject property. The subject parcel has some scattered trees on site.

The property is designated Village Mixed Use on the future land use map which requires PUD zoning. The future land use designation may have been applied in error when the original Mission Rise project was approved. At 3.6 acres the property is too small to meet the minimum size for VMU land use, and the Town needs to change the land use and zoning to a classification that is more suitable for the parcel. This revision is the same process used for the parcel at Revels Road and SR 19 which has been developed as a landscape business and plant nursery. This parcel was also owned by the Chon Trust.

To accomplish the land use and zoning changes and to take the steps to accommodate the proposed development, the following actions are required:

1. Adopt a small-scale amendment to the future land use map.
2. Adopt zoning consistent with the future land use designation.
3. Grant a conditional use approval for a veterinary clinic.
4. Approve a subdivision plat for any proposed lots.
5. Approve a site plan for the construction of any proposed buildings.

Based on the comprehensive plan future land uses, the land use which most closely supports the proposed use is Neighborhood Commercial. The most appropriate zoning and the zoning consistent with the recommended land use designation is also Neighborhood Commercial (Section 2.02.05 in the land development code). Under the NC zoning veterinary offices and clinics are designated as a conditional use, which means that they may be permitted if specific conditions are met (Section 2.02.05 B3 k). In this case the only specific condition is that there be no outside kennels (Section 6.02.13). The specific requirements of the NC Neighborhood Commercial Zoning are as follows:

Requirement	Standard
Minimum Lot Size	0.5 Acres
Minimum Lot Width	100 feet
Minimum Lot Depth	150 feet
Maximum Building Height	35 feet
Maximum FAR	0.50%
Maximum Lot Coverage	70%
Setbacks	
Front	30 feet
Side	20 feet
Side Corner	30 feet
Rear	30 feet

The applicant should verify that the proposed use can be accommodated based on these standards.

The comprehensive plan amendment, the rezoning and the conditional use approval can be sought concurrently. This approach will combine the public hearings required for each action. Final approval of the zoning will be contingent on the approval of the comprehensive plan amendment by the Department of Commerce (formerly the Department of Economic Opportunity). Flow charts have been provided showing the steps required for each of these procedures.

Miscellaneous Comments

- As the Town does not currently have water and sewer service to this area, the project will need to use a well and septic system for water and sewer service. The applicant should verify that a well can be permitted. Should municipal water and sewer service be extended to the site, the property will be required to connect to the municipal system.
- A traffic analysis will be required for the comprehensive plan and zoning review.
- FDOT is likely to approve only one driveway access to the parcel, so the applicant will need to provide on-site connections to each parcel if multiple parcels are created.

- Site development will need to conform to Town standards for stormwater management, parking, landscaping, buffers, and other site requirements.
- When the survey work is done please include a tree survey and topo.