



**TOWN OF HOWEY-IN-THE-HILLS
DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING OF JULY 23, 2020
MINUTES**

Call to Order: The meeting was called to order at 10:03

Attendance: Attendees included:

Development Review Committee	Applicants	Others
Thomas Harowski	Ron Roberts	Elwis Benson
Don Griffey	Chuck Hiott	Sharon Kutcher
John Ernest	Chuck (BESH)	
Ron Frank von Frankenstein	Clay Frankel	
Chief Thomas		
J.J. Southall		
Martha MacFarlane		

New Business

Venezia Final Plat: The DRC members reviewed comments on the final noting that additional reviews are required from the Town Attorney and the Town's review surveyor that were not part of this meeting. Once all comments are available and have been addressed by the applicant, the final plat will be scheduled for action by the Town Council. Comments from DRC members included:

1. A certificate of completion is required prior to recording of the final plat. The certificate of completion requires presentation of the 2-year maintenance guarantee,
2. The applicant was asked to provide a certified cost for street construction as well as water and sewer utilities.
3. The drainage easement between lots 71 and 72 does not match the construction plans. The easement should be between lots 70 and 71. The design engineer is to verify the

easement properly coordinates with the construction plans and make any changes accordingly.

4. Tracts D, E and F are to be dedicated to the homeowners' association and not to the Town.
5. The staff will request the Town Attorney review the dedication language to ensure the dedication properly conveys the roads, water system and sewer system to the Town.
6. The applicant is to provide a proposal to amend the subdivision documents or by other method acceptable to the Town to prohibit driveway connection to Number Two Road from subdivision lots 73 through 78.

Mr. Benson spoke about development within flood hazard areas. Mr. Hiott responded that the applicant has submitted documentation to FEMA which would result in a Letter of Map Amendment (LOMA) adjusting the flood hazard area boundaries. Mr. Hiott further added that the plan does provide compensating storage for fill placed within the flood prone area so that there is no net displacement of flood waters from the designated flood hazard area. This design will be certified to SJRWMD as required by the current state permit.

Ms. MacFarlane noted issues with construction truck traffic not following the designated routes on SR 19 and Central Avenue. The applicant will address this issue with the contractor.

Whispering Hills Preliminary Subdivision Plan: The DRC members reviewed the minimum requirements for the preliminary subdivision plan. The plan meets the requirements of the applicable code section and the DRC will recommend the preliminary subdivision plan for consideration by the Planning Board at their August 27, 2020 regular meeting. Staff reports will address formal concurrence for a pedestrian boardwalk connection from the subdivision to the Sarah Maude Mason Preserve boardwalk network. Plans for this improvement to be reviewed at the time construction is proposed. The staff report will also confirm the intent to use water from the retention lake for subdivision irrigation. The applicant will construct a separate irrigation network properly marked with purple pipe typical of re-use systems to ensure separation from the public water supply and the applicant will confirm by appropriate documentation in the final subdivision plan that there will be no cross-connections between the irrigation system and the potable water system. The Town will not participate in the management of the irrigation system in any manner.

Whispering Hills Final Subdivision Plan: Comments were provided by the DRC on those portions of the submittal that relate to the final development plan. No construction activity is permitted prior to approval of a final subdivision plan. (Refer to TMH Consulting Memo of July 20, 2020 for specifics.) Town requirements for the location of swimming pools will be provided to the applicant.

Ms. Sharon Kutcher of 412 E. Revels Road asked for information regarding traffic impacts, and the results of the traffic study were reviewed. She noted a concern about construction truck traffic and logging trucks on Revels Road and the staff agreed to review access to the project for

heavy truck traffic when the construction of facilities is authorized. Ms. Kutcher also asked for information on sidewalks in the area of Venezia South and the proposed project on SR 19 was reviewed with her.

Other Business: The Mayor asked about a pending fence permit for a residence at 212 W. Central Avenue. The existing fence is poor condition, but the location may not conform to the property lines. A survey is needed. The building official pointed out that a survey is being pursued by one of the neighbors and perhaps a joint effort could be made to reduce cost.

Adjourn: There being no further business, the meeting was adjourned at 10:14.