



Planning & Zoning Board Meeting
Howey-in-the-Hills Town Hall
June 28, 2018 at 6:00 p.m.

**CALL TO ORDER
ATTENDANCE**

PUBLIC HEARINGS

1. Consideration and action regarding amendments to Chapter 5 of the Land Development Code pertaining to fences, walls and storage sheds.

(Action to be taken by the Planning and Zoning Board – provide a recommendation on the proposed LDC amendment to the Town Council)

ORDINANCE NO. 2018-002 -- AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING THE LAND DEVELOPMENT CODE BY AMENDING CHAPTER 5 TITLED "ACCESSORY AND TEMPORARY USES AND STRUCTURES" TO ADD REQUIREMENTS PERTAINING TO FENCES AND WALLS, ADD TYPES OF FENCING ALLOWED AND PROHIBITED FOR SINGLE-FAMILY RESIDENCES AND TO MODIFY THE RULES FOR THE PLACEMENT AND DESIGN OF STORAGE SHEDS ON RESIDENTIAL PROPERTY; AMENDING SECTION 5.01.03 TITLED "ALL ACCESSORY USES", SECTION 5.01.07 TITLED "FENCES AND WALLS", AND ADDING A NEW SECTION 5.01.09 TO BE TITLED "STORAGE SHEDS"; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

2. Consideration and action on the application from Center State Bank, N.A. to voluntarily annex 10 acres of property located north of South Palm Avenue, west of South Florida Avenue and east of South Mare Avenue, Lake County Property Appraiser parcel number 35-20-25-000100000100 and alternate key number 1036194.

(Action to be taken by the Planning and Zoning Board – consider the application, the applicant's presentation, the Town Planner's report, public input and comment, and provide a recommendation on the proposed annexation to the Town Council)

ORDINANCE NO. 2018-004 -- AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA PERTAINING TO VOLUNTARY ANNEXATION; ANNEXING A TEN ACRE PARCEL OF PROPERTY LOCATED NORTH OF SOUTH PALM AVENUE, WEST OF SOUTH FLORIDA AVENUE AND EAST OF SOUTH MARE AVENUE, LAKE COUNTY PROPERTY APPRAISER PARCEL NUMBER 35-20-25-000100000100 AND ALTERNATE KEY NUMBER 1036194; REDEFINING THE BOUNDARY LINES OF THE TOWN TO INCLUDE THE PROPERTY; PROVIDING FOR PUBLICATION OF NOTICE OF THE PROPOSED VOLUNTARY ANNEXATION AND FOR A COPY OF THE NOTICE TO BE SENT TO THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS; FILING A COPY OF THIS ORDINANCE WITH THE LAKE COUNTY CLERK OF CIRCUIT COURT,

THE LAKE COUNTY CHIEF ADMINISTRATIVE OFFICER, AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR FILING OF A REVISION OF THE CHARTER; PROVIDING FOR A COPY OF THE REVISED CHARTER BOUNDARY ARTICLE TO BE SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING AN EFFECTIVE DATE.

3. Consideration and action on the application from Center State Bank, N.A. for a comprehensive plan amendment from Lake County Urban Low Density Residential to Medium Density Residential and rezoning from Lake County Agriculture to Planned Unit Development for 10 acres of property located north of South Palm Avenue, west of South Florida Avenue and east of South Mare Avenue, Lake County Property Appraiser parcel number 35-20-25-000100000100 and alternate key number 1036194.

(Action to be taken by the Planning and Zoning Board – consider the application, the applicant's presentation, the Town Planner's report, public input and comment, and provide a recommendation on the proposed comprehensive plan amendment and rezoning to the Town Council)

ORDINANCE NO. 2018-005 -- AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING THE TOWN'S COMPREHENSIVE PLAN AND REZONING A TEN ACRE PARCEL OF PROPERTY LOCATED NORTH OF SOUTH PALM AVENUE, WEST OF SOUTH FLORIDA AVENUE AND EAST OF SOUTH MARE AVENUE, LAKE COUNTY PROPERTY APPRAISER PARCEL NUMBER 35-20-25-000100000100 AND ALTERNATE KEY NUMBER 1036194; AMENDING THE FUTURE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP OF THE TOWN'S COMPREHENSIVE PLAN FROM LAKE COUNTY URBAN LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL; AMENDING THE TOWN'S ZONING MAP FROM LAKE COUNTY AGRICULTURE TO PLANNED UNIT DEVELOPMENT; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

4. Consideration and action on the application from Charles C. Hiott, P.E., Principal with BESH, for a substantial amendment to the Venezia North Conceptual Land Use Plan.

(Action to be taken by the Planning and Zoning Board – consider the application, the applicant's presentation, the Town Planner's report, public input and comment, and provide a recommendation to approve, approve with revisions, or deny the proposed amendment to the conceptual land use plan to the Town Council)

ORDINANCE NO. 2018-006 -- AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING A PORTION OF THE CONCEPTUAL LAND USE PLAN APPROVED BY ORDINANCE 2005-348 FOR THE PROJECT KNOWN AS VENEZIA NORTH AND TO BE RENAMED TALICHET; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

NEW BUSINESS

5. Consideration and Approval for a Zoning Clearance to construct a Single Family Residence on North. Valencia Avenue and East. Camellia. (Alt Key 2555505)

(Action to be taken by the Planning and Zoning Board – consider the application and approve or deny the zoning clearance request)

6. Consideration and Approval of Comprehensive Plan Amendment

- Chapter 3 - Housing
- Chapter 5- Conservation
- Chapter 11 – Recreation and Open Space

(Action to be taken by the Planning and Zoning Board – consider and provide a recommendation on the proposed comprehensive plan amendment to the Town Council)

7. Consideration and Recommendation to appoint Matthew McGill to the Planning and Zoning Board.

PUBLIC COMMENTS

ADJOURNMENT

Please Note: In accordance with F.S. 286.0105: Any person who desires to appeal any decision or recommendation at this meeting will need a record of the proceedings, and that for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The Town of Howey-in-the-Hills does not prepare or provide this verbatim record.

Note: In accordance with the F.S. 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, FL 34737, (352) 324-2290 at least 48 hours in advance of the meeting.

NOTICE:

ONE OR MORE COUNCILORS MAY BE PRESENT TO HEAR OR PARTICIPATE IN DISCUSSION REGARDING MATTERS WHICH MAY COME BEFORE TOWN COUNCIL FOR ACTION.