

**MINUTES OF THE HOWY-IN-THE-HILLS
PLANNING AND ZONING BOARD MEETING
HELD JANUARY 26, 2017**

Chairman Llewellyn called the meeting to order at 6:06 p.m.

Present: Chairman Llewellyn, Member Ricci and Member St. Clair

Absent: Member Lehning and Member Douthit (*unexcused*)

Also Present: Administrative Assistant II Burke and Town Planner Harowski

APPROVAL OF MINUTES

Minutes of Regular Meeting held December 15, 2016

Member Ricci, seconded by Chairman Llewellyn, moved to approve the minutes as presented. Motion passed unanimously.

NEW BUSINESS

Discussion: Comprehensive Plan Amendment- Chapter 1: Future Land Use Element

Town Planner Harowski said at least every seven years the Town is required to review its comprehensive plan and determine if any changes are required as a result of changed conditions or as a result of changes in State requirements. Since the last evaluation and appraisal was done in 2010, the Town is due to conduct a review in 2017. According to the schedule issued by the Department of Economic Opportunity, the Town is due to submit its determination on needed revisions by October 1, 2017. The Town has established a schedule for review of individual elements over the first half of 2017 to allow the Planning Board to digest the comprehensive plan in manageable sections and discuss potential revisions.

Population

Town Planner Harowski said the initial portion of the Future Land Use Element covers a range of data about existing conditions as they were in 2010; provides a projection of population growth through 2025; and an analysis of key factors to be considered in preparing the future land use element. For much of the period since the last evaluation and appraisal review, the nation, the state and the Town have experienced one of the country's most significant recessions and a slow, but steady recovery. The recession clearly impacted growth and development anticipated by the future land use element in 2010. This impact is reflected in delayed population growth. He also added that the accelerated growth in population over the past year is based primarily upon the initiation of home building in the Venezia subdivision. The BEBR population estimate for 2016 is 1,260 indicating a continuation of this short-term growth. Unless another project comes forward to sustain the population growth through the end of the planning period, population increase will likely slow in the outer years.

While the Town does have projects poised to move forward, these projects still have a two to three-year lead time for subdivision design and construction before lot sales and home building will occur. The revised projection anticipates that population will grow to a point slightly above the 2010 estimate, but the projected change is not dramatically different than the population levels anticipated by the current plan.

Existing Conditions

Town Planner Harowski said in addition to population projections, the plan analyzes existing conditions for land use, public facilities and other data bases. Given the small change in population since 2010 there has been little change to the other factors addressed in the plan document with the exception of public facilities improvements. The findings relative to existing conditions are as follows:

- There has been no change in land development patterns. Development that has occurred has been largely infill development and more recently construction in the Venezia Subdivision. The Venezia project was approved prior to the 2010 review and was anticipated in the plan.
- The other Village Mixed Use projects including Mission Rise, The Reserve and the Avanti property (Lake Hills) remain in place but are still awaiting development activity.
- Residential density ranges and development intensities remain unchanged from 2010.
- With the start of the Venezia project, the Town has begun implementing its master sewer service agreement with the CDD. The Town has also obtained funding for the partial installation of sewers on Central Avenue.
- The Town has brought a new production well on-line and improved its potable water treatment and delivery system in line with the plan's recommendations.
- The Town has made improvements to the Sarah Maude Mason Preserve, Central Park and Griffin Park
- Soils and topography remain unchanged
- Natural resources remain unchanged
- Historic resources remain unchanged

Town Planner Harowski said the Town did experience a small growth in commercial development in the core area centered on Palm Avenue and Central Avenue. The Howey Market opened and tenants have occupied most of the available commercial space. The Town completed a study of the Town Center Area and has moved to implement some of the study recommendations. The initiation of the sewer program on Central Avenue is the key recommendation from the study, but the Town has also made some adjustments to the land development regulations and comprehensive plan policies that are believed to support the proposed economic development program. The Town has also initiated design on a streetscape plan to be implemented concurrent with the sewer work.

Comprehensive Plan Amendments

Town Planner Harowski said that another indicator of the comprehensive plan stability is evident in a review of the amendment history since 2010. The plan has been amended six times with five of the six amendments being the required annual update to the capital improvements program. One additional amendment request to modify the conservation land use classification to accommodate commercial marinas was denied. The one other amendment (Ordinance 2016-001) amended the Town Center Mixed Use land use category to address issues arising from the Central Avenue Development Study. The amendments relaxed some policy conditions which were identified as unnecessarily limiting potential commercial development. The changes included:

1. An option for drive-thru facilities to the rear of buildings
2. A process to waive the maximum store unit size of 5,000 square feet
3. An option to allow one-story development with added building façade height
4. A process for addressing existing single-family units located in the TCMU area

There is nothing in this amendment history which suggests that modifications are required to the comprehensive plan future land use element. The record indicates a continuing effort to implement the comprehensive plan as amended in 2010 within an economy which has limited significant development over the intervening period.

Goals, Objectives, and Policies

Town Planner Harowski said a review of the goals, objectives and policies identified only two policies which had date specific performance times for implementation. Policy 1.18.1 and Policy 1.18.2 reference the amendment of the Town's land development code to conform the code requirements to the adopted objectives and policies. This work was to have been completed by the end of 2012. The Town has adopted LDC amendments implementing these policies so additional action is not required. The Town could consider amending these policies to eliminate the performance dates since the work has been completed and revise the policies to conform to a requirement to maintain consistency between the plan and the land development codes. This amendment, however, is not essential since the policies have been successfully implemented. Unless other amendments are required the Town should feel confident in leaving these policies in the plan as they are currently written. If the Town elects to make amendments to other comprehensive plan elements, these policies could be updated at that time as housekeeping changes.

Chairman Llewellyn asked if the Town would be upgrading figures in the Comprehensive Plan. **Town Planner Harowski** replied no.

Member St Clair asked what section of the Comprehensive Plan would be reviewed next. **Town Planner Harowski** replied Chapter 2- Transportation and Chapter 3- Housing.

Member Ricci asked if the dates in the Comprehensive Plan would be updated. **Town Planner Harowski** replied yes.

Member Ricci also asked about signage restrictions. **Town Planner Harowski** said that the Land Development Code was strict on signage in Town.

Town Planner Harowski informed the Planning and Zoning Board Members that the amendments for the Comprehensive Plan didn't have to be completed until October 1, 2017.

OLD BUSINESS - None

PUBLIC COMMENTS-None

The meeting adjourned at 6:45 p.m.


Chairman, Llewellyn

ATTEST:


Administrative Assistant II Burke