

MINUTES OF THE TOWN OF HOWEY IN THE HILLS
PLANNING & ZONING BOARD MEETING
HELD ON OCTOBER 26, 2017.

Chairman Llewellyn called the meeting to order at 6:00 p.m.

Present: Chairman Llewellyn, Member Lehning and Member Ricci.

Absent: Member St. Clair (Excused) and Member Douthit (Unexcused)

Also Present: Town Planner Harowski and Town Clerk Burke

CONSENT AGENDA

Minutes of the regular meeting held August 24, 2017

Member Lehning, seconded by Member Ricci moved to approve the Consent Agenda as presented. Motion passed unanimously.

NEW BUSINESS

Chairman Llewellyn amended the Agenda to add the Consideration and Approval to replace an existing fence and gates located at 119 E Croton Way.

Matt McGill, 119 E Croton Way, said that they are trying to replace some pieces of the existing fence and gates. The Building Official Ron Frank Von Frankenstein had denied the permit as chain-link is not allowed in this zoning. He said that Building Official Frank Von Frankenstein said he needed to come before the Planning & Zoning Board to get an approval. He presented pictures of the existing fence.

Member Lehning, seconded by Member Ricci moved to approve the replacement of the existing fence and gates located at 119 E Croton Way. Motion passed unanimously.

Consideration and Approval to permit a shed located at 107 E Lakeview Ave.

Member Ricci said that the shed matched the house.

Member Lehning asked if the shed was 10x16. **Chairman Llewellyn** said yes.

Member Ricci asked if it met the setbacks. **Chairman Llewellyn** replied yes.

Member Ricci, seconded by Member Lehning approved the shed located at 107 E Lakeview Ave. Motion passed unanimously.

Consideration and Recommendation to the Town Council Ordinance 2017-004 AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, AMENDING THE TOWN'S ZONING MAP FROM MDR-1 MEDIUM DENSITY RESIDENTIAL TO MDR-1-H MEDIUM DENSITY RESIDENTIAL HISTORIC AND ARCHEOLOGICAL PROPERTY OVERLAY DISTRICT FOR 4.06 ACRES OF PROPERTY LOCATED AT 1001 CITRUS AVENUE AND WHICH IS KNOWN AS THE "HOWEY MANSION"; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

Chairman Llewellyn read by title Ordinance 2017-004.

Town Planner Harowski said that the Ordinance 2017-004 would allow the Howey Mansion to change their zoning classification to Historic Overlay. The Permitted uses are as follows: Bed and Breakfast Inn, Event Venue for activities such as weddings, corporate meetings, community meetings for social and civic groups, and similar activities, The Garden Club annual meeting, individual and group tours of the historic buildings on site, tents are permitted as accessory spaces for events and catered food service is permitted as an accessory activity for events. He added that special events shall be limited in size based on the available parking at the rate of three attendees per designated parking space. (As an example, the 88 temporary parking spaces may support a 78-event size of 264 people.).

Member Lehning asked if that number of people were up to fire code. **Town Planner Harowski** said that there may be an occupancy limit, but he doesn't know exactly how many people the fire code is. **Brad Cowherd, Howey Mansion Owner**, said that the engineer is figuring the occupancy limit. **Town Planner Harowski** said that the Fire Marshall will do that under their fire code. He used the number as an example.

Town Planner Harowski said that the signage requirements are as follows: Signage shall be limited to one monument style sign with external lighting located on the SR 19 frontage. The sign shall not exceed fifty (50) square feet and may be a double-sided sign. The sign shall be permitted such identification signs as necessary to direct traffic to the appropriate driveway access points and within the property. Each such identification sign shall not exceed two (2) square feet in area. The property shall be permitted such temporary special event signage as is necessary to direct visitors and traffic during permitted special event activities. Each special event sign shall not exceed four (4) square feet in area.

Town Planner Harowski said that the access to the property shall be provided via Citrus Avenue using the established driveway connections. No additional connections to Citrus Avenue are permitted, and any connection to SR 19 shall require amendment of this Ordinance and permitting by the Florida Department of Transportation. Special event access shall be limited to the south driveway to minimize traffic impacts to Citrus Avenue.

Member Lehning asked where deliveries would come in. **Brad Cowherd, Howey Mansion Owner**, said that all traffic in and out would be from the first entrance.

Town Planner Harowski said that he had Town Attorney Ramos review the Ordinance as well and she agreed.

Member Lehning asked if there would be access lighting in the landscape or along the fencing. **Brad Cowherd, Howey Mansion Owner** said only on the Mansion.

Member Lehning, seconded by **Member Ricci** moved to recommend to the Town Council Ordinance 2017-004 AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, AMENDING THE TOWN'S ZONING MAP FROM MDR-1 MEDIUM DENSITY RESIDENTIAL TO MDR-1-H MEDIUM DENSITY RESIDENTIAL HISTORIC AND ARCHEOLOGICAL PROPERTY OVERLAY DISTRICT FOR 4.06 ACRES OF PROPERTY LOCATED AT 1001 CITRUS AVENUE AND WHICH IS KNOWN AS THE "HOWEY MANSION"; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE. Motion passed unanimously.

Consideration and Recommendation to the Town Council regarding proposed amendments to Section 5.01.03 of the Land Development Code. (Sheds).

Town Planner Harowski said that the Town Council asked for the Planning and Zoning Board to make a recommendation on the proposed changes to the Land Development Code Section 5.01.03 All Accessory Structures. He said that he removed the word yard shed from Section 5.01.03 and added Section 5.01.04 Storage Sheds.

Section 5.01.04 states the following: A. Storage sheds are permitted as an accessory structure subject to the provisions of Section 5.01.03 and the provisions of this section. B. Storage sheds shall not be permitted in front of the principal structure and shall not be permitted beyond the plane of the principal structure on a street side yard. C. Storage sheds shall be placed in rear and side yards no more than three (3) feet from rear and/or side property lines. D. Storage sheds shall not exceed 250 square feet E. Storage sheds that exceed 144 square feet shall have the same building finishes as the primary structure, including exterior materials (i.e., stucco, siding, brick) and color. F. Storage cabinets measuring less than 30-inches in depth and 36-inches in width may be placed on a property without a permit provided the storage cabinet is placed adjacent to the rear or side of the principal structure, detached garage, or Storage shed. Storage cabinets shall not count towards the two permitted accessory structures.

Member Lehning asked where the 250-square foot came from. **Town Planner Harowski** said that it was the biggest shed you can buy from a home improvement store. **Member Lehning** said that 250 square foot was too large.

Member Ricci asked if they should have a height limit on tool sheds. For example maybe only the height of a typical fence. **Building Official Ron Frank Von Frankenstein** said that a typical tool shed is about six (6") foot tall. He added that maybe a tool shed should be eliminated from the permitting process.

Town Planner Harowski said that if 250 square foot is to big what about 200 square foot. **Member Lehning** said that 200 square foot is still to big. **Member Ricci** agreed.

Town Planner Harowski said that the smallest house that can be built in Howey is 1,600 square foot so what about ten percent (10%) of that.

Member Lehning said to just remove the maximum square foot requirement since a 144-square foot shed has to max the accessory structure.

Chairman Llewellyn asked for the Board's thoughts on the three foot (3ft) build to line. **Member Ricci** said that he believes it should be a minimum of seven foot (7ft). **Member Lehning** said that he agrees with the three foot (3ft) build to line.

Town Planner Harowski asked if they would agree on a five foot (5ft) build to line.

Member Ricci recommended that they table it until the next Planning and Zoning Board meeting where Town Planner Harowski could present them a new proposal with all their ideas.

Chairman Llewellyn asked if the Board agreed that all shed permits come before the Planning and Zoning Board. **Member Ricci and Lehning** agreed.


Town Planner Harowski said he would incorporate their ideas and bring back a proposal.

Consideration and Approval to Cancel or Change the Planning & Zoning Board Meetings Dates of November 23, 2017 and December 28, 2017 Due to the Holidays.

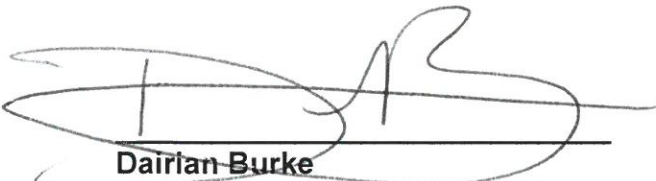
Member Lehning, seconded by **Member Ricci** moved to change the Planning and Zoning Board meeting dates to November 15, 2017 and December 14, 2017. Motion passed unanimously.

PUBLIC COMMENTS-None

The meeting adjourned at 7:28 p.m.


Chairman Llewellyn

ATTEST:


Dairlan Burke
Town Clerk