

MINUTES OF THE PLANNING & ZONING BOARD MEETING  
HELD NOVEMBER 15, 2017

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

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

Also Present: Town Planner Harowski and Town Clerk Burke

**CONSENT AGENDA**

**Minutes of the regular meeting held October 26, 2017**

**Member Lehning, seconded by Member St. Clair moved to approve the Consent Agenda. Motion passed unanimously.**

**NEW BUSINESS**

**Review of Single Family Residence located on Citrus Ave.**

**Town Planner Harowski** said Section 4.06.03 from the Land Development Code sets out design requirements for single family homes. The review of the plans identifies a couple of issues as follows: The code calls for a minimum of two colors including a base color and at least one trim color. The plans do not call out paint colors so compliance with this requirement cannot be verified. Primary facades (front and street side) are required to have four design elements. The front design shows three (window, porch and door) and the street side shows two elements (window and door). Additional design elements need to be added to comply with the code. Refer to list in Section 4.06.03 C for additional design ideas. The side façade requires two design elements and one is provided (window). One additional design element is required to meet the code. Section 7.08.01 sets forth design minimum landscape requirements for single family residences. A landscape plan was not submitted, so compliance with the requirements cannot be determined.

**Member Lehning** asked where the driveway would be located. **Member St. Clair** replied that the location was drawn out on page seven of the site plan.

**Member Lehning** asked if the applicants have to reincorporate the changes into the drawing and return before the Board or can they proceed as long as the changes are made. **Town Planner Harowski** said that if approved by the Planning and Zoning Board the Building Official can assure the changes were made before granting the permit.

**Consideration and Approval of parcel layout-South Florida Avenue at Oleander**

**Town Planner Harowski** said the property owner of the lots located on South Florida Avenue and Dixie Drive south of Oleander Avenue is proposing to group the platted lots into buildable parcels for eventual development. The subject property consists of the Palm Gardens Subdivision lots 1 through 6, the north half of lot 7, and lots 19 through 29 as shown on the survey submitted with the application. The property is zoned MDR-2 which requires a minimum lot size of 75 by 120 and 9,000 square feet of area. The applicant is proposing to group the lot into 10 buildable parcels which meets the minimum requirements.

This action is not a subdivision under the terms of the land development regulations nor does it fall within the scope of a lot split. I spoke with the Town Attorney, we believe it is most appropriate to review the proposed parcel layout for zoning compliance, and the property owner will then record the parcels as buildable parcels for future sale and development. To this end, we suggested the Planning Board review the survey and parcel layout to verify the lots meet minimum standards.

**Member Ricci** asked what the lots were platted for prior. **Town Planner Harowski** replied for the same reasons but fell under a different code.

**Member St. Clair** said that ten buildable lots fill in the area and give the Town more ad valorem taxes.

**Member Lehning**, seconded by **Member St. Clair** moved to approve the parcel layout-South Florida Avenue at Oleander. 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 he has combined both The Town Council and Planning and Zoning Board recommendations. The proposed section is provided below.

#### **5.01.03 All Accessory Structures**

- A. There shall be a permitted principal structure in full compliance with all development standards and requirements of this LDC prior to issuance of a permit for an accessory structure. This provision shall not be construed to prohibit the establishment of an accessory structure simultaneously with the establishment of a permitted principal structure.
- B. There shall be no more than two (2) accessory buildings (shed, workshop) on a residential lot, not including a detached garage. Detached garages shall not exceed 625 square feet on the first floor. Detached garages and ~~sheds and~~ workshops 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.
- C. Accessory structures shall be shown on any site plan with full supporting documents as required by this LDC.
- D. Accessory structures shall be included, if applicable, in all calculations of impervious surface and stormwater runoff requirements. (Some structures such as fences and playground equipment would not constitute an impervious surface.)
- E. With the exception of signs and fencing, accessory structures shall not be located in any required buffer or landscape area.
- F. All accessory buildings shall comply with the setback requirements as outlined in the Zoning Chapter. ~~Yard sheds,~~ Gazebos and similar accessory structures of 300 square feet or less may not be placed closer than the (10) feet to the rear and side lot lines, and are not permitted in the front yard.

#### **5.01.04 Storage Sheds**

- 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 five (5) feet from rear and/or side property lines.
- D. 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.
- E. Storage cabinets measuring less than 30-inches in depth and 36-inches in width and less than 72-inches in height may be placed on a property without 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** said that he would like to see all sheds in the rear yard not the side yard.

**Town Planner Harowski** said that if the Board would like to continue using a setback instead of a build to line as indicated before it could be done.

**Member Ricci** said that the residents need to have some flexibility but agreed with Member Lehning about only placing sheds in rear yards.

**Member Lehning** asked if a property owner could get a variance if their property was oddly shaped. **Town Planner Harowski** replied yes.

**Town Planner Harowski** said that the Planning and Zoning Board could ask to have power stored to them so they are able to grant variances regarding sheds.

**Member Lehning** said that he recommends bringing back the proposed changes to the next Planning and Zoning Board Meeting.

**Clay Ormsbee, 301 N Lakeshore Blvd,** said that he recommends eliminating the setback line and going with a three foot build to line. He stated that Section 5.01.04 letter C should not be (and) but instead be (or) so that it allows more flexibility. He then asked if these rules would apply to a detached garage. **Town Planner Harowski** replied no.

#### **Planning & Zoning Board Applications (make recommendation to Town Council):**

**Graham Wells, 718 Calabria Way,** said that he was the Town Clerk for Mt. Verde where he dealt with Zoning and also served on the Planning and Zoning Board eighteen months prior to becoming the Town Clerk. That he wanted to get involved with the community and thinks his knowledge would be an asset to the Board.

**Renee Lannaman, 710 Calabria Way**, has served on several law enforcement and Home Owners Association Boards. She was encouraged by Town Clerk Burke to apply and thought it would be a great way to get involved with the community.

**Clay Ormsbee, 301 N Lakeshore Blvd**, said that he had served on the Town Council and Planning and Zoning Board in the past. He only applied to ensure that the position was filled but after hearing the other applicants wanted to withdraw his application. He said that the applicants could bring new and fresh ideas to the Planning and Zoning Board.

**Member Lehning**, seconded by, **Member Ricci** would like to recommend Graham Wells to the Town Council for the open seat on the Planning and Zoning Board. Motion passed unanimously

**PUBLIC COMMENTS- None**

The meeting adjourned at 7:24 p.m.

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Chairman Llewellyn

ATTEST:

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Dairian Burke  
Town Clerk