



PLANNING AND ZONING BOARD MEETING

JULY 26TH, 2018, 6 p.m.

Town Hall, 101 Palm Ave, Howey-in-the-Hills, FL 34737

CALL TO ORDER

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

ROLL CALL

Present: Chairman Llewellyn, Vice Chairman St. Clair, Member Wells, Member Lehning.

Also present: Town Planner Harowski and Town Clerk Dairian Burke

NEW BUSINESS

Consideration and approval for a zoning clearance to construct a single-family residence at 704 S Florida Avenue (Alt Key 3910217).

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

Town Planner Harowski said there are a series of lots on South Florida Ave to be built as Single-Family Homes.

Vice Chair St. Clair if there is there any issue with the size of the home? **Town Planner Harowski** replied no, this is just to approve the zoning clearance by the Planning & Zoning Board.

Town Planner Harowski said he reviewed the submittal and the dimensional requirements are good. His only concern is the landscape plan. He said he had two comments, one is that the street tree proposed on the right corner shows the drain field in the area, that raised a concern. The second is the minimum of two landscaped area's that are a minimum of 400 square feet. The builder could broaden those areas in order to meet requirement. He said it would be ok to move forward with those modifications.

Member Wells asked if they could give a conditional approval. **Town Planner Harowski** stated it would sit for another month.

Vice Chair St. Clair, Seconded by **Member Lehning**, made a motion for a conditional approval to be reviewed by Town Planner Harowski. Motion carried 4-0.

CONSIDERATION AND APPROVAL OF COMPREHENSIVE PLAN AMMENDMENT CHAPTER 1 – FUTURE LAND USE; CHAPTER 4-PUBLIC FACILITIES; CHAPTER 9- CONCURRENCY MANAGEMENT SYSTEM ELEMENT.

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

Town Planner Harowski read policy 1.2.6

PUBLIC COMMENTS

ADJOURNMENT

Member Lehning moved to adjourn, **Member Wells** seconded.
Meeting adjourned at 6:47 p.m.