



PLANNING AND ZONING BOARD MEETING
AUGUST 23, 2018, 6 p.m.
Town Hall
Howey-in-the-Hills, FL 34737

CALL TO ORDER

Chairman Llewellyn called the meeting to order at 6:02 p.m.

ROLL CALL

Present: Chairman Llewellyn, Member Wells, Member Lehning

Also present: Town Clerk Burke and Town Planner Harowski

CONSENT AGENDA

1. Minutes of the regular May 24, 2018 Planning and Zoning Board Meeting.

Chairman Llewellyn asked for a motion

Member Wells made a motion to approve the meeting minutes, **Member Lehning** seconded. Motion passed 3-0

PUBLIC HEARINGS

2. Consideration and action on behalf of applicants Red Jacket Development Group LLC and Bredco Development Group for the project known as Whispering Hills for rezoning 60.88 acres of property located east of North Buckhill Road, Lake County Property Appraiser parcel numbers 36-20-25-000400000900, 36-20-25-000400001500 and alternate key numbers 3564219, and 3907438 from Medium Density Residential 1 (MDR-1) to Medium Density Residential 2 (MDR-2).

Chairman Llewellyn more 10 date specific. Their request goes to Town Council on September 27, 2018.

Member Wells made a motion to recommend, **Member Lehning** seconded. Motion passed 3-0

(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 rezoning to the Town Council)

3. Consideration and action on behalf of applicants Bruce and Karen Johnson to rezone a 5.4-acre parcel of property located on South Lakeshore Blvd, Lake County Property Appraiser parcel number 35-20-25-015000004700, alternate key number 1257743 from Medium Density Residential 1 (MDR-1) to Rural Estates (RE).

Chairman Llewellyn read the action.

Planner Harowski said we want to modify the lake; consider rezoning per the applicant's request.

Amend the future land use map. Current zoning is MDR-1.

Planner Harowski described the surrounding areas.

Member Lehning ask is it buildable land?

Planner Harowski replied no, conservation land. The applicant is here requesting a zoning change. Wanting to have a larger out building to store RV, boat, etc. The impact of the rezoning will be limited due to surrounding areas.

Member Wells asked same piece of property the realtor bought before the septic OK with the split?

Member Wells asked going to keep the tree buffer.

Bruce said yes, only removing the trees to build the structures.

Member Wells asked where are you going to build?

Bruce said on the school end.

Chairman Llewellyn asked for a motion

Member Wells made a motion to approve rezoning from MDR-1 to RE-1 and update the zoning table.

Member Lehning seconded, motion passed 3-0.

Matt McGill 119 E. Croton asked for assurance that the trees would stay.

Planner Harowski said the building official would not septic.

Matt McGill said it is a beautiful property.

Member Wells said he would imagine he would want to keep the tree buffer.

(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 rezoning to the Town Council)

4. Consideration and action on behalf of applicants Bruce and Karen Johnson to amend table 2.00.02(C) in Chapter 2 of the Town’s Land Development Code to indicate that a Rural Estates zoning district is permissible in a Medium Density Residential 1 future land use category. (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 Land Development Code amendment to the Town Council) NEW BUSINESS

See motion for 3.

5. Consideration and Approval for a Zoning Clearance to allow a Construction Trailer for Meritage Homes in the Venezia South Subdivision.

Chairman Llewellyn read the action

Planner Harowski said we did 2 reviews and DRC provided comments. They revised the drawing with a better layout, changed parking, added landscaping for the temporary use through the buildout process. They would use the trailer for construction only, no sales. The building official has confirmed they don’t a ramp for handicapped access.

Member Wells asked if they are going to build a home for sales.

Planner Harowski said that’s my understanding.

Member Wells said on the basis that Pathfinder and Dreamfinder have never had a construction trailer why does Merritage need a trailer when the other two did/do not.

Planner Harowski said their representative can address that. I looked at it from temporary use.

Nick Everly Merritage Homes, Land Developer regarding the construction trailer, we have a trailer on every site we build. The trailer will be on lot 57, it will house the managers, no sales.

Clerk Burke said she thinks it’s the lot on Messina.

Member Lehning said that this would be your trailer for building the homes.

Planner Harowski said that we received acknowledgement that no storage buildings would be permitted, so no construction material stored.

Chairman Llewellyn asked if the lot will be used as a model home

Mr. Everyly said that typically it’s one of the last lots sold and we would build a home.

Member Lehning said that on the other Venezia site they had a paved handicapped parking area.

Planner Harowski said that if you recommend approval of the site plan, you can include if handicapped access is required for the structure then they have to provide a handicapped parking space.

Member Wells said that if they say you have to do it, it has to be done because it's going to be enforced by other agencies.

Member Lehning said that we should ask the building official to look at it again. You get all types of people, the public, sub-contractors, contractors, sales people going into the trailer.

Mr. Everly said we would be open, if you recommend approval based on the building official's approval.

Member Wells asked how many of your other sites don't have handicapped access.

Mr. Everly said that he doesn't work on that side but most is gravel, they park their trucks and walk up the stairs.

Chairman Llewellyn asked for a motion with a caveat.

Member Lehning made the motion with the caveat that the ADA issue be resolved prior to being issued.

Member Wells seconded. Passed 3-0

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

6. Consideration and recommendation to approve the models of homes proposed by Meritage Homes in the Venezia South Subdivision.

Chairman Llewellyn read the action

Planner Harowski said the intent is, as we did with the other developers, look at a packet of models so they don't have to come back with each house. They submitted 5 models with 3 versions of each model, it doesn't include landscape plans. I looked at the models and two are compliant, Berkeley A/B/C models and McKinley A/B/C models and in the Valencia model B complies. The Hamlin, Parcen and Valencia A/C models come up short. Mostly the side treatments; Hamlin A and Parcen C they don't have 4 design elements. In Venezia we didn't look at corner properties separately. The intent of design requirements is to avoid large blank walls. They did submit some additional plans today and they still come-up short.

Member Wells said he reviewed and came up with the same recommendation. The drawings don't include the square footage. Hamlin, Parcen and Valencia look very small and cookie cutter style, not in keeping with what is in Valencia.

Mr. Everly said he doesn't have the exact measurements but they go from 1500 to passed 2000 sq. ft. living area.

Planner Harowski said the PUD has variances from the code.

Member Wells said that there is a Pathfinder model that is 1500 sq. ft. The smaller houses are a garage, door and window. The larger models have porches, and it gives you a better look. They're not in keeping with what's in place.

Member Lehning asked is this an architectural approval?

Planner Harowski said yes, you're being asked to say which models meet the architectural standards in our code. That will allow them to build houses without coming back to you on a house-by-house basis. They will all have to meet the PUD documents and building code requirements.

Mr. Everly said we spoke with Tom and got his comment yesterday. And we'd like to request you approve the models Tom is OK with and approve the others contingent upon us getting Tom's blessing.

Planner Harowski said he's OK with it as long as you approve, but I'm OK with coming back with the revisions too.

Member Wells said that he looked at Valencia H and I, I thought the elevations were OK.

Planner Harowski said Valencia H passed, on B left side only had one window. On the I model they only had a window on the right and left sides.

Mr. Everly said that Tom's Valencia A is our B, B is our H, his C is our I.

Member Wells asked if we could do it in two parts and made a motion to approve Valencia B/H and models of the Berkeley and McKinley. **Member Lehning** seconded

Chairman Llewellyn asked for public comment.

Sal Gallelli asked if we're talking about the existing Venezia or Talichet.

Member Wells said the existing Venezia; to clarify Pathfinders relinquished the remainder of their lots to Meritage.

Member Wells said he won't make a motion to approve or deny. The architectural styles aren't in keeping with what's in Venezia now.

Member Lehning made a motion that balance of the models be in accordance with the approvals from Tom when he receives them from the designer.

Planner Harowski said that where I think we are is, that if they elect to build any of the other models, they have to bring them before the board. I don't think we're in a position to say we want them to exclude certain models. If they want to build an unapproved model they will have to come before the board.

Chairman Llewellyn asked for a vote, motion passed 3-0.

7. Consideration and Approval to allow a variance for a shed at 1001 N. Citrus Ave. (Alt Key # 3798098)

Chairman Llewellyn read the action.

Planner Harowski stated that this is for the Mansion. I analyzed this and found a placement within the ordinance. I spoke to them and my location isn't going to work. When they have special events, they need a place to store their furniture.

Member Wells said that since it's the Mansion, we're not talking about a typical shed.

Planner Harowski said it isn't pre-fab, it's going to be a wood build structure to match the Mansion. The problem is the front yard is on Citrus and sits pretty far back. They also have frontage on N. Palm Ave. The code says the shed can't be forward of the rear plane of the house nor outside the side of the structure. There are two principle structures, the Mansion and the gardener's house. I proposed putting it between the side plane of the gardener's house and the driveway. Under the code if there's a hardship unique to the parcel this board has the ability to approve another location and that's what they are going to ask you to do.

Member Wells asked if this is something we approve or does it have to go to Council?

Planner Harowski said that this is something the board can approve.

Ira Gaar Howey Mansion Rep. said that the drive is on the tour so we end up in the portico share, northeast side. That land slopes and is marshy and butts up against someone else's property and we thought it would better behind the two-bedroom apartment or behind the mansion so that when we do have events it would be easy to move the chairs and tables out of the mansion. Less working on the older drive and less impact on that right side of the gardener's cottage.

Planner Harowski said that sounds different than what I understood.

Mr. Garr said higher and drier is what is wanted.

Clerk Burke said she sent the drawing to Tracy and she said Brad wanted it where it is drawn.

Planner Harowski said that they have submitted drawings.

Member Wells asked if we approve it, it's not setting a precedence.

Planner Harowski said no it's a case-by-case basis.

Chairman Llewellyn asked for a motion

Member Wells motioned to approve the location as drawn

Member Lehning said that before he seconds, he would like a better drawing of the location, rather than just a square on a map, for the building inspector. He seconded the motion. Motion passed 3-0.

Planner Harowski said just to clarify, it's approved as long as a better drawing is provided to show where the shed will sit relative to the property line.

(Action to be taken by the Planning and Zoning Board – consider the application and make a recommendation to the Town Council as to whether to approve, approve with changes, or deny the variance)

8. Consideration and Approval of Comprehensive Plan Amendment • Chapter 8 – Capital Improvements

Chairman Llewellyn read the action.

Planner Harowski said that we've been looking at the Comp. Plan elements to recommendation changes/update to the Town Council and then send to the state. I made a lot of changes, most relating to changes in the laws regarding capital improvements. When this was originally written we had to prove that our Capital Improvements plan was financially feasible, we no longer have to do that, so I stripped out all of that. There were quotes from state regs. that are gone. I kept the information on sources of revenue. Removed the stuff that was repeated in other elements. There are changes to the Goals, Objectives and Policy. I removed references to other agencies plans. We had deferred to the state policy on borrowing. We're updating the Water and Sewer components. You have copies of the Comp. Plan, some of the items are placeholders. We have the Central Ave. sewer in it. We kept the recurring maintenance activities.

Member Lehning asked if we took bids on it (Central Ave. sewer).

Planner Harowski said yes, the bids came in substantially higher than available funds. The sewer component came in at \$800k.

Member Lehning said we should take what they got and build something.

Planner Harowski said that we have a 5-year Work Programs for the School System and DOT has the bridge replacement. I have the draft of the School 5-year Program and they are talking about a class room addition to Lake Hills. I asked if there are any issues on the part of Town, they responded when they would contact us when they start the planning phase. If you're OK with where we've gone, we can make a recommendation to go to the Town Council and they can send it off to the state.

Chairman Llewellyn asked for a motion

Member Lehning made a motion to recommend approval to the Town Council for all the Comp. Plan improvements. **Member Wells** seconded. Motion passed 3-0.

(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)

9. Consideration and Approval of the 2018-2019 cut off and meeting dates.

Planner Harowski said we don't have an agenda cut-off date. What we'd like to do is establish a cut-off date for each meeting, if we don't receive the information then the item will not go on the agenda. It will allow us to prepare, get all the advertising done and get you a packet. I suggest 3-4 weeks before the meeting, consistent with other communities. Advertising is 2 weeks before the meeting. We think this is a reasonable schedule.

Member Wells said he agreed on the bigger projects but for something like a shed you should try to slot those in where it's feasible.

Planner Harowski said it's a policy, not an ordinance.

Chairman Llewellyn asked for a motion

Member Lehning made a motion to approve, **Member Wells** seconded. Motion passed 3-0.

PUBLIC COMMENTS

Matt McGill 129 E. Croton said he is here because of the way his application for Planning & Zoning was denied. I have an issue with Ms. St. Clair and how she said no and the reason for her decision. We don't want the fence. It's a disgrace and she should be removed from the board. I just wanted to express my feeling on how it was handled.

Member Wells said that on behalf of the board I want to extend my best wishes to your wife. The fence wasn't the deciding factor for the board. There were other things discussed at the first and second meetings after your application was reviewed. You also supplied dates that you could and couldn't attend ongoing. So that was the basis of my vote, the two time it had come before the board, and other meetings that were going to be missed were the reasons for my vote.

Mr. McGill said that he did send an email, I work 12 Thursdays a year.

Member Wells stated that the reason was the missed meetings, it had nothing to do with the fence.

ADJOURNMENT

Chairman Llewellyn asked for a motion.

Member Lehning motioned to adjourn **Member Wells** seconded.

Sal Gallelli asked if the board would use your microphones.

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.