

MINUTES OF THE HOWEY IN THE HILLS PLANNING AND ZONING BOARD MEETING  
SPECIAL SESSION HELD SEPTEMBER 25<sup>TH</sup> 2018

Chairman Llewellyn called the meeting to order at 6:01 p.m.

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

Also present: Town Planner Harowski and Town Clerk Burke

**Consideration and action to approve the models of homes proposed by Meritage Homes in the Venezia South subdivision.**

**Town Planner Harowski** gave background on the item and present the board with his recommendations. He said Meritage Homes has resubmitted a design proposal for the Hamlin, Parson and Valencia models along with some photographic evidence of existing buildings in the Venezia subdivision. The applicant has revised the drawings to include an additional trim detail around planned windows on the side of facades and provided a corner wrap for trim details from the front or rear façade. Based on the evidence submitted for the past approvals, these revisions could be considered to minimally meet the technical language of the code. However, the proposals do little to break up the large mass of the side walls. Once landscaping is added, the appearance of the side views will be mitigated by the required foundation planting, and we can work to encourage the applicant to locate the required understory trees and additional landscaping so that the plantings contribute to an overall appearance that breaks up the large wall mass.

**Town Planner Harowski** said once the Board considers action on the resubmittal of the housing design package, the Board may wish to schedule a discussion of the current design requirements to determine if the Town is getting the desired result from the regulations. If we have concerns about the design process and results, the Board may wish to consider recommendations for further amendments to the architectural guidelines.

**Member Lehning** asked what models are being resubmitted. **Town Planner Harowski** said the Hamlin, Valencia and Parson.

**Member Wells** said he doesn't think the Hamlin models will look good in the subdivision. As a Board Member and Resident of Venezia, he said he needs to make sure they don't lower the home values. He said the Parson Elevation B looks better and keeps with the current design of homes in Venezia.

**Member Wells** asked if the Valencia model is more expensive, **Nick Everly**, Representative for Meritage Homes, said the Valencia model is the smallest layout.

**Member Wells** asked what is the difference between Valencia elevation H and P.

Vice Chair St. Clair asked about the pricing of the homes. **Nick Everly** said they average over \$200,000.00 to \$270,000.00. **Vice Chair St. Clair** said she was surprised at the lack of architectural detail for the price.

**Vice Chair St. Clair** asked Town Planner Harowski for some examples of other architectural features they could use.

**Member Wells** said the features aren't a big deal for the side of the home, he is more concerned about the front elevation.

**Vice Chair St. Clair** asked if the homes in Venezia currently have the small side windows, **Town Planner Harowski** replied yes.

**Town Planner Harowski** said they could add windows, shutters, a door, or columns and that the goal is to not have such large walls being so empty.

**Vice Chair St. Clair** asked how many lots Meritage will build. **Nick Everly** replied 38 lots. **Nick Everly** said per Town Planner Harowski's earlier memo, there were only two front façade issues. **Town Planner Harowski** said he is only looking for the minimum requirements.

**Member Lehning** asked what would make the two members who are unhappy with the elevations, happy? **Member Wells** replied that he can't specifically say.

**Member Lehning** asked how many models they have to approve. **Nick Everly** replied 15 total models, 7 are already approved and 8 are remaining.

**Member Wells** said Dreamfinders Homes is still building and he doesn't want to end up with other parts of the subdivision looking less desirable.

**Nick Everly** said he took the code into consideration when budgeting for the purchase of the lots.

**Vice Chair St. Clair** asked if the problem was the roof line? **Member Wells** said it is unpleasing and didn't go with the design.

**Town Planner Harowski** said the question is, does it meet minimum criteria per the code.

**Member Wells** said if all of them meet the code then why have a Planning & Zoning Board? **Town Planner Harowski** replied that you can deny them but to vote on appearance isn't what you're supposed to be looking at, not the direction Howey wants to go regarding home value.

**Member Wells** said if these homes were going into their own subdivision it wouldn't be a big deal. However, when you put these homes in between current homes it will lower the value.

**Vice Chair St. Clair** asked if we need to vote on them because they meet code? **Town Planner Harowski** said if you want to re-vamp the code then that needs to be addressed separately.

**Vice Chair St. Clair** asked if they have the authority to change the rules mid-stream. **Town Planner Harowski** said no, however you can say you don't feel it meets the minimum criteria.

**Vice Chair St. Clair** asked if the already approved models look more substantial. **Member Wells** replied yes.

**Vice Chair St. Clair** asked what Meritage Homes' view to having the homes fit into the neighborhood? **Nick Everly** said the market dictates the price, not the specs.

**Doug Hower, 444 Bellissimo Pl**, said he chose to move to Venezia because they loved the design as the Town was very strict about the standards and the Town needs to hold that standard.

**Member Wells, seconded by Vice Chair St. Clair, made a motion to deny the Hamlin model elevations A, B, and C. Motion passed 3-1 with Member Lehning voting no.**

**Member Wells, Seconded by Vice Chair St. Clair, made a motion to deny the Parson Elevation A. Motion passed 3-1 with Member Lehning voting no.**

**Member Lehning** said someone built a house between his and his neighbors that is smaller and he doesn't see what the problem is.

**Doug Hower, 444 Bellissimo Pl**, said that the HOA requires all houses have a two-car garage. **Town Planner Harowski** said all homes in Howey are required to have a two-car garage.

**Member Wells** asked if Meritage can add the shutters to Elevation B? **Nick Everly** replied that he cannot commit to that on Meritage's behalf.

**Vice Chair St. Clair, Seconded by Member Lehning made a motion to approve Parson Elevation B. Motion passed 3-1, with Member Wells voting no.**

**Vice Chair St. Clair, Seconded by Member Wells, made a motion to deny the Parson Elevation C. Motion passed 3-1 with Member Lehning voting no.**

**Vice Chair St. Clair, Seconded by Member Lehning made a motion to approve Valencia Elevation B. Motion passed 3-1 with Member Wells voting no.**

**Vice Chair St. Clair, Seconded by Member Lehning made a motion to approve Valencia Elevation I.**

**Vice Chair St. Clair, Seconded by Member Lehning, made a motion to approve the Parson Elevation B, Motion Passed 3-1 with Member Wells voting No.**

## **PUBLIC COMMENTS**

The meeting adjourned at 7:47 p.m.

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Chairman Llewellyn

ATTEST:

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Dairian Burke  
Town Clerk