

PLANNING & ZONING BOARD MEETING HELD AUGUST 24, 2017

Chairman Llewellyn called August 24, 2017 meeting to order at 6:00 p.m.

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

Absent: Member Douthit

Also Present: Town Planner Harowski and Interim Town Clerk Burke

NEW BUSINESS

Discussion: Comprehensive Plan Amendment Master Report for All Elements

Town Planner Harowski said At least every seven years the Town is required to review its comprehensive plan and determine if any changes are required as a result of changed conditions or as a result of changes in State requirements. Since the last evaluation and appraisal was done in 2010, the Town is due to conduct a review in 2017. According to the schedule issued by the Department of Economic Opportunity, the Town is due to submit its determination on needed revisions by October 1, 2017. This report presents the combined analysis done for each element of the comprehensive plan. The Planning Board has recommended this report to the Town Council as the guideline for considering amendments to the comprehensive plan. Any amendments recommended by the Planning Board will be submitted for Town Council following the review and acceptance of this report by the Florida Department of Economic Opportunity as meeting the Town's comprehensive planning obligations for 2017 regarding the evaluation and appraisal of the current comprehensive plan.

Member St. Clair, seconded by Member Ricci moved to recommend to the Town Council the changes to the Comprehensive Plan as stated in the master report for all elements. Motion passed unanimously.

Discussion: Regarding Sheds

Member Ricci asked if the amendment would apply to sheds going forward. **Chairman Llewellyn** replied yes.

Town Planner Harowski said that there were two questions the Town Council wanted the Planning & Zoning Board to consider. The two questions are as follows: Should sheds of any size be required to be constructed of materials and use a design that matches the color and design of the principal structure? Should the placement of yard sheds be limited to locations closer to the property lines on residential properties? He added that The Building Official asked that the Boards add a minimum square footage, to ensure that little tool sheds aren't permitted.

Member Llewellyn asked how much a shed permit cost. **Interim Town Clerk Burke** said around \$200.00.

Member Ricci said that he was thinking that design meant the look of the home not the materials exactly.

Member Lehning said that he believes the Planning & Zoning Board should approve all shed permits.

Member Ricci said that the height of a shed should be addressed. In Venezia the sheds aren't allowed to be higher than the fence.

Town Planner Harowski said that a little tool shed could be permitted but there be no fee associated with the permit. This at least would ensure that the tool shed is tied down properly but wouldn't cost the homeowner \$200.00 for a permit when the tool shed only cost \$100.00.

Town Planner Harowski said that the Board could also designate a build to line regarding shed placement. **Member Lehning** said that sheds are designed to go in your back yard and allowing a three to ten foot build to line would eliminate sheds being in the middle of the yard.

Member St. Clair said that she doesn't agree with making residents have to match the design of the principal structure. If enforced it wouldn't allow residents to go to Sears or Home Depot and buy a readymade shed.

Town Planner Harowski said that he would put together all of the Board Members ideas and bring back a proposal for them to vote on at the next Planning & Zoning Board Meeting. **Member Ricci** said that he thinks that is a great idea.

PUBLIC COMMENTS

Carol Roque, 505 Mission Lane, voiced her concern about surrounding neighbor's sheds.

David Kilmartin, 128 E. Laurel Ave, voiced his concern with the current code.

The Meeting was adjourned at 6:58 p.m.

Chairman Llewellyn

ATTEST:

Dairian Burke
Interim Town Clerk

DRAFT