

# REVISED

## MINUTES OF THE PLANNING AND ZONING BOARD MEETING HELD FEBRUARY 23, 2017

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

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

Also Present: Town Planner Harowski and Administrative Assistant II Burke

### **APPROVAL OF MINUTES**

**Minutes of Regular Meeting held January 26, 2017**

*Member Douthit, seconded by Member St. Clair, moved to approve the minutes as presented. Motion passed unanimously.*

### **NEW BUSINESS**

**Discussion: Comprehensive Plan Amendment**

**A. Chapter 2: Transportation**

**Town Planner Harowski** gave detailed background on the Transportation Element. He said since the last Comprehensive Plan update, no amendments have been made to the Transportation Element. A review of the goals, objectives and policies identified only one time specific action that was not completed. Policy 1.1.4 recommended adopting a bicycle and pedestrian master plan by 2012. The Town should assess whether it still wishes to complete this plan, and if so, establish a new completion date. This revision will also affect Policy 1.5.1 which identifies the 2012 completion date. The Town should consider deleting Policy 1.4.3 which addresses the three-lane design for SR 19. Presuming the Town has terminated this program as a desired project, then the policy supporting the project needs to be deleted from the plan.

**Member St. Clair** asked who applies for the grant. **Town Planner Harowski** replied that he has applied for grants in the past.

**Town Planner Harowski** said there are several minor adjustments to the Transportation Element his recommendation is to update Table 1 to include the roads in the Venezia subdivision in the road inventory. Also, to amend policies 1.1.4 and 1.5.1 to establish a new deadline for completion of the bicycle and pedestrian master plan. Finally, to delete Policy 1.4.3 supporting the three-lane design of SR 19.

**B. Chapter 3: Housing**

**Town Planner Harowski** said to review the goals, objectives and policies that comprise the Housing Element identified two pairs of policies that had performance time frames associated with them. Policies 1.9.2 and 1.9.3 relate to an annual report on housing demand. This report has not been done, and really has not been necessary given the very low level of development demand. The Town should determine whether an annual report is useful and eliminate or modify the policies as appropriate. Policy 1.11.3 required the Town to post information on the web site by 2012 regarding renewable energy systems. With the much greater abundance of internet sources for individuals to research these items, the posting of general information on renewable energy sources seems superfluous. This policy should be deleted. Policy 1.11.4 directed code provisions regarding green building practices be incorporated into the development regulations by 2012. This task has been accomplished and the policy may be modified or removed from the plan.

**Member Lehning** asked what is the median age of the Howey Residents. **Town Planner Harowski** replied that according to the table between sixty-five (65) and seventy-four (74).

**Member Douthit** asked who created the tables on the presentation. **Town Planner Harowski** said he did.

**Chairman Llewellyn** asked what the next step was to amending the Comprehensive Plan. **Town Planner Harowski** replied that the next Planning and Zoning Board Meeting the Board would be discussing Public Facilities, Conservation Element, Intergovernmental Coordination Element, Capital Improvement Element and Concurrency Management.

**Member St. Clair** asked about the status of the Tree Ordinance. **Town Planner Harowski** said that a tree brochure was completed and can be picked up at Town Hall. He then explained the tree removal process.

### **OLD BUSINESS - None**

### **PUBLIC COMMENTS-None**

The meeting adjourned at 6:40 p.m.

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Chairman Llewellyn

ATTEST:

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Dairian Burke  
Administrative Assistant II