



Planning & Zoning Board Meeting

May 23, 2024, at 6:00 PM

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

MINUTES

CALL TO ORDER ROLL CALL

MEMBERS PRESENT:

Board Member Joshua Husemann | Board Member Alan Hayes (arrived late, after Consent Agenda vote) | Board Member Richard Mulvany | Board Member Shawn Johnson | Vice Chair Frances Wagler | Chair Tina St. Clair

MEMBERS ABSENT:

Board Member Ellen Yarckin

STAFF PRESENT:

Sean O'Keefe, Town Manager | John Brock, Town Clerk | Austin Gillis, Building Services Clerk | Tom Harowski, Town Planner

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If a Planning & Zoning Board Member wishes to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

1. Consideration and Approval of the April 25, 2024, Planning and Zoning Board Meeting minutes.

Motion made by Vice Chair Wagler to approve the Consent Agenda; seconded by Board Member Husemann. Motion approved unanimously by voice vote.

Voting

Yea: Board Member Husemann, Board Member Mulvany, Board Member Johnson, Vice Chair Wagler, Chair St. Clair

Nay: None

PUBLIC HEARING

2. Consideration and Recommendation: **440 Avila Pl. Variance Application**

Town Planner, Tom Harowski, introduced and explained this item. Mr. Harowski reviewed his staff report with the Board.

Chair St. Clair asked the applicant to come forward, introduce themselves and speak on their own behalf. Eric Graves, applicant and owner of 440 Avila Pl., came forward and introduced himself. Mr. Graves explained that the shed was built on skids. Mr. Graves says that they had applied for a permit but were not granted one.

Chair St. Clair opened Public Comment for this item only. Hearing no comments, Public Comment was closed for this item.

Motion made by Board Member Husemann to recommend approval of the variance but require the applicant to move the shed out of the 5-foot easement. There was no second to this motion.

Motion made by Board Member Johnson to recommend this variance, allowing the applicant to keep the shed in its current location, and require the applicant to have to paint the shed to match the house; seconded by Board Member Mulvany. Motion approved by roll call vote.

Voting

Yea: Board Member Husemann, Board Member Hayes, Board Member Mulvany, Board Member Johnson, Chair St. Clair

Nay: Vice Chair Wagler

3. Consideration and Recommendation: **Ordinance 2024-007 Esch Parcel Comprehensive Plan Amendment**

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; AMENDING THE FUTURE LAND USE MAP OF THE TOWN'S COMPREHENSIVE PLAN FOR A 4.45-ACRE PARCEL LOCATED ON THE WEST SIDE OF STATE ROAD 19, SOUTH OF REVELS ROAD, AS LEGALLY DESCRIBED IN THE ORDINANCE, FROM ITS CURRENT DESIGNATION OF "VILLAGE MIXED USE" TO THE DESIGNATION OF "NEIGHBORHOOD COMMERCIAL"; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Board Chair St. Clair read out loud the title for Ordinance 2024-007 and Ordinance 2024-008.

Town Planner, Tom Harowski, spoke to the Board and explained that he would be answering questions and giving the staff report agenda items #3, #4, #5 and #6 at the same time. Mr. Harowski reviewed his report for each item.

Board Members Hayes wanted to know if the Board decision on this parcel would have any bearing on the Asma parcel. Mr. Harowski stated that it would not.

Chair St. Clair asked representatives for the applicant to come forward, introduce themselves and speak on their behalf. Bob Ziegenfuss, owner of and engineer for Z Development Services came forward and introduced himself and the applicant, Dr. Esch. Mr. Ziegenfuss gave a presentation and explained why the proposed project would be an appropriate use of the property.

Chair St. Clair open Public Comment for this item only.

Tim Everline, 1012 N. Lakeshore Blvd. – Mr. Everline asked if the building would be on septic or sewer.

Mr. Harowski explained that, like Contours Landscape to its north, the building would be on septic until the time that sewer is run to the property; at which time the applicant has agreed to switch to sewer.

Motion made by Vice Chair Wagler to recommend approval of Ordinance 2024-007; seconded by Board Member Mulvany. Motion approved unanimously by roll call vote.

Voting

Yea: Board Member Husemann, Board Member Hayes, Board Member Mulvany, Board Member Johnson, Vice Chair Wagler, Chair St. Clair

Nay: None

4. Consideration and Recommendation: **Esch Parcel Variance Application**

Motion made by Vice Chair Wagler to recommend the Variance Application; seconded by Board Member Mulvany. Motion approved unanimously by roll call vote.

Voting

Yea: Board Member Husemann, Board Member Hayes, Board Member Mulvany, Board Member Johnson, Vice Chair Wagler, Chair St. Clair

Nay: None

5. Consideration and Recommendation: **Esch Parcel Conditional Use Application**

Motion made by Vice Chair Wagler to recommend the Conditional Use Application; seconded by Board Member Husemann. Motion approved unanimously by roll call vote.

Voting

Yea: Board Member Husemann, Board Member Hayes, Board Member Mulvany, Board Member Johnson, Vice Chair Wagler, Chair St. Clair

Nay: None

OLD BUSINESS

None

NEW BUSINESS

6. Consideration and Recommendation: **Ordinance 2024-008 - Esch Parcel Rezoning to Neighborhood Commercial**

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; REZONING A 4.45-ACRE PARCEL OF LAND LOCATED ON THE WEST SIDE OF STATE ROAD 19 AND SOUTH OF REVELS ROAD AND IDENTIFIED WITH LAKE COUNTY PROPERTY APPRAISER PARCEL NUMBER 02-21-25-0002-000-00500 AND ALTERNATE KEY NUMBER 1704171; AMENDING THE TOWN'S ZONING MAP TO ZONE THE PROPERTY FROM "VILLAGE MIXED USE PLANNED USE DEVELOPMENT" TO "NEIGHBORHOOD COMMERCIAL"; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

Motion made by Vice Chair Wagler to recommend Ordinance 2024-008; seconded by Board Member Husemann. Motion approved unanimously by roll call vote.

Voting

Yea: Board Member Husemann, Board Member Hayes, Board Member Mulvany, Board Member

Johnson, Vice Chair Wagler, Chair St. Clair
Nay: None

7. Discussion: **Review of Chapter 03 - Comprehensive Plan (Housing Element)**

Town Planner, Tom Harowski, introduced and explained this item. Mr. Harowski reviewed his staff report with the Board.

Chair St. Clair open Public Comment for this item only. Hearing no comments, Public Comments were closed for this item.

PUBLIC COMMENTS

Any person wishing to address the Planning and Zoning Board and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.

None

BOARD COMMENTS

None

ADJOURNMENT

There being no further business to discuss, a motion was made by Board Member Mulvany to adjourn the meeting; Board Member Johnson seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 7:40 p.m. | **Attendees: 20**

Tina St. Clair Chairperson

ATTEST:

John Brock, Town Clerk