



Planning & Zoning Board Meeting

December 22, 2022 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

BOARD MEMBERS PRESENT

Board Member Alan Hayes | Board Member Richard Mulvany | Board Member Frances Wagler | Board Member Shawn Johnson | Vice-Chair Ron Francis III | Chair Tina St. Clair

BOARD MEMBERS ABSENT

Board Member Ellen Yarckin

STAFF MEMBERS PRESENT

Sean O'Keefe, Town Manager (via Zoom) | John Brock, Town Clerk | Tom Harowski, Town Planner | Jack Pavlik, Building Services Clerk

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish 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 November 17, 2022, Planning and Zoning Board Meeting minutes.

Motion made by Board Member Wagler to approve the Consent Agenda; seconded by Board Member Mulvany. Motion was approved unanimously by voice vote.

Voting

Yea: Board Member Hayes, Board Member Mulvany, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

Nay: None

PUBLIC HEARING

None

OLD BUSINESS

2. Consideration and Approval: **1100 N Temple Ave Elevation Re-Submission**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski presented his staff report. Mr. Harowski stated that the applicant had submitted revised plans that met the Town's standards.

Tina St. Clair, Board Chairperson, opened Public Comment. Seeing no public comment, Tina St. Clair, Board Chairperson, closed Public Comment.

Motion made by Vice-Chair Francis III to approve the submitted elevation; seconded by Board Member Johnson. Motion was approved unanimously by voice vote.

Voting

Yea: Board Member Hayes, Board Member Mulvany, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

Nay: None

3. Consideration and Approval: **Venezia Townhomes Elevations Re-Submission**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski presented his staff report. Mr. Harowski stated that the applicant had submitted revised plans that met the Town's standards.

Board Vice-Chair, Ron Francis III, asked if the units with sides facing the street met the Town's side requirements. Mr. Harowski stated that sides of the units facing streets had not been reviewed.

Dave Matt, Land Acquisitioner with D.R. Horton, stated that the applicant would be willing to add shutters on the first and second story windows and corbelling around the second story windows to the sides of units with sides that face streets. The units in question include 1, 24, 43, 62, 63, 80, 107, 108, and 113.

Motion made by Board Member Wagler to approve the submitted elevations with the addition of shutters on first and second story windows and corbelling around the second story windows to the sides of units with sides that face streets, these units include 1, 24, 43, 62, 63, 80, 107, 108, and 113; seconded by Board Member Mulvany. Motion was approved unanimously by roll-call vote.

Voting

Yea: Board Member Hayes, Board Member Mulvany, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

Nay: None

NEW BUSINESS

4. Consideration and Approval: **Dream Finders (3 New Models) Elevation Submission**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski presented his staff report. Mr. Harowski stated that the applicant's three models that were submitted met the Town's requirements.

Board Member, Fran Wagler, stated that she was concerned about the rear of homes, in which the rear of the homes that would face No. Two Rd, and that she felt they looked like "army barracks".

Board Member, Richard Mulvany, asked if the board could make a motion that any homes being built, using these elevations, would have to place shutters around the second story windows if the rear of the home faced a street. Mr. Harowski stated that a motion like that could be made.

Mai Lynn Strickland, Architectural Production Manager with Dream Finders Homes, was available for questions.

Tina St. Clair, Board Chairperson, opened Public Comment.

Doug Hower, 444 Bellissimo Pl. – Mr. Hower asked if Dream Finders would be allowed to build these models anywhere in town and that he did not like these three models.

Tim Everline, 1012 N Lakeshore Blvd. – Mr. Everline suggested revisiting the code that would review the rear of homes and the code that reviews townhome requirements.

Board Vice-Chair, Ron Francis III, asked the Dream Finders' representative how many lots were still left to build on.

Tyler Williams from Dream Finders Homes stated that there were 30 lots left in Talichet to build on.

Joshua Husemann, 671 Avila Pl. – Mr. Husemann stated that he lived in Talichet and that there were only 2 more lots in Talichet with the rear of the lot facing No. Two Rd and that both of those homes already had other models being built on them. The other models were the Avalon and Avalon with bonus. The two lots in question were 74 and 76.

Tina St. Clair, Board Chairperson, asked how the Board could review revision of the Town's codes or standards for future developments. Mr. Harowski stated that he would prepare and present some recommendations for code amendments that the Board might want to instigate or amend.

Board Member Mulvany asked, if these elevations are approved, would Dream Finders be able to use them in other areas of the Town. Mr. Harowski stated that, if Dream Finders were to buy a lot in another area of Town, yes, they would be able to build these models there, if approved.

Motion made by Board Member Mulvany to approve the three submitted elevations with the addition of stucco banding around rear or side windows of houses when the rear or side of a house faces a road and that these models are only approved to be used in the Talichet Subdivision; seconded by Vice-Chair Francis III. Motion approved by roll-call vote.

Voting

Yea: Board Member Hayes, Board Member Mulvany, Board Member Johnson, Vice-Chair Francis III, Chair St. Clair

Nay: Board Member Wagler

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.

Tim Everline 1012 N. Lakeshore Blvd. – Mr. Everline stated that he appreciated board members volunteering their time to serve on the Board.

BOARD COMMENTS:

Board Member Richard Mulvany asked about the statuses of other developments.

Vice-Chair Francis asked for a quick reference guide or checklist to current design elements requirements. Mr. Harowski stated that he would send out the checklist that he uses.

ADJOURNMENT

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

The Meeting adjourned at 7:11 p.m. | **Attendees: 16**

ATTEST:

Tina St. Clair Chairperson

John Brock, Town Clerk