



Planning & Zoning Board Meeting

November 17, 2022 at 6:00 PM

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

CALL TO ORDER ROLL CALL

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

Board Member Shawn Johnson

STAFF MEMBERS PRESENT

Sean O'Keefe, Town Administrator | John Brock, Town Clerk | Tom Harowski, Town Planner | Jack Pavlik, Building Services Clerk | Rick Thomas, Police Chief

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 October 27, 2022, Planning and Zoning Board Meeting minutes.

Motion made by Board Member Mulvany to approve the Consent Agenda; seconded by Vice-Chair Francis III. Motion passed unanimously by voice vote.

Voting

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

Nay: None

PUBLIC HEARING

None

OLD BUSINESS

2. Consideration and Recommendation: **Grid Street Comprehensive Plan Amendment**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski presented the Board with his proposed policy amendment options to the grid street requirements in the Comprehensive Plan. Mr. Harowski explained that Policy 1.11.4 had a proposed amendment that removed a date and made the Architectural Guidelines an ongoing item. Mr. Harowski explained that there were three proposed options for Policy 1.11.6. Option A for 1.11.6 would simply eliminate the requirement altogether, option B would promote interconnected neighborhoods utilizing pedestrian linkages, bicycle paths, and alternate transportation methods such as golf carts as appropriate, and option C would also promote interconnected neighborhoods like Option B with the addition of recommending vehicular connections as appropriate. Mr. Harowski explained that the proposed change for Policy 1.11.7 would still require two vehicular access points for subdivisions of 50 or more lots, however it would allow for one of those access points to be “emergency use only” if physical points cannot be provided.

Tina St. Clair, Board Chairperson, asked Police Chief, Rick Thomas, to speak about his viewpoint on the proposed policies. Chief Thomas stated that he believed that Policy 1.11.7 should include the two points of access into subdivisions, as it will allow for quicker direct access in the event of an emergency. As an example, Chief Thomas explained that he did not think residents would want an additional 5-minute delay to bring an AED to a resident having a heart attack due to there not being a direct access.

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

Paul Hoar, 503 Mission Lane – Mr. Hoar had questions about how these proposed policies would affect the proposed Thompson Grove development. Mr. Hoar then gave the board a set of maps that he wanted to be submitted into the Town’s records.

Peter Tuite, 300 E Croton Way – Mr. Tuite doesn’t think that subdivisions need two access points.

Paula Abney, 411 E Orchid Way – Mrs. Abney stated she believed that one access point for a subdivision would be cheaper for property insurance.

Tim Everline, 1012 N Lakeshore Blvd – Mr. Everline stated that he believed this issue has come before the Board too many times and that he would prefer Option A or Option B with a clear designation of non-automotive options only.

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

Motion made by Vice-Chair Francis III to recommend the proposed amendment to Policy 1.11.4; seconded by Board Member Mulvany. Motion approved unanimously by roll-call vote. Proposed Policy 1.11.4 - *Establishing Architectural Guidelines. The Town shall continue to apply the Land Development Regulations for architectural guidelines for the Town Center Mixed Use and Village Mixed Use land use to maintain the unique and hometown charm of Howey-in-the-Hills. The Town shall encourage historical and traditional styles native to the Howey-in-the-Hills area and new and innovative architectural design when appropriate.*

Voting

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

Nay: None

Motion made by Vice-Chair Francis III to recommend the proposed amendment Option C to Policy 1.11.6; there was no second for this motion.

Motion made by Board Member Mulvany to recommend the proposed amendment Option B to Policy 1.11.6; seconded by Board Member Hayes. Motion approved by roll-call vote. Proposed

Policy 1.11.6 - ***Promoting interconnected neighborhoods.*** *The Town shall support the development of interconnected neighborhoods using pedestrian linkages, bicycle facilities, and alternative transportation methods such as golf carts as appropriate.*

Voting

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

Nay: Vice-Chair Francis III

Motion made by Board Member Mulvany to recommend the proposed amendment to Policy 1.11.7; seconded by Vice-Chair Francis III. Motion passed by roll-call vote. Proposed Policy 1.11.7 - ***Multiple access to subdivisions.*** *The Town shall require new developments consisting of 50 lots or more to have a minimum of two points of vehicular access. The use of access points restricted to “emergency use only” as one of the required access points shall only be approved as a last resort when at least two points of full vehicular access cannot physically be provided. This policy shall not be construed as prohibiting private streets or prohibiting the use of emergency only access points in addition to the standard vehicular access requirement.*

Voting

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

Nay: Board Member Hayes, Board Member Wagler

NEW BUSINESS

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

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski presented his staff report on this item. Mr. Harowski did not recommend approval for this item due to the developer’s submittal not complying with commitments that the developer made in February of 2022 during their Final Subdivision Plan Review with the Town Council.

Tina St. Clair, Board Chairperson, opened Public Comment for this item only; seeing there was no public comment, she closed the Public Comment for this item.

Motion made by Board Member Mulvany to deny (developer would need to resubmit with previously-committed-to architectural details); seconded by Board Member Wagler. Motion passed unanimously by roll-call vote.

Voting

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

Nay: None

4. Consideration and Approval: **107 E Croton Way Elevation Approval**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski stated that this applicant had met the standards and he recommended approval. Ken Wagner, builder for the home, was available for questions.

Tina St. Clair, Board Chairperson, opened Public Comment for this item only; seeing there was no public comment, she closed the Public Comment for this item.

Motion made by Board Member Mulvany to approve; seconded by Vice-Chair Francis III. Motion approved unanimously by voice vote.

Voting

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

Nay: None

5. Consideration and Approval: **1100 N Temple Ave Elevation Submission**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski explained that their side of the house facing E Camilla Way did not meet the requirements.

Tina St. Clair, Board Chairperson, opened Public Comment for this item only.

Peter Tuite, 300 E Croton Way – Mr. Tuite was concerned about the existing oak trees on the lot and did not want all the trees cut down.

Board Chair, Tina St. Clair, closed Public Comment.

Motion made by Board Member Wagler to deny (applicant would need to resubmit with the appropriate number of design elements); seconded by Board Member Mulvany. Motion approved unanimously by voice vote.

Voting

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

Nay: None

6. Consideration and Recommendation: **Ellen Yarckin applicant for the Planning and Zoning Board**

Tina St. Clair, Board Chairperson, asked Mrs. Yarckin to explain her experience and her interest in Board. Mrs. Yarckin explained that she was a Building Inspector.

Tina St. Clair, Board Chairperson, opened Public Comment for this item only; seeing there was no public comment, she closed the Public Comment for this item.

Motion made by Board Member Wagler to recommend Ellen Yarckin for the Planning and Zoning Board; seconded by Board Member Mulvany. Motion passed unanimously by voice vote.

Voting

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

Nay: None

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.

Paula Abney, 411 E Orchid Way – Mrs. Abney had questions about the Grid Street Policy.

Tim Everline, 1012 N Lakeshore Blvd – Mr. Everline questioned who would determine access points.

BOARD COMMENTS

Fran Wagler – Board Member Wagler urged the Board to listen to existing residents.

ADJOURNMENT

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

The Meeting adjourned at 7:25 p.m. | **Attendees: 33**

Tina St. Clair Chairperson

ATTEST:

John Brock, Town Clerk