



## Planning & Zoning Board Meeting

September 22, 2022 at 6:00 PM  
Howey-in the-Hills Town Hall  
101 N. Palm Ave.,  
Howey-in-the-Hills, FL 34737

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### MINUTES

#### CALL TO ORDER ROLL CALL

#### BOARD MEMBERS PRESENT

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

#### STAFF PRESENT

Sean O'Keefe, Town Administrator | 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 August 25, 2022, Planning and Zoning Board Meeting minutes.

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

#### Voting

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

**Nay:** None

#### PUBLIC HEARING

2. Consideration and Recommendation: **469 Avila Place Pool Variance**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski explained and summarized his staff report that he had submitted to the board. Mr. Harowski stated that, to meet the standard for a variance, there was supposed to be something unique about the property, some condition that makes it impossible to meet the code. Mr. Harowski suggested that, if the Planning and Zoning board were to recommend the variance, they should do so conditionally,

with the conditions of requiring any affected trees be moved or replaced to another section of the property and that they cannot change the elevation of the rear 5 feet of the property (which is a drainage easement).

Peter and Janice DeJoseph, applicants and property owners of 469 Avila Place, spoke on their own behalf. Mr. DeJoseph stated that they were under the impression that the rear easement was only 5 feet when they purchased the property. Mr. DeJoseph stated that the pool could not come any closer to the house, and if they are not granted an easement, the width of the pool would only be 5 feet. Mr. DeJoseph also stated that the pool plans call for a small stem wall at the edge of the pool deck.

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

**Peter Tuite, 300 E Croton Way** – Mr. Tuite thinks that the lots in Talichet are too small. Mr. Tuite also asked if the pool could be located in the side yard of the property.

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

Vice-Chair Francis asked the applicant about a cut out area behind the patio which was about 1 foot in size. Vice-Chair Francis then asked the applicant if they were to eliminate that area, could the pool be moved 1 foot closer to the house. Mr. DeJoseph stated that he would check with his pool company.

**Motion made by Shawn Johnson to recommend granting the full four feet variance as submitted; there was no second for this motion. Motion failed due to not receiving a second.**

**Motion made by Vice-Chair Francis to recommend a variance of 3 feet to allow the pool and pool deck to go within 7 feet of the rear property line and also requiring any affected trees to be moved or replaced to another section of the property and requiring the pool deck to have a stem wall to eliminate effects on the rear drainage easement; seconded by Board Member Mulvany. Motion was approved by a roll-call vote.**

**Voting**

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

**Nay:** Board Member Wagler, Board Member Johnson

3. Consideration and Recommendation: **Ordinance 2022-019 - Reserve/Hillside Groves Development - PUD Amendment Submission**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski explained that the amendment to an already approved development would primarily be to the road network. The largest change in the project would be the collector road that runs through the project, from SR 19 to Number Two Rd, and it would change from a four-lane road to a two-lane road.

Appearing for the development team was Rick Welch with Connelly & Wicker (the Civil Engineering team for the project) and Lane Register with Lennar. Mr. Welch stated that, by changing the collector road through the project from a 4-lane to 2-lane road, it would lower the average running speed of people driving through the neighborhood and would be safer.

Town Clerk, John Brock, read out loud a written comment that was submitted to the board. The written comment was from Rhonda Ringer, MD, and she was not in favor of the development.

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

**Marie Gallelli, 1104 N Tangerine Ave** – Town Councilor Gallelli asked who determines the speed limit in a development. Town Councilor Gallelli also asked if there would be turning lanes going from the collector road to Number Two Road.

**Teresa Pileggi, 1115 N Lakeshore Blvd.** – Mrs. Pileggi had questions about how this development would affect the Town’s water and wastewater usage.

**Peter Tuite, 300 E Croton Way** – Mr. Tuite had questions about how this development would affect the Town’s Consumptive Use Permit (CUP).

**Tim Everline, 1012 N Lakeshore Blvd** – Mr. Everline was not in favor of this development.

**Gerald Roque, 505 Mission Lane** – Mr. Roque wanted the Town to have a laser pointer to use when maps and presentations were utilized.

**Daren Surr, 403 E Camelia Way** – Mr. Surr was not in favor of this project and 700 more homes coming into the Town.

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

**Motion made by Board Member Mulvany to recommend approval of Ordinance 2022-019 and the Reserve/Hillside Groves PUD Developer's Agreement; seconded by Vice-Chair Francis III. Motion approved unanimously by roll-call vote.**

**Voting**

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

**Nay:** None

**OLD BUSINESS**

None

**NEW BUSINESS**

4. Consideration and Recommendation: **Howey Self Storage Final Site Plan Submission**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski explained that the Howey Self Storage project is part of the original Reserve project approved in 2007. Mr. Harowski summarized his staff report that he had submitted to the board and explained the aesthetics of the project.

Randy June, of June Engineering Consultants, spoke on behalf of the application and project.

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

**Marie Gallelli, 1104 N Tangerine Ave** – Town Councilor Gallelli asked for a clarification from Mr. Griffey’s engineering report.

Seeing no further public comment, Board Chair, Tina St. Clair, closed Public Comment.

**Motion made by Board Member Johnson to recommend approval of the Howey Self Storage Final Site Plan Submission; seconded by Board Member Mulvany. Motion approved unanimously by roll-call vote.**

**Voting**

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

**Nay:** None

5. Consideration and Recommendation: **Applicants for Planning & Zoning Board**

Tina St. Clair, Board Chairperson, asked Planning and Zoning Board Applicant, Allan Hayes, of 111 Island Drive to speak on his own behalf. Mr. Hayes stated that he had lived in the Town since 2003. Mr. Hayes stated that he wanted to be on the board, because he sees that it is the Planning & Zoning Board Members' responsibility to be the stewards for the Town. Mr. Hayes stated that he doesn't think Howey-in-the-Hills needs people like Lennar, Ryan Homes, and other developers. Mr. Hayes stated that he would like to see approval of one acre or maybe half acre lots. Mr. Hayes stated he would like to preserve and protect what was here before he came to the Town.

Tina St. Clair, Board Chairperson, opened Public Comment for this item. There was no public comment and Public Comment was closed.

**Motion made by Vice-Chair Francis III to recommend approval of Alan Hayes' application to the Planning and Zoning Board; seconded by Board Member Mulvany. Motion approved unanimously by voice vote.**

**Voting**

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

**Nay:** None

Applicant Ellen Yarckin was not present at the meeting.

**Motion made by Chair St. Clair to table the agenda item of Ellen Yarckin's recommendation to the board until the October meeting; seconded by Board Member Mulvany. Motion approved unanimously by voice vote.**

**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.*

**Kathy Lieffort, 900 N Lakeshore Blvd** – Mrs. Lieffort had questions about the Town Planner, his job description, and how he was hired.

**ADJOURNMENT**

**There being no further business to discuss, a motion was made by Frances O’Keefe Wagler to adjourn the meeting; Shawn Johnson seconded the motion. Motion was approved unanimously by voice vote.**

The Meeting adjourned at 7:40 p.m. | **Attendees: 55**

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Tina St. Clair Chairperson

ATTEST:

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John Brock, Town Clerk

DRAFT