



Planning & Zoning Board Meeting

July 28, 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:

Tina St. Clair - Chairperson | Sheldon Lucien | John Manning (via Zoom) | Shawn Johnson | Frances O'Keefe Wagler (via Zoom) |

BOARD MEMBERS ABSENT:

Richard Mulvany | Ron Francis III – Vice Chairperson

STAFF PRESENT:

John Brock - Town Clerk | Tom Harowski - Town Planner (via Zoom)

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 May 26, 2022, Planning and Zoning Board Meeting minutes.

Motion made Sheldon Lucien to approve the agenda; Shawn Johnson seconded the motion. Motion was approved unanimously by voice vote.

PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS

2. Consideration and Approval: **Shed Site Approval - 602 Napoli Way**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski explained that the applicant was asking for the shed to be placed in a location not directly behind his house. Mr. Harowski explained that the applicant has claimed that placing the shed behind the house would cause him to have to cut a tree down, which is a permissible reason to asked for permission to place the shed to the side. Mr. Harowski suggested that if the board grants the placement request, they may want to require the property owner to orient the front of the shed so that door to the shed faced east towards the interior of the lot.

James Mazzaro (owner of 602 Napoli Way) stated that he would have no objection to orienting the door to the interior of the property as suggested by Mr. Harowski. Mr. Mazzaro stated that the HOA had already approved the placement of the shed in the location that he had asked the Town for.

Motion made by Sheldon Lucien to approve as submitted by the applicant on the survey with the condition of the shed door facing to the rear yard (facing to the east); seconded by John Manning. Motion was approved unanimously by roll call vote.

Sheldon Lucien	YES	Chair Tina St. Clair	YES
Fran O’Keefe Wagler	YES	Richard Mulvany	Absent
Shawn Johnson	YES	Ron Francis III	Absent
John Manning	YES		

John Brock, Town Clerk, reminded all Planning and Zoning Board members of the Form 1 procedures that the Florida Ethics Commission requires annually. Mr. Brock stated that board members Frances O’Keefe Wagler, Tina St. Clair., and John Manning were on the list from the Florida Ethics Commission as having not submitted their Form 1 by the due date of July 1, 2022 and needed to submit prior to September 1, 2022 or would begin getting fined. Also, new members Sheldon Lucien and Shawn Johnson needed to file their Form 1s as well.

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

ADJOURNMENT

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

The Meeting adjourned at 6:17 p.m. | **Attendees: 10**

Tina St. Clair Chairperson

ATTEST:

John Brock, Town Clerk