



Planning & Zoning Board Meeting

August 25, 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:

Tina St. Clair - Chairperson | Sheldon Lucien | Shawn Johnson | Frances O'Keefe Wagler (via Zoom) | Ron Francis III – Vice Chairperson (arrived at 6:03 p.m.)

BOARD MEMBERS ABSENT:

John Manning

STAFF PRESENT:

John Brock - Town Clerk | Tom Harowski - Town Planner | Sean O'Keefe – Town Administrator

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 July 28, 2022, Planning and Zoning Board Meeting minutes.

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

PUBLIC HEARING

2. Consideration and Recommendation: **The applicant is requesting a variance from Section 5.01.08 Swimming Pools and Pool Enclosures. The applicant is requesting a variance of seven feet from the minimum rear yard setback of ten feet to allow a pool and pool deck to be constructed with three feet of the rear property line.**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski explained that the property in question was 414 Amola Way, within the Talichet Subdivision. Mr. Harowski explained that there was a 5-foot drainage easement at the rear of the property that could not be encroached upon, so it would be impossible to give a variance that went into that 5-foot easement. Mr. Harowski explained that the applicant stated several factors in support of their request, including: orientation of the house to the rear property line narrows the distance to the rear property line from 29 feet on one end to 23 feet on the other end, rear lot orientation leaves inadequate room for a typical pool and pool deck,

proposed deck area is necessary to allow full access to all sides of the pool, and they were no neighbors to be impacted by the reduced rear yard setback. Mr. Harowski also explained section 4.13.01 which lays out the standards for granting a variance. Mr. Harowski also stated that the applicant did not meet all the criteria for approval of the requested variance. Mr. Harowski explained that if the variance was recommended to the Town Council, approval of the variance should be for a lesser incursion into the rear yard set back (not into the last 5-feet, which is for the drainage easement), and requiring relocation or replacement of the trees in the proposed pool area.

Matthew Pedlar (applicant and homeowner of 414 Amola Way) stated that maybe a 5-foot variance would be acceptable to him, instead of the 7-foot variance and that he had already replanted his trees out of the area of the proposed pool.

Motion made by Richard Mulvany to recommend approval of the variance with a 5-foot rear set back; seconded by Shawn Johnson. Motion was approved unanimously by voice vote.

3. Consideration and Recommendation: Ordinance 2022-016 - Simpson Parcels - Rezoning from MDR-1 and MDR-2 to PUD

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski stated that the applicant was seeking to rezone their parcels from MDR-1 and MDR-2 to Planned Unit Development (PUD) and also seeking approval of a preliminary subdivision plan (which would be considering in Item #4 of the meeting) Mr. Harowski summarized his staff report that was presented to the Planning and Zoning Board. Mr. Harowski's project description summary included:

- Two hundred and seventy-five single-family lots (measuring 60' x 120' as the dominant lot size with lots measuring 70' x 120' at corner lots)
- A relocation of a portion of Revels Road to connect with SR 19 at a standard 90-degree intersection
- Three access points to the project including two access points on Revels Road and one access point to the south that would connect with potential future development
- No street connection to SR 19 or the large-lot single-family development area to the east
- Landscape buffers along SR 19 and Revels Road that meet the Town's required design standards
- Perimeter buffers at all other project boundaries
- Stormwater retention areas at the perimeter of the project to further add to buffering of adjacent properties (Note that retention areas are likely to be dry except for major storm events.)
- A proposed park area and pedestrian trails on the eastern and southern areas of the project
- Construction of a multi-use bicycle/pedestrian trail along the Revels Road frontage in accordance with the Town's bicycle and pedestrian plan

Mr. Harowski explained the proposed project was consistent with the goals, objectives, and policies of the comprehensive plan and summarized his concurrency assessment, as outlined in his staff report. Mr. Harowski also stated that if the board chose to not recommend the project, they would need to state what the Board's justification was for this recommendation.

Chris Gardner, owner of the parcels, and Tim Greene, Applicant for the owner, spoke on behalf of the proposed development. Mr. Greene stated that project was designed to be unobtrusive to the surrounding community, with only 26 lots backing other's property. Mr. Greene also stated the PUD would not allow detached garages or sheds. Mr. Greene further stated that, they were only asking for 60% impervious area, 60 and 70-foot lot widths, 20-foot front set backs, 5-foot side set backs, 20-foot rear set backs, and 15-foot buffer property with a wall on Revels Road and SR. 19. Mr. Gardner stated that he would like to meet with the community in the future to answer questions about the PUD.

Tina St. Clair, Board Chair, opened up Public Comment.

Mike Ford, (parents live at) 400 Mission Lane – Mr. Ford was concerned about traffic and was opposed to the development.

Laura Channell, 10738 E. Revels Road – Mrs. Channell was concerned about right of ways and buffers and was opposed to the development.

Todd Hawkins, 1110 N. Lakeshore Blvd. – Mr. Hawkins was concerned that there would not be enough space for a future roundabout at SR. 19 and Revels Rd. Mr. Hawkins stated that he loved tree and green spaces in Howey and this development would not allow for enough treescapes.

Christina Hawkins, 1110 N. Lakeshore Blvd. – Mrs. Hawkins stated that she thought 10-feet between homes would produce a fire risk for the whole development burning down. Mrs. Hawkins was opposed to the development.

Dixie Peterson, 1016 N Lakeshore Blvd. – Mrs. Peterson was concerned about water concurrency with this development and was opposed to this development.

Matthew Pedlar, 414 Amola Way – Mr. Pedlar asked about how many homes would be coming into Howey over the next 5-years and was not in favor of this future growth.

Paul Hoar, 503 Mission Lane – Mr. Hoar was concerned about the density of the Thompson Grove project.

Board Chair, Tina St. Clair, closed Public Comment and gave the project applicants time to respond.

Chris Gardner stated that square footage for the homes within the development would range between 1,600 square feet and 3,000 square feet, with the typical home exceeding 2,000 square feet. Mr. Greene stated that there was space for a potential roundabout at SR. 19 and Revels Rd.

Frances O’Keefe Wagler, Board Member, stated that residents did not want smaller lot sizes.

Richard Mulvany, Board Member, stated that he was not in favor of 5-foot side setbacks.

Motion made by Ron Francis III to recommend deny this PUD and that the parcels should retain their existing zoning; seconded by Frances O’Keefe Wagler. Motion was approved unanimously by roll-call vote.

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

REASON FOR DENIAL: The Board did not see the purpose in rezoning to a PUD and felt that the existing zoning was sufficient.

4. Consideration and Recommendation: Simpson Parcels - Preliminary Subdivision Plan

Tom Harowski stated that since the rezoning to PUD was not recommended, the Board would be unable to recommend this Preliminary Subdivision Plan.

Tina St. Clair opened Public Comment for this item only, seeing as there was no public comment, Public Comment was closed

Motion made by Francis O’Keefe Wagler to recommend deny this Preliminary Subdivision Plan; seconded by Ron. Motion was approved unanimously by voice vote.

REASON FOR DENIAL: The Board did not recommend due to its prior recommendation on the PUD.

OLD BUSINESS

- 5. Consideration and Recommendation: Town Council requested the Planning & Zoning Board input on policy 1.11.6 of the Future Land Use element requiring the extension of grid street patterns where possible. The Town Council is asking for a recommendation on keeping the policy as is, amending the policy, or deleting the policy.**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski explained that this was discussed during the May Planning and Zoning Board meeting. Mr. Harowski explained this current policy in the Town Comprehensive Plan. Mr. Harowski explained a sample Traffic Study that he had completed for a possible development in the Thompson Grove area, that would have connecting streets to the south.

Tina St. Clair, Board Chair, stated she was concerned about the current roads in “Old Howey” being narrow and not able to handle more traffic.

Frances O’Keefe Wagler, Board Member, stated that infrastructure in the “Old Howey” was not sufficient to allow for grid street.

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

Tim Everline, 1012 N. Lakeshore Blvd. Mr. Everline was not in favor of the grid street policy and that if the Thompson Grove development was created that they should perhaps only allow an Emergency Gate and a path for pedestrian, bike, and golf carts.

Marcia Meiring, 300 E Croton Way – Mrs. Meiring stated that the historic area of “Old Howey” should be left intact and was not in favor of grid street.

Duncan Rose, 210 E Cypress Avenue – Mr. Rose doesn’t want any road connects between “Old Howey” and Thompson Grove.

Don Peterson, 1016 N Lakeshore Blvd. – Mr. Peterson recommend only an emergency gated connection.

Mike Ford, (parents live at) 400 Mission Lane – Mr. Ford stated that he didn’t believe residents of Howey owe developers anything.

Carlos Miranda, 1007 N Temple Ave – Mr. Miranda was opposed to connecting grid streets.

Danny Castillo 1102 Hamlin Ave – Mr. Castillo stated he believed that Howey should only allow 2 homes an acre.

Todd Hawkins, 1110 N. Lakeshore Blvd. – Mr. Hawkins recommended changing the Town’s Comprehensive Plan and Land Development Code to remove requirements for grid street.

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

Motion made by Frances O’Keefe Wagler to recommend deleting the grid street requirements from the Comprehensive Plan; seconded by Tina St. Clair. Motion was approved unanimously by roll-call vote.

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

NEW BUSINESS

6. Consideration and Approval: 2022-2023 Planning and Zoning Board, Development Review Committee (DRC), and application submission cut-off dates

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski explained that he had presented the Board with calendar of Planning and Zoning Board dates for the next year, Development Review Committee (DRC) dates for the next year, and the dates that would be required to submit applications to be considered for a meeting.

Motion made by Ron Francis III to approve the 2022-2023 Planning and Zoning Board, Development Review Committee (DRC), and application submission cut-off dates calendar; seconded by Richard Mulvany. Motion was 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.

None

ADJOURNMENT

There being no further business to discuss, a motion was made by Richard Mulvany to adjourn the meeting; Ron Francis III seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 8:38 p.m. | **Attendees: 50**

Tina St. Clair Chairperson

ATTEST:

John Brock, Town Clerk