



Planning & Zoning Board Meeting

October 24, 2024 at 6:00 PM
Howey-in the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

MINUTES

Vice Chair Wagler called the meeting to Order at 6:02 PM.
Vice Chair Wagler led the attendees in the Pledge of Allegiance to the Flag
ROLL CALL

MEMBERS PRESENT:

Board Member Joshua Husemann | Board Member Alan Hayes | Vice Chair Frances Wagler | Chair Tina St. Clair (via Zoom)

MEMBERS ABSENT:

Board Member Richard Mulvany | Board Member Ellen Yarckin | Board Member Shawn Johnson

STAFF PRESENT:

Lisa Busto, Town Planner | John Brock, Deputy Town Manager / Town Clerk

Motion made by Vice Chair Frances Wagler to allow Chair Tina St. Clair to participate and vote remotely via Zoom; seconded by Board Member Husemann. Motion approved unanimously by voice vote.

Voting

Yea: Board Member Husemann, Board Member Hayes, Vice Chair Wagler, Chair St. Clair

Nay: None

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If a Planning & Zoning Board Member wishes 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 3, 2024, Planning and Zoning Board Meeting minutes.

Motion made by Board Member Hayes to approve the Consent Agenda; seconded by Board Member Husemann. Motion approved unanimously by roll call vote.

Voting

Yea: Board Member Husemann, Board Member Hayes, Vice Chair Wagler, Chair St. Clair

Nay: None

PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS

2. Consideration and Approval: **Hillside Groves (Meritage Homes) Elevations Approval**

Town Planner, Lisa Busto, reviewed the Zoning Memorandum (Staff Report) with the board. Ms. Busto stated that the recommendations in the Zoning Memorandum include that the applicant would need to revise the model elevations to show full compliance with LDC sections 4.06.02 and 4.06.03. Specifically, the revised elevations would need to show more specifics or changes to the following: front porches and recessed garage, building walls, residential roofs, and exterior architectural details.

Vice Chair Wagler opened Public Comment for this item only. Seeing no public comment, Vice Chair Wagler closed Public Comment.

Board Member Husemann was concerned that at least 89 homes in phase 1 of Hillside Groves will have a second or third side of the house that directly faces a street (primary façade). Board Member Husemann said that the board was not provided with any rear elevations of the homes for evaluation and that side elevations would also need to come into compliance with the required 4 architectural details (since many of them will directly face a street).

Board Member Husemann was concerned that many of the elevations look the same.

Vice Chair Wagler would have liked to have seen pictures of what the finished houses would look like.

Board Member Hayes stated that he would have liked the selection of models to be increased to 8 instead of just 4 models.

Motion made by Board Member Husemann to deny the Hillside Groves Elevations approval until the applicant can show they comply with the Town Planner’s Zoning Memorandum; seconded by Board Member Hayes. Motion approved unanimously by roll call vote.

Voting

Yea: Board Member Husemann, Board Member Hayes, Vice Chair Wagler, 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.

Clarence Schaffer, 10900 E Revels Rd – Mr. Schaffer had questions about the proposed Watermark development and what changes they were proposing. Town Clerk, John Brock, stated that the Watermark development would be coming before the Planning and Zoning Board during the November meeting and offered to meet with Mr. Schaffer after the meeting to answer his questions.

BOARD COMMENTS

Vice Chair Wagler advised the Planning and Zoning Board that the Town Council had a workshop meeting recently and that the board should be aware of.

ADJOURNMENT

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

The Meeting adjourned at 6:31 p.m. | **Attendees: 11**

Tina St. Clair Chairperson

ATTEST:

John Brock, Town Clerk

DRAFT