



Planning & Zoning Board Meeting

February 23, 2023 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

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

STAFF MEMBERS PRESENT

Sean O'Keefe, Town Manager | 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 January 26, 2023, Planning and Zoning Board Meeting minutes.

Motion made by Vice-Chair Francis III to approve the Consent Agenda with the amendment to the Minutes that Board Member Frances Wagler arrived at 6:07 PM, not 9:07 PM; seconded by Board Member Mulvany. Motion passed unanimously by voice vote.

Voting

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

Nay: None

PUBLIC HEARING

2. Consideration and Recommendation: **Ordinance 2023-006 - Comp. Plan Amend. Cedar Creek FLU**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski stated that his explanation of the item would be the same for Items #3 and #4, because they are all related. Mr. Harowski presented his staff report on the proposed Comprehensive Plan Amendment, the proposed rezoning, and the proposed Preliminary Subdivision Plan for the Cedar

Creek Development. Mr. Harowski explained that that the applicant had originally planned to have over 300 lots in the development and had cut that down to a proposed 171 lots.

Alex Stringfellow, Planner for the Project, spoke on behalf of the applicant, as did Tim Loucks and Keith Trace. Mr. Stringfellow stated that the applicant was trying to work with the Town and follow all of the existing rules in place.

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

Terri Blessing, 24913 Blue Sink Rd, Howey-in-the-Hills (unincorporated Lake County) – Ms. Blessing stated that Number Two Rd. was a substandard road, and she was not in favor of the development.

Josh Lerch, 25926 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mr. Lerch was concerned that the development would eliminate the Rural Transition area and he was not in favor of the development.

John Blodgett, 9350 Number Two Rd., Howey-in-the-Hills (unincorporated Lake County) - Mr. Blodgett questioned the watershed that goes into the parcels. Mr. Blodgett was not in favor of the proposed development.

Wendy Zermeno, 25896 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Zermeno was concerned about the zoning capacity and school impact and was not in favor of the proposed development.

Brittany Lerch, 25926 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Lerch was concerned about Number Two Rd. losing its charm and was not in favor of the proposed development.

Terri Blessing, 24913 Blue Sink Rd, Howey-in-the-Hills (unincorporated Lake County) – Ms. Blessing implored the Board to review the Whispering Hills Traffic Study.

Douglas Conway, 25801 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mr. Conway was not in favor of this proposed development; he believed it was urban sprawl.

Donna Joy Hunter, 9511 Number Two Rd., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Hunter had questions about annexation and where a proposed wastewater treatment plant would go. Mrs. Hunter was not in favor of the proposed development.

James Hillard, 8250 Number Two Rd., Howey-in-the-Hills (unincorporated Lake County) – Mr. Hillard stated that wild turkey currently live on the parcels of land. Mr. Hillard was not in favor of the proposed development.

Linda Hillard, 8250 Number Town Rd., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Hillard was opposed to this proposed development.

David Roberts, 25902 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mr. Roberts stated there were lots of speeders on Bloomfield Rd and he was tired of them.

Larry Zermeno, 25896 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mr. Zermeno was not in favor of the proposed development.

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

Alex Stringfellow and Tim Loucks responded to the public's comments.

Motion made by Board Member Wagler to recommend Ordinance 2023-006 while amending the Medium Density Residential Land Use to Low Density Residential Land Use; seconded by Board Member Yarckin. Motion passed by roll-call vote.

Voting

Yea: Board Member Hayes, Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III

Nay: Chair St. Clair

3. Consideration and Recommendation: **Ordinance 2023-007 - Rezoning for Cedar Creek proposed development**

Mr. Harowski explained that due to the recommendation of the Low Density Residential for Land Use in Ordinance 2023-006, the only available standard zoning classification would be Single Family Residential (SFR) Zoning.

Motion made by Board Member Johnson to recommend Ordinance 2023-007 while amending the zoning classification from MDR2 to SFR; seconded by Board Member Hayes. Motion passed unanimously by roll-call vote.

Voting

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

4. Consideration and Recommendation: **Cedar Creek Preliminary Subdivision Plan**

No motion made on the Cedar Creek Preliminary Subdivision Plan since the Board recommended changes to Comprehensive Plan, Future Land Use Map and Zoning.

OLD BUSINESS

None

NEW BUSINESS

5. Discussion: **Design Guidelines**

Motion made by Board Member Johnson to table this item to the next meeting; seconded by Board Member Hayes. Motion passed unanimously by voice vote.

Voting

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

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 Board Member Johnson to adjourn the meeting; Vice-Chair Francis III seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 7:58 p.m. | **Attendees: 41**

ATTEST:

Tina St. Clair Chairperson

John Brock, Town Clerk