



Planning & Zoning Board Meeting

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

BOARD MEMBERS ABSENT

Board Member Ellen Yarckin

STAFF MEMBERS PRESENT

Sean O'Keefe, Town Manager | John Brock, Town Clerk | Tom Harowski, Town Planner | Jack Pavlik, Building Services Clerk | Azure Botts, Code Enforcement Officer

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 February 23, 2023, Planning and Zoning Board Meeting minutes.

Motion made by Board Member Wagler to approve the Consent Agenda; seconded by Vice-Chair Francis III. Motion passed unanimously by roll-call vote.

Voting

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

Nay: None

PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS

2. Consideration and Approval: Annual Selection of Officers

Tina St. Clair, Board Chairperson, asked Sean O’Keefe, Town Manager, to introduce and explain this item.

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

David Miles, 500 E Camelia Way (Town Councilor) – Councilor Miles endorsed Tina St. Clair for the Chair position.

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

Motion made by Vice-Chair Francis III to select Tina St. Clair as the Planning and Zoning Board Chair; seconded by Board Member Hayes. Motion passed unanimously by roll call vote.

Voting

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

Nay: None

Motion made by Board Member Mulvany to select Ron Francis III as the Planning and Zoning Board Vice-Chair; seconded by Board Member Hayes. Motion passed unanimously by roll-call vote.

Voting

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

Nay: None

3. Consideration and Approval: 500 E Camellia Way - Shed Placement

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski reviewed his staff report on this item with the Planning and Zoning Board.

Chris Sears, 5054 Portsmouth St, Tavares (applicant’s Contractor) – Mr. Sears spoke in favor of the shed’s current placement. Mr. Sears introduced additional pictures to the board that were added to the meeting’s packet. Mr. Sears stated that the current shed placement was the least obtrusive placement available.

David Miles, 500 E Camelia Way (Owner and Town Councilor) – Councilor Miles explained that, when he purchased the vacant lot that his house was later constructed on, the shed was already on the lot. Councilor Miles also explained that he has already paid money for the concrete slab that the shed sits on and that he feels that this is only a minor violation.

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

Wendy Zermeno, 25896 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Zermeno thinks that the shed placement should be granted, and she is concerned that future owners of the house should have that placement allowed too.

Joshua Husemann, 671 Avila Place – Mr. Husemann urged the Planning and Zoning Board to review the section of the Land Development Code that discusses shed and workshop placement, as he feels that it may need to be revised.

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

Motion made by Board Member Mulvany to allow applicant's shed submittal placement; seconded by Board Member Hayes. Motion passed unanimously by roll-call vote.

Voting

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

Nay: None

4. Discussion: **Design Guidelines**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski reviewed his staff report on this item with the Planning and Zoning Board.

Board Member Wagler suggested that the Town needed to have more stringent standards for the rear of properties that abut a street, and that it should be considered a primary façade.

Vice-Chair Francis suggested that landscaping should not be allowed as a design element, as it can be easily changed after a house is inspected and approved.

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

David Miles (Town Councilor), 500 E. Camelia Way – Councilor Miles stated that he did not find the Talichet neighborhood aesthetically pleasing and feels like he can only differentiate 3 different models of homes within the neighborhood. Councilor Miles also said that he thought the houses in Talichet were too big for their lots. Councilor Miles also stated that he would like the requirement of a park or playground to be incorporated into PUDs.

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

Tom Harowski summarized the discussion. He said that the board would like to see the following:

- The board would like to see a change in standards for the rear of properties that abut a street.
- The board would like to see a change in standards for the sides of properties that abut a street.

Board Member Johnson voiced his frustration with other Board Members or Town Councilors speaking rudely about the aesthetics of his house and other houses in Talichet.

5. Discussion: **Review of Chapter 8 Development Standard**

Motion made by Board Member Mulvany motion to table to another meeting; seconded by Board Member Hayes. Motion passed unanimously by roll-call vote.

Voting

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

David Miles (Town Councilor), 500 E. Camelia Way – Councilor Miles stated that he had no issues with the Venezia neighborhood, other than it did not have any recreational areas provided by the developer. He stated that he did take issue with the design of the exterior of the homes in Talichet. He also stated that he believed that many of the houses in Talichet were too big for the size of the lot.

ADJOURNMENT

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

The Meeting adjourned at 7:27 p.m. | **Attendees: 19**

Tina St. Clair Chairperson

ATTEST:

John Brock, Town Clerk