



Planning & Zoning Board Meeting

October 27, 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

Board Member Richard Mulvany | Board Member Shawn Johnson | Board Member Frances Wagler (Arrived on Zoom and attended the meeting virtually and was two minutes late for the meeting) | Vice-Chair Ron Francis III | Chair Tina St. Clair

BOARD MEMBERS ABSENT

Board Member Alan Hayes

STAFF PRESENT

Sean O'Keefe, Town Administrator | 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 September 22, 2022, Planning and Zoning Board Meeting minutes.

Motion made by Vice-Chair Francis III to approve the Consent Agenda; seconded by Board Member Johnson. Motion approved unanimously by voice vote.

Voting

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

Nay: None

PUBLIC HEARING

2. Consideration and Recommendation: **Grid Street Comprehensive Plan Amendment**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski explained that this item had been placed on the meeting's agenda due to a decision of the Town Council requesting that the Town's Comprehensive Plan be amended to take out the

requirement to extend developments with grid streets. Mr. Harowski explained that the effected policy was in the Future Land Use Element, and it was objective 1.11, which has six individual supporting policies within it. The specific requirement for the grid street pattern was 1.11.6.

Mr. Harowski also suggested that a requirement within the Town's Land Development Code (LDC) be reviewed and amended. The requirement that Mr. Harowski suggested reviewing was that if there were 50 or more lots in a development, the development is required to have two points of access.

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

Tim Everline, 1012 N Lakeshore Blvd. – Mr. Everline asked what a vehicular connection was. Mr. Everline stated that he did not want to cut off neighbors from visiting, allowing pedestrian traffic and bicycle traffic but he does not want any vehicle access; with the exception of perhaps an emergency gate connected neighborhoods for use by Police or Fire department.

Marie V. Gallelli, 1104 N Tangerine Ave – Councilor Gallelli suggested that the word “shall” in policy 1.11.6 to be changed to “may”.

Carol Roque, 505 Mission Ln. – Mrs. Roque stated that her dogs are terrorized by golf carts and wanted there to be no connections at all between neighborhoods.

Paula Abney, 411 E Orchid Way – Mrs. Abney doesn't think that the interconnection of neighborhoods should be allowed at all.

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

Board Member Johnson made a motion to eliminate Policy 1.11.6 from the Comprehensive Plan, and there was no second for this motion.

Motion made by Vice-Chair Francis III to continue the item to the November 17, 2022 Planning & Zoning Board Meeting; Seconded by Board Member Mulvany. Motion approved unanimously by roll-call vote.

Voting

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

Nay: None

Mr. Harowski stated that he would bring back additional language in reference to dual access requirements for neighborhoods and replacement language for policy 1.11.6 for the Board to consider at the next meeting.

OLD BUSINESS

None

NEW BUSINESS

3. Consideration and Recommendation: **Ellen Yarckin applicant for the Planning and Zoning Board**

Tina St. Clair, Board Chairperson, stated that Ellen Yarckin was not in attendance at the meeting.

Motion made by Board Member Mulvany to continue this item till the next Board meeting; seconded by Board Member Johnson. Motion approved unanimously by voice vote.

Voting

Yea: 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.

Paula Abney, 411 E Orchid Way – Mrs. Abney stated that she would like a representative from the Police Department to come and speak on the grid street policy.

Marie V. Gallelli, 1104 N Tangerine Ave – Councilor Gallelli stated that she felt that the Grid Street Comprehensive Plan amendment should be discussed separately from the LDC requirement of neighborhoods being required to have two points of access.

Tim Everline, 1012 N Lakeshore Blvd. – Mr. Everline stated that he lives on Lakeshore Blvd. and that he meets people from Venezia, Talichet, and Mission Inn in town already with them walking and that people do not need vehicle access.

ADJOURNMENT

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

The Meeting adjourned at 6:47 p.m. | **Attendees: 22**

Tina St. Clair Chairperson

ATTEST:

John Brock, Town Clerk