



MINUTES OF THE HOWEY-IN-THE-HILLS
PLANNING & ZONING BOARD MEETING
HELD OCTOBER 28th, 2021

Chairperson, Tina St. Clair called the Planning & Zoning Board Meeting to order at 6:00 p.m.

Roll Call was performed, and it was determined that a quorum was present.

Board Members Present:

Ron Francis III, Vice-Chairperson
Berniece Hower, Board Member
Frances O’Keefe Wagler, Board Member
Richard Mulvany, Board Member
Tina St. Clair, Chairperson

Staff Present:

Thomas Harowski, Town Planner
Sean O’Keefe, Town Administrator
Victoria Elfers, Building Services Clerk

CONSENT AGENDA

1. Consideration and Approval of the September 23, 2021, Planning and Zoning Board Meeting minutes.

Motion made by Board Member Frances O’Keefe Wagler to approve the minutes; Vice-Chairperson Ron Francis III seconded the motion. Motion was approved unanimously by voice vote.

PUBLIC HEARING

Chairperson Tina St. Clair read the Ordinance 2021-008 by title only:

2. Consideration and Recommendation: **Ordinance 2021-008**

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS,
FLORIDA PERTAINING TO HOME-BASED BUSINESSES; AMENDING
SECTION 68-2 OF THE TOWN’S CODE OF ORDINANCES AND
DELETING SECTION 5.01.02 OF THE TOWN’S LAND
DEVELOPMENT CODE REGARDING HOME OCCUPATIONS TO BE
CONSISTENT WITH THE NEW GENERAL LAW ON HOME-BASED
BUSINESSES; PROVIDING FOR SEVERABILITY,
CODIFICATION AND AN EFFECTIVE DATE.**

Tom Harowski, Town Planner, introduced the item and gave an overview of the proposed ordinance.



Chairperson Tina St. Clair opened for Public Comment and Questions for this item only. There being no public comment, Chairperson Tina St. Clair closed public comment.

Board Member Berniece Hower made a motion to recommend Ordinance 2021-008 to the Town Council; Board Member Richard Mulvany seconded the motion. Motion was approved unanimously by voice vote.

3. Consideration and Recommendation: Comprehensive Plan Amendment – Property Rights Element

Chairperson Tina St. Clair introduced the agenda item and asked Town Planner Tom Harowski to present to the Planning and Zoning Board.

Town Planner, Mr. Harowski, outlined the property rights elements of the Comprehensive Plan Amendment.

There was no public comment for this item.

Vice-Chairperson Ron Francis III recommend the Property Rights Elements of the Comprehensive Plan Amendment to the Town Council; Board Member Frances O’Keefe Wagler seconded the motion. Motion was approved unanimously by voice vote.

OLD BUSINESS

None.

NEW BUSINESS

4. Consideration and Recommendation: Single-Family Residence, Eagle Homes Bellissimo Place – New Home Lots 13 & 15

Chairperson Tina St. Clair introduced the agenda item and asked Town Planner Tom Harowski to present to the Planning and Zoning Board.

Mr. Harowski explained all the MDR-2 requirements were met and made a staff recommendation for approval of the plans for Lots 13 & 15.

Public Comment:

Marni Drabik, 524 Bellissimo Pl (via Zoom) – Mrs. Drabik asked multiple questions about the plans and expressed her disapproval of the plans.

Jamie Troyer, 224 Messina Pl (via Zoom) – Mrs. Troyer asked multiple questions about the homes and their access. Mrs. Troyer was not in favor of these plans being approved.



Douglas Madden, 218 Messina Pl (via Zoom) – Mr. Madden expressed concern over the potential of his property value going down because of these houses.

Zach Huebner of Eagle Homes answered questions about the plans that he has submitted.

Chairperson Tina St. Clair made a motion to approval the plans as they were presented; Board Member Richard Mulvany seconded the motion. The motion was approved by roll call vote.

Berniece Hower	NO	Chair Tina St. Clair	YES
Fran O’Keefe Wagler	YES	Richard Mulvany	YES
Ron Francis, III	YES		

5. Consideration and Recommendation: Planning & Zoning Board Applicant Review – John R. Manning

Chairperson Tina St. Clair introduced the agenda item and asked John R. Manning to introduce himself to the Planning and Zoning Board.

Mr. Manning provided background information and explained his interest in joining the Planning and Zoning Board.

There was no public comment on this item.

Board Member Frances O’Keefe Wagler made a motion to recommend John R Manning as a member for the Planning and Zoning Board to the Town Council; Board Member Berniece Hower seconded the motion. Motion was approved unanimously by voice vote.

Public Comments

None.



ADJOURNMENT

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

The meeting adjourned at 6:41 p.m. | **Attendees: 17**

Tina St. Clair, Chairperson

ATTEST:

John Brock, Town Clerk