

MINUTES OF THE HOWEY IN THE HILLS PLANNING AND ZONING BOARD  
MEETING  
HELD APRIL 26, 2018

Chairman Llewellyn called the meeting to order at 6:02 p.m.

Present: Chairman Llewellyn, Vice Chairman St. Clair, Member Wells, Member Ricci and Member Lehning.

Also present: Town Clerk Burke, Town Planner Harowski and Utility Billing/Admin Assist Stephenson.

**PUBLIC HEARING**

**Consideration and Recommendation to the Town Council ORDINANCE NO. 2018-003 AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING THE TOWN'S COMPREHENSIVE PLAN AND REZONING A 7.8 ACRE PARCEL OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF NUMBER TWO ROAD AND MARE AVENUE TO BE USED BY THE TOWN FOR PROPOSED POLICE, FIRE, AND PUBLIC PARK FACILITIES; AMENDING THE FUTURE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP OF THE TOWN'S COMPREHENSIVE PLAN FROM CONSERVATION AND MEDIUM DENSITY RESIDENTIAL TO CONSERVATION AND INSTITUTIONAL LAND USE; AMENDING THE TOWN'S ZONING MAP FROM MDR-2 MEDIUM DENSITY RESIDENTIAL TO INS-1 INSTITUTIONAL 1; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

***(Action to be taken by the Planning and Zoning Board – consider the application, the Town Planner's report, public input and comment, and provide a recommendation on the proposed comprehensive plan and rezoning amendment to the Town Council)***

**Chairman Llewellyn** read by title.

**Town Planner Harowski** gave background on the proposed Police/Fire Station. He said that the Town needed to do a Comprehensive Plan Amendment and change the zoning from residential to institutional to allow a Police/Fire Station. He said that once the Comprehensive Plan Amendment was granted. The next step would be a preliminary site plan and residents will receive another notice for that as well. The final site plan will be advertised in the newspaper however residents will not be notified individually. Town Planner Harowski said that Town Clerk Burke told him a lot of residents' concerns are the sirens on the fire trucks. However most of the concerns regarding the Fire Station will be up to the Fire Chief to decide which could be discussed at a later meeting. He added that any buffering questions could not be answered at this time. The construction of the buildings have no specific timing at the moment. **Chairman Llewellyn** stated that Mayor Sears said at the last Town Council Meeting it would be in about three to four years.

**Town Planner Harowski** said that the property is 7.8 acres and has a little bit of wetlands on the southwest corner of the property. He added that the site would not increase traffic on Number Two Road. Water is currently available to the property but not sewer. However during this process getting sewer to the property will be looked at. This is a small scale amendment, it will be voted on at tonight's Planning and Zoning Board Meeting and the Town Council has two Public Hearings.

**Member Wells** asked what would happen if the Comprehensive Plan isn't changed. **Town Planner Harowski** replied that the zoning would stay residential and the Town could sell the property if they wanted to.

**Member Lehning** asked why they Town Council purchased so much land. **Town Planner Harowski** replied that it was one parcel amounting to 7.8 acres.

**Member Lehning** said that the Town Council needs to move Town Hall down to that location and sell all of the municipal buildings on Palm Avenue.

**Vicky Kochevar, 208 Marilyn Avenue**, gave background on her life in Howey in the Hills. She believes that Town Hall and the Police Station being in central Howey is good for business. She met with Town Planner Harowski at Town Hall and discussed the plans for the joint Police/Fire Station. She said that the Town could use the basketball courts to expand the Police Station as there are rarely any kids using it. She also wanted the Town to consider the current condition of Number Two Road. She then pointed out that Number Two Road is full of wildlife. She asked that the Town give the project some good thought and added the statement. "How much room do you need for five police officers?" She ended with reading the definition of spot zoning. (*Spot Zoning: a provision in a general plan which benefits a single parcel of land by creating a zone for use just for that parcel and different from the surrounding properties in the area.*)

**Harrold Davis, 204 Marilyn Avenue**, said that there is a documented eagle's nest near the proposed Police/Fire Station. He said that the fire trucks diesel engines are loud. He added that the size of the trucks will break the road and explained that it is now difficult to pass a school bus when traveling down the road. He said that the Police Station is currently in a good spot and that if moved the crime rate will increase. He suggested that the Town Council just expand the current building. He asked if Lake County Fire was going to build first and was the Town leasing the property to them? He stated that police and fire don't train together. He said that the Town really needed to consider a buffer for the surrounding residents. He asked if the Police held the arrestees before transporting them to Lake County. **Officer Velez** replied no.

**Member Wells** said that the residents brought up a lot of good points. He explained to the residents that the Planning and Zoning Board only makes recommendations to the Town Council and that they should attend the Town Council Meeting to express their concerns.

**Member Wells** seconded by, **Vice Chairman St. Clair** moved to recommend to the Town Council **ORDINANCE NO. 2018-003 AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING THE TOWN'S COMPREHENSIVE PLAN AND REZONING A 7.8 ACRE PARCEL OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF NUMBER TWO ROAD AND MARE AVENUE TO BE USED BY THE TOWN FOR PROPOSED POLICE, FIRE, AND PUBLIC PARK FACILITIES; AMENDING THE FUTURE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP OF THE TOWN'S COMPREHENSIVE PLAN FROM CONSERVATION AND MEDIUM DENSITY RESIDENTIAL TO CONSERVATION AND INSTITUTIONAL LAND USE; AMENDING THE TOWN'S ZONING MAP FROM MDR-2 MEDIUM DENSITY RESIDENTIAL TO INS-1 INSTITUTIONAL 1; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE. Motion passed unanimously.**

## **NEW BUSINESS**

### **Discussion: Density Change for Whispering Hills Development.**

**Town Planner Harowski** said that the Whispering Hills Development has an approved construction plan for 107 lots. The developer is looking at a modification. The plan before the Board tonight is for higher density.

**Member Wells** asked what the difference was from his original lots to the proposed lots tonight. **Town Planner Harowski** replied 107 lots -150 lots. **Member Wells** then asked what the lots density difference is from MDR-1 to MDR-2 (Medium Density Residential). **Town Planner Harowski** replied that the lots in MDR-1 are 100 x 120 and MDR-2 are 75 x 120.

**(Note: Venezia is zoned Planned Unit Development and the average lot size is 75 x 120.)**

**Clay Frankel, Red Jacket Developer**, said that his original plans include septic tanks on 107 lots. He gave background on the project. He said that at a prior Town Council Meeting he was asked if he would consider connecting to sewer. He said that the developers thought about it and crunched some numbers. He stated that there is a lot of interest in the Venezia Development that has an average home size of 2,800 sqft. He said that he is willing to build smaller homes than the development originally wanted to build (5,000 to 9,000 sqft) and connect to the sewer. However in order to do so he would need a higher density to cover the cost. He said that he wanted the Planning and Zoning Board's thoughts before going to the Town Council.

**Chairman Llewellyn** asked if the parkland layout was the same. **Clay Frankel** replied yes.

**Clay Frankel** said that they had a few park ideas for the kids in the development and some cabana, gazebo plans as well. He added that they threw the marina back in for discussion. The marina would be 49 slips and possibly construct the marina in phases of 10 slips.

**Chairman Llewellyn** asked if the developers would have to start over. **Clay Frankel** replied yes.

**Member Lehning** asked if the paving of Buckhill was still up to the developer. **Clay Frankel** replied yes.

**Member Wells** added that the homes in Venezia that are 2,800 sqft normally include a game room of some type.

**Member Wells** then asked if Clay was the developer and the builder. **Clay Frankel** replied that it was being negotiated at this time.

**Member Wells** then asked if it would be a gated community. **Clay Frankel** said yes.

**Member Wells** asked how the Impact Fees were paid. **Town Planner Harowski** said that they are paid with each house. **Member Wells** asked what the water impact fee cost was. **Town Clerk Burke** replied \$1,350.82. **Member Wells** then asked what the sewer impact fee was. **Town Clerk Burke** replied that the impact fee is paid directly to the Central Lake Development District (CDD).

**Member Lehning** seconded by, **Member Ricci** moved to recommend the density change for Whispering Hills Development. Motion passed unanimously.

**Consideration and Recommendation to allow septic tanks on a 5.8 acre parcel located on Lakeshore Blvd. (Alt Key # 1257743).**

**Town Planner Harowski** said that the property is adjacent to Lake Hills School. The code says that the parcels will have to connect to sewer. However the code does say that the Town Council can approve septic tanks for a development.

**Jim Kazaros, Avalon Properties**, said that it would not be a development. They are requesting to do five individual lots about an acre to an acre and a half. They want to keep the integrity of the Town. In order to get sewer to the parcels they will need a lift station and the cost is not feasible. He added that once Whispering Hills connects to sewer it would be more feasible for the proposed lots to get sewer.

**Member Wells** asked what he meant when he referred to we. **Jim Kazaros** stated that he was the broker and represented both the buyer and seller.

**Member Wells** asked what would be used as a buffer to the Venezia Development. **Jim Kazaros** replied that there is a retention pond, easement and a natural landscape buffer.

**Member Wells** asked if the buyer was going to build homes on the proposed lots. **Jim Kazaros** said that the buyer is a good guy. He is wanting to split the lots and sell them to people who are wanting to build their dream home in Howey.

**Member Wells** asked what the current zoning was for that piece of property. **Town Planner Harowski** replied that it was zoned MDR-1.

**Vice Chairman St. Clair** asked if they could hook up to the sewer in Venezia. **Town Planner Harowski** said that they would need an engineer to look at the topographical map of the property to determine if they could but he doesn't believe they can.

**Member Lehning** asked if the residents on Lakeshore Blvd were the only people on sewer. **Town Planner Harowski** replied no, Lake Hills School and Boondocks are the only ones connected to sewer.

**Member Lehning** asked if the Town goes to sewer would everyone be required to connect. **Town Planner Harowski** replied that the Town will decide how to go about having people connect when it's that time.

**Jim Kazaros** asked if the sellers put a house on the property now could they use septic. **Town Planner Harowski** replied yes.

**Chairman Llewellyn** asked if they could have septic tanks temporarily. **Town Planner Harowski** replied yes and that the Town can put requirements into the final plat. (For example when sewer is within 1,000 feet the residents must connect.)

**Member Wells** asked if the buyer had a builder in mind. **Jim Kazaros** replied no.

**Vice Chairman St. Clair** said that the buyer wants to purchase the lots, split the lots and sell them to make more money.

**Jim Kazaros** asked the Planning and Zoning Board what their personal thoughts were regarding the project. **Member Wells** said that there is so many unknown factors at this point that he wouldn't feel comfortable making a recommendation to the Town Council.

**Member Wells** asked how the Town would force the residents on sewer once it's available.

**Vice Chairman St. Clair** asked if the buyer has had an engineer look at the sewer options. **Jim Kazaros** replied no.

**Jim Kazaros** said that if they couldn't get the five lots then they would split the parcel into two lots that way they didn't have to connect to sewer.

**Member Ricci** seconded by **Member Lehning** moved to recommend to allow septic tanks on a 5.8 acre parcel located on Lakeshore Blvd. (Alt Key # 1257743). Motion carried 3-2. Member Wells and Vice Chairman St. Clair voting no.

**Town Planner Harowski** said that the Town had submitted a DEO Technical Assistant Grant.

**Town Planner Harowski** said that the Planning and Zoning Board has to finish the Comprehensive Plan Amendment. He wanted to know if the Board wanted to review in sections or all at once. **Member Lehning** replied to review in sections.

**Member Wells** said that he may have to resign due a conflict in in schedule. He took the Town Clerk position at Astatula and they have their Planning and Zoning Board Meeting the same day.

**PUBLIC COMMENTS-** No comment

The meeting adjourned at 7:30 p.m.

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**Chairman Llewellyn**

**ATTEST:**

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**Dairian Burke**  
**Town Clerk**