



Planning & Zoning Board Special Session

March 14, 2019 at 6:00 PM

Howey-in-the-Hills Town Hall

Howey-in-the-Hills, FL

MINUTES

CALL TO ORDER

Chairman Llewellyn called the meeting to order at 6:05 p.m.

ROLL CALL

PRESENT

Chairman Llewellyn, Member St. Clair, Member Lehning, Member Perry

ALSO PRESENT

Dairian Burke, Town Clerk, Tom Harowski, Town Planner

PUBLIC HEARINGS

1. Consideration and action on behalf of applicant Hanover Land Company, LLC on the zoning ordinance and conceptual land use plan for 241.263 acres of property to be zoned Planned Unit Development located south of Number Two Road and West of State Road 19 for the project known as Mission Rise. [Public hearing held pursuant to Secs. 4.10.05.C. and 4.10.07 LDC].
 - a. Ben Synder & Tony Iorio, Hanover Land Company, gave a presentation of their proposed development.
 - b. Town Planner Harowski explained the applicant's request and the DRC review.
 - c. Member Lehning said that the 40 foot lots were small. He rode through Venezia to get some type of comparison and the lots on average looked to be about 90 foot wide. (Average lots are 75 foot X 120 foot).
 - d. Member Perry asked what was originally approved for the property. Town Planner Harowski replied that he believes 75 feet X 120 feet but that he would have to check as the approval was before he became the Town Planner.
 - e. Member St. Clair stated that the proposed lot sizes were small.

PUBLIC COMMENT

- f. Doug Hower, 444 Bellissimo Place. Gave background from where he had moved from that allowed for 5-foot setbacks as proposed. He stated that the Town had to be on monitoring the consumptive use permit (CUP) as the Town was already over.

- g. Benny Benson, 406 S. Florida Avenue. Not against development but must follow Comp. Plan. Care for wetlands with a buffer zone meeting the 25 ft requirement. 5 ft setback request are too small.
- h. Dale Kelly, 601 S. Dixie. 40 ft lots are RV size. The traffic will increase and change the community forever.
- i. Bernice Hower, 444 Bellissimo. The traffic will impact SR 19, need the developer to review again before the Development Plan is approved.
- j. Johnny Pharis, 108 E. Laurel, adverse impact to nature, Howey doesn't need another development. The Town is not ready.
- k. Mr. Pharis, 10107 Revels Road. The new development will be too big and impact the surrounding nature.
- l. Letter from Mr. Jeffison and attorney
- m. Motion for recommendation with revisions for minimum 75 ft lot widths to Land Use and Conceptual Plan made by Member Lehning, seconded by Vice Chairman St. Clair.
 - i. Member Perry – No
 - ii. Member Lehning – Yes
 - iii. Member St. Clair -Yes
 - iv. Chair Llewellyn - Yes
- n. Motion for recommendation with revisions for minimum 75 ft lot widths in the Development Agreement made by Member Lehning, seconded by Member St. Clair.
 - i. Member Perry – No
 - ii. Member Lehning – Yes
 - iii. Member St. Clair Yes
 - iv. Chair Llewellyn - Yes

PUBLIC COMMENTS

ADJOURNMENT

Meeting adjourned at 8:14 p.m.