



MINUTES OF THE HOWEY-IN-THE-HILLS
PLANNING & ZONING BOARD MEETING
HELD AUGUST 26, 2021

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

ROLL CALL

Members Present:

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

Staff Present:

Sean O'Keefe, Town Administrator
John Brock, Town Clerk
Victoria Elfers, Building Services Clerk
Rick Thomas, Police Chief
Thomas Harowski, Town Planner

CONSENT AGENDA

1. The approval of the minutes and ratification and confirmation of all Planning & Zoning Board Meeting actions at the June 24, 2021, Planning & Zoning Board Meeting.

Motion made by Board Member Berniece Hower to approve the minutes; Board Member Alexander Simon seconded the motion. Motion was approved unanimously by voice vote.

PUBLIC HEARING

2. Consideration and Recommendation: **Amendment to Ordinance 2004-322**

Application filed by Mr. Ryan Blaida and Lennar Homes, LLC, as the authorized applicant for the owner, Howey in the Hills LTD., for an amendment to the Town of Howey-in-the-Hills Ordinance 2004-322 to amend the proposed residential portions of The Reserve development located on the west side of SR-19, extending from Revels Road on the south, to South Florida Avenue on the north, encompassing an area of approximately 375 acres. The proposed amendment will revise the proposed road layout, unit types, unit locations, and proposed lot sizes but does not increase the total number of units allowed.

Chairperson, Tina St. Clair, asked Town Planner, Tom Harowski, to explain the proposal. Mr. Harowski began by explaining that the board would need to defer the motion to the September 23, 2021 Planning & Zoning Board Meeting to preserve the notice advertisements, letters, and

posting that had been done for this meeting because staff had not had enough time to completely review the submittal from Lennar and the property owners. The Town had been through two reviews with the Development Review Committee (DRC) on this project. The motion to defer this item would allow staff time enough to put the Development Agreement and Plan Set in a final form for consideration prior to the board making a recommendation. Mr. Harowski explained that the board would use the current meeting as a informational meeting to receive a staff report, allow the developer to speak and allow the public and board members to ask questions and make statements about the project.

Mr. Tom Harowski explained that back in 2004 the Town Council had adopted Ordinance 2004-322, which established a development program for this property and that there was no expiration date on the Development Agreement. So, there is a current development plan on this property and it could be implemented as approved. Mr. Harowski explained that the issue that is being discussed is not if development should occur on this property, but what is the shape of the development on the property.

Mr. Harowski reviewed the staff report that he had submitted to the board. This report explained the current plan and the differences to what is being proposed. The proposal that Lennar Homes is making includes Single Family lots of 50' by 115', cluster home projects on 50' by 80' lots (which are single family ownership), town houses on 27' by 100' lots, and a few 50' by 100' lots. There would be four development phases proposed. The maximum unit total was 740 in the old plan and is also 740 in the proposed plan.

Mark McDonald, Vice-President of land for Lennar Homes, Bill Ray with Ray and Associates, Ryan Blaida with Connelly & Wicker (the Civil Engineer for the project), and Tony Webb, Product Development Manager for Lennar Homes spoke for the developer. Mr. McDonald stated the reason for requesting the changes is that in the 17 years since the development was approved, the market has shifted and needs different things. Mr. McDonald stated that the developer has kept with same overall development footprint. The setbacks that are in the 2004 Development Agreement is 5 feet, and the proposed setbacks are still the same at 5 feet. Mr. McDonald stated that the developer was looking to reduce the amount of town homes in development, but to keep the same unit count, and add better product than what was originally approved.

Mr. Webb gave the developer team's PowerPoint presentation on the products they would place on the lots.

Town Planner, Mr. Harowski, spoke up to clarify the process that the development is going through and where it is current at. The Developer has an existing Development Agreement that has been approved and the applicant is seeking to amend the existing agreement, there has been DRC work to compare the requested amendments to the Town's Ordinances and LDC. The next step in the process is that the development package comes to the Planning & Zoning Board for recommendation, which is what was occurring. Once the Planning & Zoning Board makes their

recommendation, it will go through two Public Hearings with the Town Council in the form of an Ordinance.

Public Comment:

Kurt Diesing, 699 S Dixie Dr – Mr. Diesing wanted to know if the Town could legally look into if the previous Development Agreement is already approved, because he stated, that there are a lot of people that do not want this coming into the Town. Mr. Diesing also wanted the entire Town to be notified because the entire Town did not get letters. Town Planner, Tom Harowski, explained what the Town’s notice requirement is in the LDC and how it was followed. Mr. Diesing also wanted to know if all the animal concerns in the area have been addressed.

Jeff Pharis, 10147 W Revels Rd – Mr. Pharis stated that his family had been there since the 1930’s and now he is upset at the current traffic coming in and out of Howey. He also asked if people want to keep Howey small or make it like Groveland and Clermont.

Michael Huculak, 667 Avila Place – Mr. Huculak is a local relator, and he wants to know why the developer would go from town homes to villas. Mr. Huculak also wanted to know if there would be Community Development District (CDD) in there. Mr. Huculak also speculated about the reason for going from town homes to villas was because of looking for payments for the HOA to common area building. Mr. Huculak also asked how many homes Lennar would give to investors to buy.

James Keener, 701 S Dixie Dr – Mr. Keener asked about the Development Agreement which was drafted in 2004 without an expiration date, and want to know if there was any discussion about if the Town should put it to the side. Mr. Keener said that he didn’t see anything here that he doesn’t see in other communities, so he questions what would draw people here.

Motion made by Board Member Richard Mulvaney to continue the Public Hearing to September 23, 2021 at 6:00 p.m. at Town Hall; Vice-Chairperson Ron Francis III seconded the motion. Motion was approved unanimously by voice vote.

Motion made by Board Member Alexander Simon make a recommendation to Town Council to seek a legal re-examination of the Development Agreement because it is incongruently without any expiration date on it, Board Member Berniece Hower seconded the motion. Motion was approved unanimously by voice vote.

OLD BUSINESS

None

NEW BUSINESS

3. Consideration and Approval: Review of FY2021-2022 Planning & Zoning Board Meeting and DRC Meeting Schedules.

The schedule of dates that Town Planner, Tom Harowski has proposed for the future Planning & Zoning Board Meetings and DRC Meetings was presented.

Motion made by Board Member Fran O’Keefe Wagler to adopt the FY2021-2021 Planning & Zoning Board Meeting and DRC Meeting Schedules; Board Member Alexander Simon 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 Berniece Hower to adjourn the meeting; Vice-Chairperson Ron Francis III seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 8:14 p.m. | **Attendees: 39**

Tina St. Clair, Chairperson

ATTEST:

John Brock, Town Clerk