



MINUTES OF THE HOWEY-IN-THE-HILLS  
PLANNING & ZONING BOARD MEETING  
HELD SEPTEMBER 8th, 2021

Vice-Chairperson, Ron Francis III called the Planning & Zoning Board Meeting to order at 6:02 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 (arrived at 6:15pm)

**Staff Present:**

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

**CONSENT AGENDA**

1. The approval of the minutes and ratification and confirmation of all Planning & Zoning Board actions at the August 26, 2021, Planning & Zoning Board Meeting.

Vice-Chair Ron Francis III explained the meeting minutes were not yet produced, so they will be discussed at the next Planning and Zoning meeting on September 23<sup>rd</sup>, 2021.

**PUBLIC HEARING**

1. Consideration and Recommendation: **Ordinance 2021-007**

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; REZONING A 10-ACRE PARCEL OF PROPERTY LOCATED NORTH OF SOUTH PALM AVENUE, WEST OF SOUTH FLORIDA AVENUE, AND EAST OF SOUTH MARE AVENUE AND IDENTIFIED WITH LAKE COUNTY PROPERTY APPRAISER PARCEL NUMBER 35-20-25-000100000100 AND ALTERNATE KEY NUMBER 1036194; AMENDING THE TOWN'S ZONING MAP TO ZONE THE PROPERTY FOR PLANNED UNIT DEVELOPMENT; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

Town Planner, Thomas Harowski, explained this application item was discussed during the June 24<sup>th</sup>, 2021 Planning and Zoning Board Meeting, however, it did not meet the proper advertising requirements at the time. Mr. Harowski reiterated his analysis from the previous Planning & Zoning Meeting that this topic was discussed in. Mr. Harowski also discussed the Land Development Code (LDC) requirements.

**Vice-Chair Ron Francis III opened discussion for Public Comment.**

## **Public Comments**

**Beth Flack, 607 S Florida Ave** -Mrs. Flack came to the podium to express her concern with the five-foot setbacks. She believes there needs to be more distance in between homes. If it was a matter of future residents not wanting to maintain larger yards, she can provide landscaping vendor information.

**(Via Zoom) Sharon Couture, 412 E Revels Rd**- Mrs. Couture asked what the 10-acre parcel's original land use was before it currently being proposed as a Planned Unit Development (PUD). Mr. Harowski, Town Planner, explained the parcel was annexed (earlier in 2021) from Lake County to the Town of Howey-In-The-Hills. The Town's Comprehensive Plan is PUD intended use for four units an acre. Originally, it was zoned as Agricultural, but then rezoned to Medium Density Residential to allow a maximum of four units per acre. The development is twenty-one units on ten acres (or approximately two units an acre). The smaller, sixty-foot lots are a product of market demand. Half of the parcel's area is covered in wetlands which prohibits residential use, and the developer must accommodate for flood retention. Resident Sharon Couture reasoned that twenty homes are to be built on five acres of land. Mr. Harowski agreed to her approximation. Mrs. Couture voiced her disappointment with the Town of Howey-In-The-Hills allowing developers to build smaller lots. She implored the board members to keep the town small.

**Ron Roberts, Flagship developer of Venezia South and Talichet: Venezia North**, rebutted Mrs. Flack's comment of the side yard setbacks being five feet. Venezia South's setbacks are five-and-a-half-feet or a six-inch difference from the current development, Talichet. He then addressed Mrs. Couture's comment, expressing Flagship has not experienced receiving every development request from The Town of Howey-In-The-Hills.

**(Via Zoom) Sharon Couture, 412 E Revels Rd**- Mrs. Couture takes pride in her home and explains she does not dislike the Venezia South neighborhood. However, she thinks allowing more developers[ments] will greatly affect The Town of Howey's quality of life. She concluded that she may apply for a position on the Planning and Zoning Board.

Board Member Richard Mulvany asked Town Planner Tom Harowki when the Talichet Development Agreement was approved. Mr. Harowski stated it was agreed upon in 2007. Mr. Mulvany then stressed to the public that this agreement was decided fourteen years ago and that this board is a completely different board.

**There being no other public comment, Vice-Chair Ron Francis III opens discussion with the board for the approval of rezoning the 10-acre property.**

**Motion made by Board Member Berniece Hower to move the PUD forward as presented by the developer with there being a cul-de-sac and not the cross-connect to the Reserve development; Board Member Richard Mulvany seconded the motion. Motion approved with a 4 to 1 vote.**

**Berniece Hower**

**YES**

**Chair Tina St. Clair**

**YES**

**Fran O’Keefe Wagler**  
**Ron Francis III**

**NO**  
**YES**

**Richard Mulvany**

**YES**

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**Motion made by Board Member Berniece Hower to move the PUD forward as presented by the developer with 60-foot lots; Vice-Chair Ron Francis III seconded the motion. Motion was not approved by roll call vote.**

**Berniece Hower**  
**Fran O’Keefe Wagler**  
**Ron Francis III**

**YES**  
**NO**  
**YES**

**Chair Tina St. Clair**  
**Richard Mulvany**

**NO**  
**NO**

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**Motion made by Chair Tina St. Clair to approve the PUD and move it forward (again) to the Town Council for consideration; Board Member Richard Mulvany seconded the motion. The motion was approved unanimously by roll call vote.**

**Berniece Hower**  
**Fran O’Keefe Wagler**  
**Ron Francis III**

**YES**  
**YES**  
**YES**

**Chair Tina St. Clair**  
**Richard Mulvany**

**YES**  
**YES**

### **OLD BUSINESS**

None

### **NEW BUSINESS**

None

### **ADJOURNMENT**

**There being no further business to discuss, a motion was made by Chair Tina St. Clair to adjourn the meeting; Board Member Richard Mulvany seconded the motion.**

The Meeting adjourned at 6:31 p.m. | **Attendees: 17**

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Tina St. Clair, Chairperson

ATTEST:

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John Brock, Town Clerk