



MINUTES OF THE HOWEY-IN-THE-HILLS  
PLANNING & ZONING BOARD MEETING  
HELD SEPTEMBER 23rd, 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  
John Brock, Town Clerk  
George Brown, Town Police Lieutenant  
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 & September 8, 2021 Meetings.**

**Motion made by Vice Chairperson Ron Francis III to approve the minutes; Board Member Richard Mulvany seconded the motion. Motion was approved unanimously by roll call vote.**

<b>Berniece Hower</b>	<b>YES</b>	<b>Chair Tina St. Clair</b>	<b>YES</b>
<b>Fran O'Keefe Wagler</b>	<b>YES</b>	<b>Richard Mulvany</b>	<b>YES</b>
<b>Ron Francis, III</b>	<b>YES</b>		

**PUBLIC HEARING**

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

**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.**

Ryan Blaida, Engineer for Lennar Homes, used a slide show to demonstrate ariel and overall site plans, site elements, amenities, and the community clubhouse within The Reserve development.

Mark McDonald, Senior Vice President of Lennar's Land Operations, continued using the slideshow to discuss product lines: villas, home sites, cluster homes, sunrise model villas, and single-family homes.

Mr. Blaida elaborated on the cluster home design, explaining they have updated the site plan to allow more space for parallel parking.

Town Planner, Thomas Harowski, asked the board to reference the staff report dated September 23<sup>rd</sup>, the original development agreement, legal description, set of plans, and commercial design standards for The Reserve Planned Unit Development (PUD).

Chairperson, Tina St. Clair, asks Mr. Harowski to explain the reasoning for the amendment to Ordinance 2004-322 and if The Reserve development agreement was finalized years previously.

Mr. Harowski explains the amendment is for the proposed road layout, unit types, unit locations, and proposed lot sizes. It has been determined that the Development Agreement is a vested agreement.

**Chairperson Tina St. Clair opened discussion for Public Comment.**

### **Public Comments**

**Beth Flack, 607 S Florida Ave-** Mrs. Flack came to the podium to ask what the setbacks are between homes in the development. She believes the 50-ft by 80-ft lots sizes are too small.

Mr. McDonald informs Mrs. Flack that Lennar plans to maintain the lot sizes as detailed in the development agreement, that the side setbacks are 5-ft, and the distance between homes is ten ft. The front setback is 20 ft off the right of way. The rear setback is 20-ft.

**(Via Zoom) Michael Huculak, 667 Avila Pl-** Mr. Huculak stated the 1266 Square foot town home units are comparable to the size of an apartment. Would Lennar consider increasing the units' size to 1700 or 1800 ft?

Mr. McDonald clarifies that the townhomes are targeted for seniors, retirees, and buyers who decide to downsize from their two-story living space.

Mr. Huculak adds that the price point is less than the single-family homes in the Venezia North: Talichet development and that the Planning and Zoning Board Members should not allow these units in The Town of Howey-In-The-Hills.

**Kurt Diesing, 699 S Dixie Dr-** Mr. Diesing expressed his concern with the development's size and asks if there are any other developments of the same size in the town.

Mr. Harowski emphasizes the size of the development was included in the original agreement in 2004. There is a development proposal located at the north end of town on CR 48 and SR 19, that is in the same range as far as units are concerned. The neighboring city of Groveland also has many developments and projects of similar sizes.

Board Member Richard Mulvany asks Mr. Harowski the number of townhomes that were in the original proposal versus the current proposal.

Mr. Harowski explained the original proposal had 330 townhomes and the current proposal has 153 townhomes.

Mr. Mulvany reiterates that the higher number of townhomes had already been approved but the Board can grant the new proposal of a reduced number of townhomes.

Chairperson Tina St. Clair explained that Lennar is proposing to decrease the number of townhomes.

Board Member Berniece Hower mentions the single-family home lot sizes were originally 60-ft wide but now the lots are 50-ft wide.

Mr. McDonald explained that to keep the property's density the same and not impact the wetlands, the detached single family homes' lot width had to be reduced.

Board Member Hower believes that 60-ft lots are preferable to 50-ft lots.

Bill Ray, with Ray and Associates, stated that the site plan is targeted for the future owners who will enjoy their community. The Reserve will have four miles of public trails with pocket parks, solace areas, signage, educational and fitness opportunities.

Board Member Hower declares that the current Howey residents prefer larger lot sizes and wider setbacks.

**James Kenner, 701 S Dixie Dr-** Mr. Kenner stated that he doubts that the 50-ft lots are suitable as a long-term option for families to grow in and that children will not stay in the 50-ft lot radius. He believes this will cause conflict between neighbors. Mr. Kenner thinks that 10-ft between homes will cause residents to park in the streets or yards.

**Lane Flack, 607 S Florida Ave-** Mr. Flack asked the purpose of the six platted areas nearest his property and if it is required to build a wall.

**Kurt Diesing, 699 S Dixie Dr-** Mr. Diesing asked if anyone has examined the expiration date for The Reserve development agreement.

**There being no other public comment, Chairperson Tina St. Clair closed discussion with the board.**

**Motion made by Vice-Chairperson Ron Francis III to recommend the amendment to the Development Agreement as presented to the Town Council; Chairperson Tina St. Clair seconded the motion. Motion not approved with a 2 to 3 vote.**

**Berniece Hower**

**NO**

**Chair Tina St. Clair**

**YES**

**Frances O’Keefe Wagler**      **NO**  
**Ron Francis III**                **YES**

**Richard Mulvany**                **NO**

### **OLD BUSINESS**

None

### **NEW BUSINESS**

**3. Consideration and Recommendation: Resolution 2021-15 Town of Howey-in-the-Hills, Florida – Vacation Public Right-of-Way West Oleander Avenue**

Town Planner, Tom Harowski, presented his staff report and his recommendation to vacate this right-of-way.

**There being no other public comment, Chairperson Tina St. Clair closed discussion with the board.**

**Motion made by Vice-Chairperson Ron Francis III to approve recommendation of Resolution 2021-15; Board Member Richard Mulvany seconded the motion. Motion was approved unanimously by voice vote.**

**4. Consideration and Recommendation: Variance petition for 205 E Croton Way detached garage/storage**

Mr. Harowski outlines three components as to why Mr. Elbo’s detached garage does not meet the Land Development Code (LDC): overage of square footage, the building material and color does not match the primary structure, and the setbacks are too close to the back property line.

Mr. Elbo came forward to the podium to explain he will be painting his home the same gray color of his proposed detached garage but prefers to have the building remain metal instead of stucco material. The setbacks are 7-ft from the property line and not 5-ft as stated in Mr. Harowski’s Staff Report. The main purpose is to park his RV inside the garage instead of it being in plain site on his driveway. Mr. Elbo also stated that he will apply for a fence permit so his neighbors will only see the top the garage.

**Motion made by Board Member Berniece Hower to approve Mr. Ernesto Elbos’ variance petition for a detached garage. The motion did not receive a second.**

**Motion made by Chairperson Tina St. Clair to not recommend this variance to Town Council; seconded by Frances O’Keefe Wagler. Motion carried with a 4 to 1 roll call vote.**

**Berniece Hower**                **YES**  
**Fran O’Keefe Wagler**        **NO**  
**Ron Francis III**                **NO**

**Chair Tina St. Clair**                **NO**  
**Richard Mulvany**                **NO**

## **ADJOURNMENT**


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

The Meeting adjourned at 7:44 p.m. | **Attendees: 17**



Tina St. Clair, Chairperson

ATTEST:

  
John Brock, Town Clerk