



## Planning & Zoning Board Meeting

April 25, 2024 at 6:00 PM  
Howey-in the-Hills Town Hall  
101 N. Palm Ave.,  
Howey-in-the-Hills, FL 34737

---

### MINUTES

#### **CALL TO ORDER ROLL CALL**

#### **MEMBERS PRESENT:**

Board Member Joshua Husemann | Board Member Alan Hayes | Board Member Richard Mulvany | Vice Chair Frances Wagler | Chair Tina St. Clair

#### **MEMBERS ABSENT:**

Board Member Ellen Yarckin | Board Member Shawn Johnson

#### **STAFF PRESENT:**

Sean O'Keefe, Town Manager | John Brock, Town Clerk | Tom Harowski, Town Planner | Austin Gillis, Building Services Clerk

#### **CONSENT AGENDA**

*Routine items are placed on the Consent Agenda to expedite the meeting. If a Planning & Zoning Board Member wishes to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.*

1. Consideration and Approval of the March 28, 2024, Planning and Zoning Board Meeting minutes.

**Motion made by Vice Chair Wagler to approve the Consent Agenda; seconded by Board Member Mulvany. Motion approved unanimously by voice-vote.**

#### **Voting**

**Yea:** Board Member Husemann, Board Member Hayes, Board Member Mulvany, Vice Chair Wagler, Chair St. Clair

**Nay:** None

#### **PUBLIC HEARING**

None

#### **OLD BUSINESS**

2. Discussion: **Review of Chapter 02 - Comprehensive Plan (Transportation Element)**

Town Planner, Tom Harowski, introduced and explained this item. Mr. Harowski reviewed his staff report with the Board.

Chair St. Clair and Vice Chair Wagler suggested that Table 3 (Sidewalk Inventory) needed to be updated.

Chair St. Clair open Public Comment for this item only.

**Eric Gunesch, 448 Avila Pl.** – Mr. Gunesch asked about posting the maps associated with the Comprehensive Plan on Facebook.

**NEW BUSINESS**

3. Discussion: **Review of Chapter 06 - Comprehensive Plan (Recreation and Open Space Element)**

Town Planner, Tom Harowski, introduced and explained this item. Mr. Harowski stated that he had reviewed this item with the Parks and Recreation board during their April meeting. Mr. Harowski reviewed his staff report with the Board.

Chair St. Clair open Public Comment for this item only.

**Eric Gunesch, 448 Avila Pl.** – Mr. Gunesch stated that in Policy 1.5.1 (Open Space), rather than the amount of Open Space that wetlands can be used for meeting the requirement going from 50% to 25% he would like it to be amended to 15%.

4. Discussion: **Review of Chapter 05 - Comprehensive Plan (Conservation Element)**

Town Planner, Tom Harowski, introduced and explained this item. Mr. Harowski reviewed his staff report with the Board.

Vice Chair Wagler suggested that the Town should consider expanding the Town's cemetery.

Chair St. Clair open Public Comment for this item only.

**Eric Gunesch, 448 Avila Pl.** – Mr. Gunesch suggested pulling water from Lake Harris for irrigations usage.

5. Discussion: **Review of Chapter 04 - Comprehensive Plan (Public Facilities Element)**

Town Planner, Tom Harowski, introduced and explained this item. Mr. Harowski reviewed his staff report with the Board.

Chair St. Clair open Public Comment for this item only.

**Eric Gunesch, 448 Avila Pl.** – Mr. Gunesch spoke about water rights. Mr. Gunesch stated that the Town can not stop the Lake Hills developers from asking the St Johns River Water Management District to use lake water for irrigation purposed.

**PUBLIC COMMENTS**

*Any person wishing to address the Planning and Zoning Board and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.*

None

**BOARD COMMENTS**

None

**ADJOURNMENT**

**There being no further business to discuss, a motion was made by Board Member Mulvany to adjourn the meeting; Vice Chair Wagler seconded the motion. Motion was approved unanimously by voice vote.**

The Meeting adjourned at 7:22 p.m. | **Attendees: 12**

\_\_\_\_\_  
Tina St. Clair Chairperson

ATTEST:

\_\_\_\_\_  
John Brock, Town Clerk