



Planning & Zoning Board Meeting

October 27, 2022 at 6:00 PM

Howey-in the-Hills Town Hall

101 N. Palm Ave.,

Howey-in-the-Hills, FL 34737

Join Zoom Meeting: <https://us06web.zoom.us/j/88268314179?pwd=RldQM041QklxRXFGT01lUXNjS1I2Zz09>
Meeting ID: 882 6831 4179 | **Passcode:** 828382

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish 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 September 22, 2022, Planning and Zoning Board Meeting minutes.

PUBLIC HEARING

- 2.** Consideration and Recommendation: **Grid Street Comprehensive Plan Amendment**

OLD BUSINESS

NEW BUSINESS

- 3.** Consideration and Recommendation: **Ellen Yarkin applicant for the Planning and Zoning Board**

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.

ADJOURNMENT

To Comply with Title II of the Americans with Disabilities Act (ADA):

Qualified individuals may get assistance through the Florida Relay Service by dialing 7-1-1. Florida Relay is a service provided to residents in the State of Florida who are Deaf, Hard of Hearing, Deaf/Blind, or Speech Disabled that connects them to standard (voice) telephone users. They utilize a wide array of technologies, such as Text Telephone (TTYs) and ASCII, Voice Carry-Over (VCO), Speech to Speech (STS), Relay Conference Captioning (RCC), CapTel, Voice, Hearing Carry-Over (HCO), Video Assisted Speech to Speech (VA-STTS) and Enhanced Speech to Speech.

NOTICE: ONE OR MORE COUNCILORS MAY BE PRESENT TO HEAR OR PARTICIPATE IN DISCUSSION REGARDING MATTERS WHICH MAY COME BEFORE TOWN COUNCIL FOR ACTION.

Howey Town Hall is inviting you to a scheduled Zoom meeting.

Topic: Planning & Zoning Board Meeting

Time: Oct 27, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/88268314179?pwd=RldQM04lQklxRXFGT01lUXNjS1I2Zz09>

Meeting ID: 882 6831 4179

Passcode: 828382

Dial by your location

+1 646 558 8656 US (New York)

+1 720 707 2699 US (Denver)

+1 346 248 7799 US (Houston)

Meeting ID: 882 6831 4179

Passcode: 828382

Find your local number: <https://us06web.zoom.us/j/kv3Fp4zvf>

Please Note: In accordance with F.S. 286.0105: Any person who desires to appeal any decision or recommendation at this meeting will need a record of the proceedings, and that for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The Town of Howey-in-the-Hills does not prepare or provide this verbatim record. Note: In accordance with the F.S. 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, FL 34737, (352) 324-2290 at least 48 business hours in advance of the meeting.



Planning & Zoning Board Meeting

September 22, 2022 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

BOARD MEMBERS PRESENT

Chair Tina St. Clair | Vice-Chair Ron Francis III | Board Member Frances Wagler | Board Member Richard Mulvany | Board Member Shawn Johnson

STAFF PRESENT

Sean O'Keefe, Town Administrator | John Brock, Town Clerk | Tom Harowski, Town Planner | Jack Pavlik, Building Services Clerk

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish 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 August 25, 2022, Planning and Zoning Board Meeting minutes.

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

Voting

Yea: Chair St. Clair, Vice-Chair Francis III, Board Member Wagler, Board Member Mulvany, Board Member Johnson

Nay: None

PUBLIC HEARING

2. Consideration and Recommendation: **469 Avila Place Pool Variance**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski explained and summarized his staff report that he had submitted to the board. Mr. Harowski stated that, to meet the standard for a variance, there was supposed to be something unique about the property, some condition that makes it impossible to meet the code. Mr. Harowski suggested that, if the Planning and Zoning board were to recommend the variance, they should do so conditionally,

with the conditions of requiring any affected trees be moved or replaced to another section of the property and that they cannot change the elevation of the rear 5 feet of the property (which is a drainage easement).

Peter and Janice DeJoseph, applicants and property owners of 469 Avila Place, spoke on their own behalf. Mr. DeJoseph stated that they were under the impression that the rear easement was only 5 feet when they purchased the property. Mr. DeJoseph stated that the pool could not come any closer to the house, and if they are not granted an easement, the width of the pool would only be 5 feet. Mr. DeJoseph also stated that the pool plans call for a small stem wall at the edge of the pool deck.

Tina St. Clair, Board Chairperson, opened Public Comment for this item only.

Peter Tuite, 300 E Croton Way – Mr. Tuite thinks that the lots in Talichet are too small. Mr. Tuite also asked if the pool could be located in the side yard of the property.

Board Chair, Tina St. Clair, closed Public Comment.

Vice-Chair Francis asked the applicant about a cut out area behind the patio which was about 1 foot in size. Vice-Chair Francis then asked the applicant if they were to eliminate that area, could the pool be moved 1 foot closer to the house. Mr. DeJoseph stated that he would check with his pool company.

Motion made by Shawn Johnson to recommend granting the full four feet variance as submitted; there was no second for this motion. Motion failed due to not receiving a second.

Motion made by Vice-Chair Francis to recommend a variance of 3 feet to allow the pool and pool deck to go within 7 feet of the rear property line and also requiring any affected trees to be moved or replaced to another section of the property and requiring the pool deck to have a stem wall to eliminate effects on the rear drainage easement; seconded by Board Member Mulvany. Motion was approved by a roll-call vote.

Voting

Yea: Chair St. Clair, Vice-Chair Francis III, Board Member Mulvany

Nay: Board Member Wagler, Board Member Johnson

3. Consideration and Recommendation: Ordinance 2022-019 - Reserve/Hillside Groves Development - PUD Amendment Submission

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski explained that the amendment to an already approved development would primarily be to the road network. The largest change in the project would be the collector road that runs through the project, from SR 19 to Number Two Rd, and it would change from a four-lane road to a two-lane road.

Appearing for the development team was Rick Welch with Connelly & Wicker (the Civil Engineering team for the project) and Lane Register with Lennar. Mr. Welch stated that, by changing the collector road through the project from a 4-lane to 2-lane road, it would lower the average running speed of people driving through the neighborhood and would be safer.

Town Clerk, John Brock, read out loud a written comment that was submitted to the board. The written comment was from Rhonda Ringer, MD, and she was not in favor of the development.

Tina St. Clair, Board Chairperson, opened Public Comment for this item only.

Marie Gallelli, 1104 N Tangerine Ave – Town Councilor Gallelli asked who determines the speed limit in a development. Town Councilor Gallelli also asked if there would be turning lanes going from the collector road to Number Two Road.

Teresa Pileggi, 1115 N Lakeshore Blvd. – Mrs. Pileggi had questions about how this development would affect the Town's water and wastewater usage.

Peter Tuite, 300 E Croton Way – Mr. Tuite had questions about how this development would affect the Town's Consumptive Use Permit (CUP).

Tim Everline, 1012 N Lakeshore Blvd – Mr. Everline was not in favor of this development.

Gerald Roque, 505 Mission Lane – Mr. Roque wanted the Town to have a laser pointer to use when maps and presentations were utilized.

Daren Surr, 403 E Camelia Way – Mr. Surr was not in favor of this project and 700 more homes coming into the Town.

Board Chair, Tina St. Clair, closed Public Comment.

Motion made by Board Member Mulvany to recommend approval of Ordinance 2022-019 and the Reserve/Hillside Groves PUD Developer's Agreement; seconded by Vice-Chair Francis III. Motion approved unanimously by roll-call vote.

Voting

Yea: Chair St. Clair, Vice-Chair Francis III, Board Member Wagler, Board Member Mulvany, Board Member Johnson

Nay: None

OLD BUSINESS

None

NEW BUSINESS

4. Consideration and Recommendation: Howey Self Storage Final Site Plan Submission

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski explained that the Howey Self Storage project is part of the original Reserve project approved in 2007. Mr. Harowski summarized his staff report that he had submitted to the board and explained the aesthetics of the project.

Randy June, of June Engineering Consultants, spoke on behalf of the application and project.

Tina St. Clair, Board Chairperson, opened Public Comment for this item only.

Marie Gallelli, 1104 N Tangerine Ave – Town Councilor Gallelli asked for a clarification from Mr. Griffey's engineering report.

Seeing no further public comment, Board Chair, Tina St. Clair, closed Public Comment.

Motion made by Board Member Johnson to recommend approval of the Howey Self Storage Final Site Plan Submission; seconded by Board Member Mulvany. Motion approved unanimously by roll-call vote.

Voting

Yea: Chair St. Clair, Vice-Chair Francis III, Board Member Wagler, Board Member Mulvany, Board Member Johnson

Nay: None

5. Consideration and Recommendation: **Applicants for Planning & Zoning Board**

Tina St. Clair, Board Chairperson, asked Planning and Zoning Board Applicant, Allan Hayes, of 111 Island Drive to speak on his own behalf. Mr. Hayes stated that he had lived in the Town since 2003. Mr. Hayes stated that he wanted to be on the board, because he sees that it is the Planning & Zoning Board Members' responsibility to be the stewards for the Town. Mr. Hayes stated that he doesn't think Howey-in-the-Hills needs people like Lennar, Ryan Homes, and other developers. Mr. Hayes stated that he would like to see approval of one acre or maybe half acre lots. Mr. Hayes stated he would like to preserve and protect what was here before he came to the Town.

Tina St. Clair, Board Chairperson, opened Public Comment for this item. There was no public comment and Public Comment was closed.

Motion made by Vice-Chair Francis III to recommend approval of Alan Hayes' application to the Planning and Zoning Board; seconded by Board Member Mulvany. Motion approved unanimously by voice vote.

Voting

Yea: Chair St. Clair, Vice-Chair Francis III, Board Member Wagler, Board Member Mulvany, Board Member Johnson

Nay: None

Applicant Ellen Yarckin was not present at the meeting.

Motion made by Chair St. Clair to table the agenda item of Ellen Yarckin's recommendation to the board until the October meeting; seconded by Board Member Mulvany. Motion approved unanimously by voice vote.

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.

Kathy Lieffort, 900 N Lakeshore Blvd – Mrs. Lieffort had questions about the Town Planner, his job description, and how he was hired.

ADJOURNMENT

There being no further business to discuss, a motion was made by Frances O’Keefe Wagler to adjourn the meeting; Shawn Johnson seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 7:40 p.m. | **Attendees: 55**

Tina St. Clair Chairperson

ATTEST:

John Brock, Town Clerk

DRAFT



TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Grid Street Extension Policy Amendment
DATE: September 14, 2022

At the August 25, 2022 Planning Board meeting the Board recommended the Town amend Future Land Use Policy 1.11.6 regarding the extension of grid street patterns to eliminate the mandatory extension of the grid street pattern as required by the current policy. This report is provided to develop specific amendment language that the Town Council can consider to officially amend the comprehensive plan.

An amendment to a policy in the comprehensive plan is required to be reviewed using the expedited review process as described in F.S. 163.3184(3)(b). The process requires the Town to conduct a transmittal public hearing on the proposed amendment which is essentially the first reading of the ordinance adopting the proposed policy. The proposed amendment is then distributed to various state agencies and Lake County for review and comment. Once the comment period is past, the Town will hold an adoption hearing to adopt the policy as originally proposed or with amendments as necessary. The adopted policy is submitted to the Department of Economic Opportunity as evidence of the final action by the Town. There is a mandatory waiting period to allow for any potential citizen challenges to the proposed amendment, and once the appeal period has past the amendment becomes final.

One of the key elements of the current policy is its intent to provide for connections between neighborhoods as the new residential growth occurs. The sentiment of the Planning Board and the citizens who spoke at the August public hearing is that connectivity should not be forced through a specific street pattern. Grid street patterns can be proposed but should not be mandated. However, other forms of neighborhood connections such as connections for pedestrians, cyclists and perhaps golf carts may be acceptable methods to promote neighborhood connections when street connections are not appropriate.

Policy 1.11.6 is a supporting policy to Objective 1.11 which encourages the use of innovative land development applications. A shown below the objective is supported by policies encouraging mixed use and cluster development, applicable land development regulations, and architectural standards among other policies. Inclusion of a policy

regarding neighborhood linkages is appropriate for inclusion in the supporting policies to this objective.

OBJECTIVE 1.11: *Innovative Land Development Applications.* Future growth and development shall be managed through the preparation, adoption, implementation and enforcement of innovative land development regulations.

POLICY 1.11.1: *Use of Mixed Use Developments.* To discourage urban sprawl and to maximize existing and planned public facilities, the Town has adopted the Village Mixed Use and Town Center Mixed Use land uses.

Mixed Use designations may include single family, multiple family, commercial, recreation, open space and institutional land uses not to exceed development densities and intensities of use established for these land uses in this *Element*.

POLICY 1.11.2: *Use of Cluster Developments.* To promote the conservation of permeable surface area and maintain the Town's rural character, cluster developments shall be promoted by the Town during the development review process. Developers of Mixed Use/Planned Unit Developments and residential subdivisions shall be encouraged to cluster development in order to preserve open space.

POLICY 1.11.3: *Maintaining Innovative Land Development Regulations.* The Town shall maintain innovative land development regulations that encourage mixed-use developments and incorporate site design planning techniques that will enhance the quality of large scale developments or redevelopment area(s).

POLICY 1.11.4: *Establishing Architectural Guidelines.* ~~By December 2012,~~ The Town shall ~~amend~~ continue to apply the Land Development Regulations ~~to establish~~ for architectural guidelines for the Town Center Mixed Use and Village Mixed Use land use to maintain the unique and hometown charm of Howey-in-the-Hills. The Town shall encourage historical and traditional styles native to the Howey-in-the-Hills area and new and innovative architectural design when appropriate.

POLICY 1.11.5: *Requiring Underground Utilities.* The Town shall require all new subdivisions, residential and commercial developments, approved after the adoption of this *Comprehensive Plan*, to have underground telephone, cable and electrical utility lines to provide a more attractive, efficient, and safer development.

~~POLICY 1.11.6:~~ ~~*New Development Following the Town's Existing Street Grid Pattern.*~~ The Town shall require all new subdivisions, residential and commercial developments, approved after the adoption of this ~~*Comprehensive Plan*~~, to follow the Town's existing street grid pattern when appropriate.

POLICY 1.11.6: *Promoting interconnected neighborhoods.* The Town shall support the development of interconnected neighborhoods using pedestrian linkages, bicycle facilities, alternative transportation methods such as golf carts, and vehicular connections as appropriate.

An alternative action would be to simply delete Policy 1.11.6, but this action would remove an important support for actions such as connecting neighborhoods with a bicycle trail network. Even if the Town does not have a specific land development code provision for a specific development action, having a policy in the comprehensive plan allows the Town to have a basis for supporting some types of interconnections between neighborhoods.

Also, please note that some revisions to Policy 1.11.4 are proposed. As written the policy sets a deadline of 2012 for action on architectural standards. The Town has adopted architectural standards, and the proposed policy amendment simply changes the directed action from adoption to enforcement of the code standards.

TOWN OF HOWEY-IN-THE-HILLS

APPLICATION FOR BOARDS/COMMITTEES

Please Print Legibly

Name: Ellen Yarckin Date: 05/04/2022

Home Mailing Address: 800 Citrus Ave Howey in the Hills, FL 34737

Home Physical Address: 800 Citrus Ave Howey in the Hills, FL 34737

Florida Drivers License or ID: _____

Phone Number: 407-252-5703 E-mail Address: Eyarckin@aol.com

Education: Masters in Mental Health Counseling from Rollins

Business (Name & Type): Neal Development Group Commercial and Residential Building inspections and site development.

Business Address: 29305 CR 561

Business Phone: 352-240-1360 Position: Owner VP

Training or experience related to activities of boards or committees to which appointment is sought:
Underground Utility Contractor's License. Home Inspection License, 12 years of commercial experience in subdivision growth inspections

Professional Organizations: Board of CFCAR(Commercial Real Estate Association)

Have you served on a Town Board(s)/Committee(s) in the past? Yes x No

Name of Boards/Committee(s):

Dates Served:

Please check Board(s)/Committee(s) that interest you.

<u> </u> Cemetery Board	<u> </u> Police Pension Board
<u> x </u> Historic Preservation Board	<u> </u> Utility Advisory Board
<u> </u> Library Board	<u> </u> Visioning Committee
<u> </u> Parks & Recreation Board	<u> </u> Other
<u> x </u> Planning & Zoning Board	<u> </u> Other

I will attend meetings in accordance with the adopted policies of the Town of Howey-in-the-Hills. If at any time my business or professional interests conflict with the interests of this Board or Committee, I will not participate in such deliberations. References may be secured from the following individuals:

	Name	Address	Phone Number
1	Larry Morris	Howey in the Hills	352-603-0034
2	Fran O'Keefe	Howey in the Hills	352-874-0209
3	Sue Garner	Howey in the Hills	407-808-2674

Ellen Yarckin

Signature of Applicant

In completing this application, you are acknowledging that personal information you provide is subject to Florida's Public Records Policy as stated in Chapter 119, Florida Statutes, and Article I, Section 24 of the State Constitution.

Additional information may be attached to this form.

FOR TOWN HALL USE

Received by _____ Date _____

Reviewed by Board _____

Appointed by Town Council _____ Date _____