

MINUTES OF THE HOWEY-IN-THE-HILLS
PLANNING & ZONING BOARD MEETING
HELD MAY 27th, 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.

Members Present:

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

Staff Present:

Thomas Harowski, Town Planner
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 February 25th, 2021, Planning & Zoning Board Meeting.**

Motion made by Vice-Chairperson Ron Francis III to approve the minutes; Board Member Richard Mulvany seconded the motion. Motion carried unanimously.

OLD BUSINESS

- 2. Discussion: Staff Review of the status of the LDC Omnibus Amendment**

Town Planner, Thomas Harowski, informed the Board that Town Council commenced in April to discuss updates to the LDC Omnibus Amendment. Such as, 1) conditional uses to the Site Plan submittals (i.e., the plant nursery development), 2) removing the section of the Traffic Impact Assessment and converting to a process that matches the Lake Sumter MPO module, 3) Site Plan submittals will not require pre-liminary plans (unless it's a development on a grand scale) due to the engineering effort needed; Final Set Plans will be acceptable, 4) water conservation package of permit renewal amendments to the LDC that encourages reducing water usage and micro usage for yard irrigation, 5) proposed a Community Design Board due to state legislation passing a requirement that local government may not apply design requirements on single family housing, 6) amending table in Comprehensive Plan for land use categories.

NEW BUSINESS

- 3. Consideration and Recommendation: Review of proposed SFR to be built on East Myrtle Street**

Town Planner, Thomas Harowski, relayed that the plans met all the requirements and Town Staff recommends approval.

Ron Francis III, Vice-Chair Board Member, made a motion for the approval of construction for single-family residence on E Myrtle St. Board Member, Alex Simon, seconded the motion. Chairperson, Tina St. Clair, asked the Public if they had any comment.

Tom Alex, owner of Alex Custom Homes, introduces himself and offered to answer any questions the Board may have and to review the single-family residence design plans.

Board members did not have any questions. Motion for approval carried unanimously.

Town Planner, Thomas Harowski and Tom Alex, owner of Alex Custom Homes, discussed the addressing assignment of the future home on E Myrtle Street. Victoria Elfers, Building Services Clerk, assured Mr. Alex that the Office of Public Safety was contacted to review the parcels' assignment. Mr. Alex proceeded to ask what entities provided utilities. Mr. Alex stated he would provide the Notice of Commencement and receipt for Lake County impact fees by the beginning of July 2021.

4. Consideration and Recommendation: Application from Venezia Partners LLC to annex a tract of approximately 10 acres.

Thomas Harowski began annexation discussion; specifically proposing the medium density residential classification for Planned Unit Development re-zoning. Board members asked the Town Planner various questions about the single-family residence lot sizing. Tom explained most of the lots will be 60' by 120' depth, however, those dimensions are approximate because the Comprehensive Site Plan has not been submitted. The developmental plans will most likely be discussed in the next Planning and Zoning meeting: June of 2021.

Chairperson, Tina St. Clair, asked the Board members and Public if they had any comment.

Christopher Germana, project engineer of the Talichet development, offered to answer questions.

There were no questions or comments. Ron Francis III, Vice-Chair Board Member, motioned the approval of annexation. Board Member, Fran O'Keefe Wagler, seconded the motion. Motion for the approval carried unanimously.

5. Consideration and Recommendation: Comprehensive Plan Amendment to amend the Town's Future Land Use Map from Lake County Urban Low Intensity to Town Medium Density Residential

Ron Francis III, Vice-Chair Board Member, motioned the approval of Medium Density Residential for the land use. Board Member, Richard Mulvany, seconded the motion. Motion for approval carried unanimously.

6. Consideration and Recommendation: Rezone a 10+ acre parcel (AK 1036194) from Lake County Agricultural to Town Planned Unit Development.

Board Member, Alexander Simon, made a motion for the approval to rezone the 10 acre parcel from Lake County Agricultural to Town Planned Unit Development. Ron Francis III, Vice-Chair Board Member, seconded the motion. Motion for approval carried unanimously.

Public Comments

(Via Zoom) Joshua Huseman, future resident of 671 Avila Pl (in Talichet: Venezia North), asked if Talichet will be connected to The Reserve development and if it will create an increase of traffic into the subdivision. Tom Harowski explained the decision has not been made by Town Council. Also, it is likely the traffic will flow out of Talichet's Phase Two section and through The Reserve neighborhood since there will be more access points. Rather than the length of the subdivision, causing a line of traffic. He further reasoned Talichet will be completed before The Reserve. Additionally, a proposed plan for The Reserve has not yet been submitted for review. Mr. Huseman requested a copy of The Reserve map be emailed to him via the Town Planner. **(In the Zoom chat) Gisela Perry and Renee Lannaman also messaged a request for The Reserve map to be emailed to them.**

(Via Zoom) Ron Roberts, developer of Talichet and Venezia, provided rebuttal to Mr. Harowski's proposal of the cross connection. He believes more traffic will ensue through the subdivision and there are multiple access points for future residents and emergency services to use.

Vice Chair board member, Ron Francis III, asked Mr. Roberts the distance between homes in Talichet. Mr. Roberts informed him it is ten feet.

Board Member, Fran O'Keefe Wagler, raised issues regarding Phase One building of Talichet: the gradient level affecting homes on Florida and Central Ave, possible fencing along Central Ave; and placing shields on the streetlights in Talichet. Mr. Roberts explained he was unaware land moved for construction created a mudslide into Howey residents' properties. There will be fencing only for future homeowners who chose to fence in their backyards. Mr. Roberts also stated Beth Flack was the only neighbor to request shields for the streetlights nearest her residence. **Town Planner, Tom Harowki, volunteered to be the contact between Mr. Roberts and Christopher Germana, Talichet project engineer, to assess any possible drainage issues.**

After no further comment, Chairperson, Tina St. Clair mentioned she will be absent the following Planning and Zoning board meeting on June 24th, 2021. Vice Chair member, Ron Francis III, will be acting chairperson.

ADJOURNMENT

There being no further business to discuss, a motion was made by Board Member Alexander Simon to adjourn the meeting; Board Member Bernice Hower seconded the motion.

The Meeting adjourned at 6:49 p.m. | **Attendees: 11**

Ron Francis III, Vice Chairperson

ATTEST:

John Brock, Town Clerk