



**Howey-in-the-Hills Town Council Meeting**  
**Zoom Conference/Video Call**  
**Meeting ID: 897 5837 7863**  
**Passcode: 711912**  
**November 8, 2021 at 6:00 p.m.**

Call the Town Council Meeting to Order  
Pledge of Allegiance to the Flag  
Invocation

**ROLL CALL**

Acknowledgement of Quorum

**AGENDA REVIEW**

**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. The approval of the minutes and ratification and confirmation of all Town Council actions at the October 25, 2021 Town Council Meeting.

**PUBLIC HEARING**

2. Consideration and Approval: **Ordinance 2021-009 Purchasing Policy**

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA ADOPTING A PURCHASING POLICY; REPEALING SECTIONS 5-1 THROUGH 5-6 OF CHAPTER 5 OF THE TOWN'S CODE OF ORDINANCES TITLED "BIDS"; ADOPTING A NEW SECTION 5-1 TO PROVIDE FOR THE ADOPTION, AMENDMENT AND REVISIONS TO THE TOWN'S PURCHASING POLICY TO BE DONE BY RESOLUTION; REPEALING THE CURRENT PURCHASING POLICY**

**AND ADOPTING A NEW PURCHASING POLICY PERTAINING TO PURCHASING AND CONTRACT AWARD PROCEDURES, CONTRACT ADMINISTRATION, RIGHTS OF THE TOWN COUNCIL, TOWN PROCUREMENT RECORDS, AND ETHICS IN PUBLIC CONTRACTING; PROVIDING FINDINGS; PROVIDING FOR SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.**

- Town Administrator will explain Ordinance 2021-009
- Mayor MacFarlane will open Public Comment and Questions for this item only.
- Mayor MacFarlane will close Public Comment.
- Council Discussion
- Motion to approve Ordinance 2021-009
- Roll Call Vote

**3. Consideration and Approval: Ordinance 2021-010 The Reserve at Howey-in-the-Hills Amendment**

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; REZONING PARCELS OF PROPERTY, IN THE AGGREGATE ABOUT 378 ACRES, LOCATED GENERALLY NORTH OF SOUTH PALM AVENUE AND REVELS ROAD, SOUTH OF NUMBER TWO ROAD, AND STRADDLING THE EAST AND WEST SIDES OF SOUTH MARE AVENUE, WHICH PARCELS ARE IDENTIFIED WITH LAKE COUNTY PROPERTY APPRAISER ALTERNATE KEY NUMBERS 1098131, 1209587, 1096149, 1098688, 3847580, 1255708, AND 3847578, AND WHICH ARE KNOWN GENERALLY AS “THE RESERVE AT HOWEY-IN-THE-HILLS”; AMENDING THE TOWN’S ZONING MAP TO REFLECT AMENDMENTS TO THE EXISTING PLANNED UNIT DEVELOPMENT ZONING FOR THE PARCELS; PROVIDING FINDINGS OF THE TOWN COUNCIL; APPROVING THE AMENDED PUD ZONING FOR THE PARCELS SUBJECT TO AN AMENDED AND RESTATED DEVELOPER’S AGREEMENT FOR THE PARCELS, A REVISED MASTER SITE PLAN, A REVISED PRELIMINARY SUBDIVISION PLAN, INCLUDING PUD DESIGN STANDARDS AND A LANDSCAPE PLAN, AND THE TOWN’S LAND DEVELOPMENT CODE AND ALL OTHER TOWN ORDINANCES GOVERNING THE DEVELOPMENT OF THE PARCELS; REPEALING ORDINANCE 2004-323; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE**

**DATE.**

- Town Planner, Town Administrator, and Town Attorney will explain Ordinance 2021-010
- Mayor MacFarlane will open Public Comment and Questions for this item only.
- Mayor MacFarlane will close Public Comment.
- Council Discussion
- Motion to approve Ordinance 2021-010
- Roll Call Vote

**4. Consideration and Approval: (transmittal hearing) Ordinance 2021-011 Property Rights Comprehensive Plan Amendment**

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING THE COMPREHENSIVE PLAN BY ADDING A NEW PROPERTY RIGHTS ELEMENT PURSUANT TO THE REQUIREMENTS OF CHAPTER 163 OF THE FLORIDA STATUTES; PROVIDING FOR CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.**

- Town Planner / Town Administrator will explain Ordinance 2021-011
- Mayor MacFarlane will open Public Comment and Questions for this item only.
- Mayor MacFarlane will close Public Comment.
- Council Discussion
- Motion to approve Ordinance 2021-011
- Roll Call Vote

**NEW BUSINESS**

5. Consideration and Approval: **Planning & Zoning Board Applicant - John R Manning**
6. Consideration and Approval: **Public Works Director Appointment**
7. Consideration and Approval: **(First Reading) Ordinance 2021-008**

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA PERTAINING TO HOME-BASED BUSINESSES; AMENDING SECTION 68-2 OF THE TOWN'S CODE OF ORDINANCES AND DELETING SECTION 5.01.02 OF THE TOWN'S LAND DEVELOPMENT CODE REGARDING HOME OCCUPATIONS TO BE CONSISTENT WITH THE NEW GENERAL LAW ON HOME-BASED BUSINESSES; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

- Town Attorney / Town Administrator will explain Ordinance 2021-008
- Mayor MacFarlane will open Public Comment and Questions for this item only.
- Mayor MacFarlane will close Public Comment.
- Council Discussion
- Motion to approve Ordinance 2021-008
- Roll Call Vote

## **OLD BUSINESS**

None

## **REPORTS**

8. Town Hall
9. Police Department
10. Code Enforcement
11. Public Services
12. Library
13. Parks & Recreation Advisory Board / Special Events
14. Town Attorney
15. Town Administrator/Finance Manager
  - a. Finance Report
  - b. Development Report
16. Council Member Reports
  - a. Mayor Pro-Tem Conroy
  - b. Councilor Lehning
  - c. Councilor Gallelli
  - d. Councilor Klein
  - e. Mayor MacFarlane

## **CITIZEN COMMENTS**

**Any person wishing to address the Mayor and Town Council 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-STs) and Enhanced Speech to Speech.

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

**Topic: Town Council Meeting**

**Time: Nov 8, 2021 06:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://us06web.zoom.us/j/89758377863?pwd=by80N2FyVzNJZC9iczZldlpqa0duUT09>**

**Meeting ID: 897 5837 7863**

**Passcode: 711912**

**Dial by your location**

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

**Meeting ID: 897 5837 7863**

**Passcode: 711912**

**Find your local number: <https://us06web.zoom.us/j/89758377863?pwd=by80N2FyVzNJZC9iczZldlpqa0duUT09>**