

**MINUTES OF THE HOWEY-IN-THE-HILLS TOWN COUNCIL MEETING
HELD AUGUST 8, 2016**

Mayor Sears called the Town Council Meeting of August 8, 2016 to order at 5:30 p.m.

Boy Scout and Cub Scout Troop No. 254 led the Pledge of Allegiance to the Flag.

Public Services Supervisor Ernest led the Invocation.

Present: Mayor Sears, Mayor Pro-Tem Nebel and Councilor Kearney.

Absent: Councilor Conroy (via telephone) and Councilor Mabry, excused.

Also Present: Town Attorney Blom-Ramos, Town Planner Harowski, Police Chief Thomas, Library Director Hall, Public Services Supervisor Ernest, Administrative Assistant II Burke and Town Clerk Brasher.

NEW BUSINESS

Consideration and Approval of CPI Increase with Waste Corporation of America (WCA)
Brad Avery was present representing WCA said he would report back with the answer on the claw-truck. **Mayor Pro-Tem Nebel** discussed the claw-truck and gave background. Councilor Conroy voiced his concern via telephone.

Marie Gallelli, 1104 N Tangerine, voiced her concern about the CPI increase.

Sal Gallelli, 1104 N Tangerine, voiced his opinion on the claw truck.

Councilor Kearney, seconded by **Mayor Pro-Tem David Nebel** moved to continue the Consideration and Approval of CPI Increase with Waste Corporation of America (WCA) to the August 22, 2016 Town Council Meeting. Motion carried 3-0 with a roll call vote.

Consideration and Approval of Contract Renewal with TMH Consulting, Inc.
Town Planner Harowski gave background on his contract renewal letter.

Councilor Kearney said that Town Planner Harowski does a great job. **Councilor Conroy** agreed.

Mayor Pro-Tem Nebel, seconded by **Councilor Kearney**, moved to approve the contract renewal with TMH Consulting, Inc. Motion carried 3-0 with a roll call vote.

Discussion of FY 2016-2017 Proposed Budget

Mayor Sears gave detailed background on this item. **Councilor Kearney** said he supports the Budget. **Mayor Pro-Tem David Nebel** said every good budget is a compromise. **Councilor Conroy** discussed the Utility Fund balance.

PUBLIC HEARINGS

Consideration of the Application from Wicks Engineering Services, Inc., on behalf of property owner JMM'S Palm Tree Grill, Inc., DBA J&B Boondocks Bar and Grill to amend the Town of Howey-in-the-Hill's Land Development Code to add "Tourist Accommodations" as to the list of "Conditional Uses and Structures" in Subsection 2.02.06.B.3 of the Town's Land Development Code

Town Planner Harowski gave detailed background on this application and said the proposed hotel is not a Permitted Use in the zoning category. He said the Planning & Zoning Board had a 2-2 vote so there is no recommendation from them. He gave background on the neighbors' concerns with regards to type of construction and terms of rentals that were discussed at a meeting held at Boondocks. **Town Attorney Blom-Ramos** gave detailed background on the Florida Status regarding the length and frequency of stay at a public lodging facility. **Mayor Pro-Tem Nebel** asked about the legality of the Liquor License with this proposed project. **Town Attorney Blom-Ramos** said they are grandfathered in.

Councilor Conroy, via telephone voiced his concerns with the possibility of a long term stay at this location. He asked if a Planned Unit Development could be used. **Town Attorney Blom-Ramos** said you cannot do indirectly what you cannot do directly. A lengthy discussion ensued.

Mayor Sears suggested continuing this item to the August 22, 2016 Town Council Meeting.

Shafin Remtulla, attorney representing the applicant, said he agreed with continuing this application as there has not been sufficient time to review the proposed changes. **Mr. Remtulla** asked if other definitions would be entertained. **Town Attorney Blom-Ramos** said that would be up to the Town Council to decide.

The Public Hearing was opened.

Bill Herrington, 107 Island Drive, voiced his concern with this item being discussed. **Town Attorney Blom-Ramos** said the application has been legally advertised and must be open to the public to speak.

Marie Gallelli said this should not be called a "Tourist Accommodation".

Sal Gallelli said he would like to see the Town grow and would like to see the Town Council be more acceptable of growth.

The Public Hearing was closed.

Mayor Pro-Tem Nebel, seconded by Councilor Kearney, moved to continue this item to the August 22, 2016 Town Council Meeting. Motion carried 3-0 with a roll call vote.

First reading of Ordinance No. 2016-007 AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING THE LAND DEVELOPMENT CODE BY ADDING A DEFINITION OF "TOURIST ACCOMMODATIONS" TO THE GLOSSARY OF TERMS IN SUBSECTION 1.12.00.B., AMENDING SUBSECTION 2.02.06.B.3. TO INCLUDE TOURIST

ACCOMMODATIONS AS A CONDITIONAL USE IN THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT, AND ADDING A NEW SECTION 6.02.12 TO SPECIFY THE GENERAL AND SPECIFIC CONDITIONS THAT MUST BE MET TO PERMIT TOURIST ACCOMMODATIONS AS A CONDITIONAL USE; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE

Mayor Pro-Tem Nebel, seconded by Councilor Kearney, moved to continue Ordinance No. 2016-007 to the August 22, 2016 Town Council Meeting. Motion carried 3-0 with a roll call vote

OLD BUSINESS – None

MAYOR AND COUNCIL COMMENTS

Mayor Sears said he spoke with CW Roberts regarding paving of Lakeview Ave and N. Lakeshore Blvd and the paving should be done by the end of August. He

Mayor Pro-Tem Nebel said the Anhinga statue looks nice and suggested using the Anhinga on the Town signage.

Councilor Kearney – None

Public Services Supervisor Ernest said the Citrus Avenue hydrant has been leaking for many years will be repaired new week.

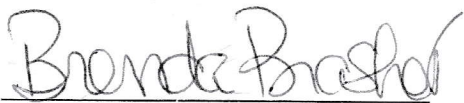
PUBLIC COMMENTS – None

The meeting adjourned at 6:42 p.m.



Chris Sears, Mayor

ATTEST:



Brenda Brasher, MMC
Town Clerk