

**MINUTES OF THE HOWEY-IN-THE-HILLS TOWN COUNCIL MEETING
HELD JANUARY 11, 2016**

Mayor Sears called the Town Council Meeting of January 11, 2016 to order at 6:00 p.m.

Cub Scout and Boy 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, Councilor Conroy, Councilor Mabry and Councilor Kearney.

Also Present: Town Attorney Blom-Ramos, Town Planner Harowski, Lt. Roman, Library Director Hall, Public Services Supervisor Ernest and Town Clerk Brasher.

CONSENT AGENDA

Minutes of the November 9, 2015 Town Council Meeting and October 1, 2015 Public Service Supervisor Interviews and the Annual CUP Compliance Assistance & Water Conservation Compliance Proposal from SMW GeoSciences, Inc. in the Amount of \$825.00

Pro-Tem David Nebel, seconded by Councilor Mabry, moved to approve the Consent Agenda as presented. Motion carried 5-0 with a roll call vote.

NEW BUSINESS

Discussion: Boondocks Land Development Code Amendment and Conceptual Plan
Mayor Sears gave background on this item.

Town Planner Harowski gave detailed background on this agenda item. He discussed the following:

- Tourist accommodations are not a permitted use and the existing accommodations are a non-conforming use.
- If the Town Council wants to allow this, the Land Development Code (LDC) and the Comprehensive Plan Amendment will need to be amended and this would apply to allow Neighborhood parcels.
- Parking ratio

Mayor Sears clarified this item is for discussion only.

Councilor Kearney said it is a good use and the property is already using the property for this use.

Mayor Pro-Tem David Nebel said he sees nothing appealing in this presentation and there have been no public meetings to discuss this. He does see them as a good neighbor and the buildings were last painted around 2005 and haven't been touched since and gave additional background.

Councilor Conroy said he has friends and a relative that are affected on Island Drive, He said the business was there before the homes in the area were built but he agrees with

Mayor Pro-Tem Nebel's comments regarding the maintenance and voiced his concerns on the proposed density. He asked for clarification on "tourist" property.

Councilor Mabry said this project could have potential but it has more negatives or more potential downsides. He further said he is interested in what the Community has to say about this project.

Mr. Wicks, representing the applicant, gave background and said the owner wants to make this a resort destination and gave details.

Mayor Sears asked if a Market Study has been done. **Mr. Wicks** said no Market Study has been done but the increase of the economy but the area hotels are at 85% occupancy. A lengthy discussion ensued.

Bill Herrington, 107 Island Drive voiced his concerns on the following:

- The Town does not have tourist attractions so the descripti
- Failure to advise the Public for the Planning & Zoning Meeting
- Crime is related to transients population and this will increase the transient population
- Restrictions on the project

He said he has retained an attorney to represent the residents on Island Drive and Lakeshore Blvd who live by this proposed project and they are against this project.

Mayor Sears asked if the Planning & Zoning Board has seen this item. **Town Planner Harowski** said this item has been to the Planning & Zoning Board. **Town Attorney Blom-Ramos** said there is a procedure in Chapter 4 of the LDC, which needs to be followed should the applicant wish to proceed.

Zac Brown, attorney representing Bill Herrington and residents gave background on the Comprehensive Plan and the procedures. He gave background on daily uses and there is nothing in the uses for hotels or motels and provided details.

Mr. Wicks said there needs to be some leadership to help get through this process and if the money is spent, the applicant cannot afford to allow this to turn into riff raff.

Town Attorney Blom-Ramos suggested that the Town host a Community Meeting.

Councilor Conroy said a Conditional Use is an actual agreement. **Town Attorney Blom-Ramos** said the Town and the applicant can agree to conditions.

Parks & Recreation Board Contract for Outdoor Art in the Amount of \$4,000
Chairman Ernest gave background on this item and said the art was a budgeted item.

Councilor Kearney, seconded by **Councilor Conroy**, moved to approve the outdoor art in the amount of \$4,000. Motion carried 4-1 with Mayor Pro-Tem David Nebel voting no.

Parks & Recreation Board Contracts for Central Park Grant
Chairman Ernest gave detailed background on this item.

Councilor Conroy, seconded by **Councilor Kearney**, moved to approve the contract for the Central Park Grant. Motion carried 5-0 with a roll call vote.

Update on Sarah Maude Nature Preserve Grant

Public Services Supervisor Ernest gave detailed information on information presented at the Town Council Meeting. A lengthy discussion ensued regarding the costs of this project and where the money is coming from.

Councilor Mabry, seconded by **Councilor Conroy**, moved to amend the agenda by moving items 9 & 10 to the Mayor's Report. Motion carried 5-0 with a roll call vote.

Presentation: Lake Hills Development Team and Discussion: Lake Hills PUD Development Agreement

Jonathan Huels, Attorney representing Lake Hills PUD, introduced Ryan Lefwosquitz (representing owner) and Greg Beliveau (Planner). He gave detailed background on the project.

Mr. Beliveau gave detailed background on this project. He said the landscape along CR 48 has been enhanced and to mirror Mission Inn's landscaping. He further said the Commercial design requirements will mirror Mission Inn's design and the residential design will comply with the Town's LDC.

Mr. Huels said the plan notes were used to come up with the Development Agreement. He said there are two (2) unresolved issues which are impact fee credits in exchange for the two (2) acre Public Pod and the maintenance of the roads, utilities and sidewalks.

It was clarified that the roads will be built to the required standards and the developer will have a bond on the infrastructure.

Town Planner Harowski gave detailed background on the proposed Development Agreement. He said the project will be built in phases and the Town Council will review and approve each phase. He discussed the impact fee credits.

A lengthy discussion ensued regarding the impact fee credits and the maintenance of the infrastructure.

It was the consensus of the Town Council for Town Attorney Blom-Ramos to work with the developer to tighten the Developer Agreement.

Update: Water Plant Modifications

Mayor Sears gave detailed background on this item and said items are still being reviewed by a system specialist.

Set Meeting On January 25th at 5:15 to Discuss 2016 Goals

Mayor Sears gave background on this item and the meeting will be January 25th at 5:15 p.m. He asked the Town Council to email their goals to Town Clerk Brasher.

PUBLIC HEARING

First Reading of Ordinance No. 2015-005, AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, LAKE COUNTY FLORIDA, ADOPTING AMENDMENTS TO THE CONCEPTUAL LAND USE PLAN FOR THE LAKE HILLS MIXED PLANNED UNIT DEVELOPMENT ADOPTED BY ORDINANCE 2011-008; PROVIDING CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY; REPEALING ALL CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE

Town Attorney Blom-Ramos read by title only, Ordinance No. 2015-005

The Public Hearing was opened. As no one wished to speak, the Public Hearing was closed.

Councilor Mabry, seconded by Mayor Pro-Tem David Nebel, moved to approve the first reading of Ordinance No. 2015-005. Motion carried 5-0 with a roll call vote.

MAYOR AND COUNCIL COMMENTS

Mayor Sears – No comments

Mayor Pro-Tem David Nebel said he submitted minutes for the Department Director Meeting.

Councilor Conroy- No comments

Councilor Mabry – No comments

Councilor Kearney handed out budget notes for the Town Council and Staff.

PUBLIC COMMENTS

John, 503 N. Palm Ave, suggested putting fish feeders at the dock.

Sal Gallelli, 1004 Tangerine asked the Town Council to speak into their microphones. He asked why Town employees are working at the mansion.

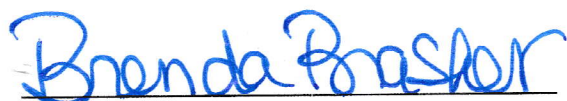
David Kilmartin asked for clarification with regards to the development map. **Mayor Sears** gave background on the 180 Utility District.

The meeting adjourned at 8:22 p.m.



Chris Sears, Mayor

ATTEST:



Brenda Brasher, MMC
Town Clerk