

REVISED
MINUTES OF THE HOWEY IN THE HILLS TOWN COUNCIL MEETING
HELD MAY 14, 2018.

Mayor Sears called the Town Council Meeting of May 14, 2018 to order at 6:00 p.m.
Boy/Cub Scout Troop 245 led the Pledge of Allegiance to the Flag.
Lt. Roman led the Invocation.

Present: Mayor Sears, Mayor Pro-Tem David Nebel, Councilor Scott, Councilor Conroy and Councilor Mabry.

Also Present: Chief Thomas, Lt. Roman, Public Services Director Ernest, Town Clerk Burke, Admin Assistant Stephenson, Library Director Hall and Town Planner Harowski.

CONSENT AGENDA

Minutes of the April 23, 2018 Town Council Meeting.

Mayor 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

Consideration and Approval for additional paving on Central Avenue.

Public Services Director Ernest said the paving would cost about \$190,604.33.

Councilor Conroy asked for the start date. **Public Services Director Ernest** replied that he was waiting on the approval and then he would be put on the schedule.

Councilor Mabry said to execute the plan.

Mayor Pro-Tem David Nebel said that the Town has been talking about this project for some time. He votes to move forward and get it done but asked how the Town was going to pay for it. **Mayor Sears** replied that the remaining balance in contingency could be used. (\$9,652.79) as well as reserves and negotiating funds with Dr. Clark.

Mayor Sears said that he and Public Services Director Ernest would meet with Dr. Clark to negotiate an agreement for funds. He said that he feels they should pay for the additional fourteen parking spaces in the alley. (Amounting \$19,209.00)

Mayor Pro-Tem David Nebel said that the Town could still pave the alley way without the additional parking.

Councilor Mabry said he doesn't want to piece meal this project.

Councilor Conroy said to amend the motion to negotiate with Dr. Clark.

Public Services Director Ernest asked that the Town Council vote tonight and let him and Mayor Sears negotiate with Dr. Clark on funding the project.

Councilor Scott seconded by, Councilor Mabry moved to approve the additional parking on Central Avenue. Giving Mayor Sears the authority to negotiate with Dr. Clark in regard to funding the project. Motion carried 5-0 with a roll call vote.

Discussion: Review and update the Mayors project list (Councilor Conroy)

Mayor Sears said that he would provide the updated version at the next Town Council Meeting.

Discussion: Staff Review Update (Councilor Conroy)

Mayor Sears said that the Staff Review will be completed by the next Town Council Meeting. (Staff Review is done every six months.)

Discussion: Regarding annexing right of way on State Road 19, Number Two Road and County Road 48. (Councilor Conroy)

Mayor Sears said that Town Attorney Ramos was working on it.

Discussion: regarding trail from Venezia to S. Lakeshore (Councilor Conroy)

Mayor Sears said that when the contractor is here for the paving project the Town could get some pricing for the sidewalk/trail.

Councilor Scott said that he spoke with a person in the Florida Department of Transportation and she said that they would investigate possibly funding the sidewalk in Fiscal Year 19-20 Budget.

Mayor Sears said that he would also talk to the Parks and Recreation Advisory Board about it.

Consideration and Approval for the proposed density change for Whispering Hills Development.

Town Planner Harowski read his Staff Report. He said that the applicant would have to go through the entire approval process again. He also invited the applicant to the lectern to speak to the Town Council.

Councilor Conroy asked if they were going to hook to the sewer system.

Clay Frankel, Red Jacket Development, said that the layout is the exact same as well as the vision for the development. The only thing that has changed is the density of the lots. The original request was 107 lots and now they are asking for 153 lots. The extra lots will allow them to connect to the Town's sewer system.

Councilor Scott asked what the zoning was and lot dimensions. **Town Clerk Burke** replied MDR-2 and the lot dimension would be 72 x 120 feet.

Mayor Pro-Tem David Nebel asked who was paying for the sewer. **Clay Frankel** replied the Developer if agreed.

Councilor Scott asked how many lots were going to be on the Lake. **Clay Frankel** replied twenty lots.

Councilor Conroy said that the Sewer protects the lake and helps manage the Town's sewer business.

Councilor Scott asked who would maintain the parks in the development. **Clay Frankel** replied the Home Owners Association.

Councilor Conroy asked if this was still to be constructed as a gated community. **Clay Frankel** replied yes.

Councilor Scott asked about the Marina pictured in the packet. **Clay Frankel** said that they are going to request 49 boat slips to be built in phases.

Mayor Sears said that the Town Council was only voting on the density change.

Mayor Pro-Tem David Nebel said that if the Town Council approves these lot sizes there goes any upscale lots in the future.

Peter Tuite, 300 E. Croton, said he was opposed to the higher density due to potential lake pollution.

Martha Macfarlane, 210 E Cypress, said that she agrees with Peter.

Councilor Mabry seconded by, **Councilor Scott** moved to approve the density change for *Whispering Hills Development. Motion carried 4-1 with a roll call vote. (Mayor Pro-Tem David Nebel voting no).*

Mayor Sears adjourned the Town Council Meeting at 7:01 p.m.

Mayor Sears called the Local Planning Agency Meeting to order at 7:01 p.m.

LOCAL PLANNING AGENCY PUBLIC HEARING

Comprehensive Plan Amendment application from The Town of Howey in the Hills, to amend the Town's Comprehensive Plan to rezone a 7.8-acre parcel of property located at the southeast corner of the intersection of Number Two Road and Mare Avenue to be used by the Town for a proposed Police, Fire, and Public Park Facility. [Local Planning Agency makes recommendations to Town Council regarding the amendment of the Comprehensive Plan].

ORDINANCE NO. 2018-003 AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING THE TOWN'S COMPREHENSIVE PLAN AND REZONING A 7.8 ACRE PARCEL OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF NUMBER TWO ROAD AND MARE AVENUE TO BE USED BY THE TOWN FOR PROPOSED POLICE, FIRE, AND PUBLIC PARK FACILITIES; AMENDING THE FUTURE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP OF THE TOWN'S COMPREHENSIVE PLAN FROM CONSERVATION AND MEDIUM DENSITY RESIDENTIAL TO CONSERVATION AND INSTITUTIONAL LAND USE; AMENDING THE TOWN'S ZONING MAP FROM MDR-2 MEDIUM

DENSITY RESIDENTIAL TO INS-1 INSTITUTIONAL 1; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

Town Planner Harowski gave background on the proposed Police/Fire Station. He said that the Town needed to do a Comprehensive Plan Amendment and change the zoning from residential to institutional to allow a Police/Fire Station. He said that once the Comprehensive Plan Amendment was granted. The next step would be a preliminary site plan and residents will receive another notice for that as well. The final site plan will be advertised in the newspaper however residents will not be notified individually. Town Planner Harowski said that at the Planning and Zoning Board Meeting some residents' concerns were the sirens on the fire trucks. However most of the concerns regarding the Fire Station will be up to the Fire Chief to decide which could be discussed at a later meeting. Other concerns were wildlife and buffering. However those questions could not be answered at this time. The construction of the buildings have no specific timing as well. Town Planner Harowski said that the property is 7.8 acres and has a little bit of wetlands on the southwest corner of the property. He added that the site would not increase traffic on Number Two Road. Water is currently available to the property but not sewer. However, during this process getting sewer to the property will be looked at. This is a small-scale amendment.

Vicky Kochevar, 208 Marilyn Avenue, gave background on her life in Howey in the Hills. She believes that Town Hall and the Police Station being in central Howey is good for business. She met with Town Planner Harowski at Town Hall and discussed the plans for the joint Police/Fire Station. She said that the Town could use the basketball courts to expand the Police Station as there are rarely any kids using it. She also wanted the Town to consider the current condition of Number Two Road. She then pointed out that Number Two Road is full of wildlife. She asked that the Town give the project some good thought and added the statement. "How much room do you need for five police officers?" She ended with reading the definition of spot zoning. (Spot Zoning: a provision in a general plan which benefits a single parcel of land by creating a zone for use just for that parcel and different from the surrounding properties in the area.)

Harrold Davis, 204 Marilyn Avenue, said that there is a documented eagle's nest near the proposed Police/Fire Station. He said that the fire trucks diesel engines are loud. He added that the size of the trucks will break the road and explained that it is now difficult to pass a school bus when traveling down the road. He said that the Police Station is currently in a good spot and that if moved the crime rate will increase. He suggested that the Town Council just expand the current building. He asked if Lake County Fire was going to build first and was the Town leasing the property to them? He stated that police and fire don't train together. He said that the Town really needed to consider a buffer for the surrounding residents

Councilor Conroy seconded by Mayor Pro-Tem David Nebel moved to approve ORDINANCE NO. 2018-003 AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING THE TOWN'S COMPREHENSIVE PLAN AND REZONING A 7.8 ACRE PARCEL OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF NUMBER TWO ROAD AND MARE AVENUE TO BE USED BY THE TOWN FOR PROPOSED POLICE, FIRE, AND PUBLIC PARK FACILITIES; AMENDING THE FUTURE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP OF THE TOWN'S COMPREHENSIVE PLAN FROM CONSERVATION AND MEDIUM DENSITY RESIDENTIAL TO CONSERVATION AND INSTITUTIONAL LAND USE; AMENDING THE TOWN'S ZONING MAP FROM MDR-2 MEDIUM DENSITY RESIDENTIAL TO INS-1 INSTITUTIONAL 1; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE. Motion carried 5-0 with a roll call vote.

Mayor Sears adjourned the Local Planning Agency Meeting at 7:36 p.m.

Mayor Sears called the Town Council Meeting to order at 7:36 p.m.

PUBLIC HEARINGS

First Reading of ORDINANCE NO. 2018-003 AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING THE TOWN'S COMPREHENSIVE PLAN AND REZONING A 7.8 ACRE PARCEL OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF NUMBER TWO ROAD AND MARE AVENUE TO BE USED BY THE TOWN FOR PROPOSED POLICE, FIRE, AND PUBLIC PARK FACILITIES; AMENDING THE FUTURE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP OF THE TOWN'S COMPREHENSIVE PLAN FROM CONSERVATION AND MEDIUM DENSITY RESIDENTIAL TO CONSERVATION AND INSTITUTIONAL LAND USE; AMENDING THE TOWN'S ZONING MAP FROM MDR-2 MEDIUM DENSITY RESIDENTIAL TO INS-1 INSTITUTIONAL 1; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

Mayor Pro-Tem David Nebel seconded by, **Councilor Mabry** moved to approve First Reading of **ORDINANCE NO. 2018-003 AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING THE TOWN'S COMPREHENSIVE PLAN AND REZONING A 7.8 ACRE PARCEL OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF NUMBER TWO ROAD AND MARE AVENUE TO BE USED BY THE TOWN FOR PROPOSED POLICE, FIRE, AND PUBLIC PARK FACILITIES; AMENDING THE FUTURE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP OF THE TOWN'S COMPREHENSIVE PLAN FROM CONSERVATION AND MEDIUM DENSITY RESIDENTIAL TO CONSERVATION AND INSTITUTIONAL LAND USE; AMENDING THE TOWN'S ZONING MAP FROM MDR-2 MEDIUM DENSITY RESIDENTIAL TO INS-1 INSTITUTIONAL 1; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE. Motion carried 5-0 with a roll call vote.**

OLD BUSINESS – NONE

MAYOR AND COUNCIL COMMENTS

Mayor Sears-No Comment

Mayor Pro-Tem David Nebel-No Comment

Councilor Mabry-No Comment

Councilor Conroy said that August 10, 2018 is the Ethics training at Florida League of Cities.

Councilor Scott-No Comment

PUBLIC COMMENTS

Marie Gallelli, 1104 N Tangerine, asked when the new Light Emitting Diode (LED) bulbs would be installed on Lakeshore Blvd. **Councilor Scott** said that he had not been able to get in touch with the Town's Representative.

The meeting was adjourned at 7:48 p.m.

Chris Sears, Mayor

ATTEST:

Dairian Burke
Town Clerk